



# City Council Agenda

Monday, January 4, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

## Virtual Meeting Information

Link through: [worthington.org](http://worthington.org)

Our Government – Live Stream

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Visitor Comments

## Approval of the Minutes

### 5. Approval of Minutes

**Recommendation:** Motion to approve as presented

## New Legislation to Be Introduced

### 6. Resolution No. 01-2021 Appointment of Vice Mayor

Appointing a Vice Mayor to Serve for the Remainder of the 2020-2021 Council Term.

**Executive Summary:** This Resolution appoints a Vice Mayor for the remaining 2020-2021 term.

**Recommendation:** Insertion of the name of the individual to be appointed, introduction and approval of the Resolution.

### 7. Ordinance No. 01-2021 General Fund Approp - SwimInc

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund Unappropriated Balance for the Purpose of Providing Financial Assistance to SwimInc.

**Executive Summary:** SwimInc has requested a grant in the amount of \$85,260. This Ordinance would appropriate and authorize the distribution of General Fund dollars to fulfill this grant request.

**Recommendation:** Introduce for Public Hearing on January 19, 2021.

### 8. Ordinance No. 02-2021 PUD Zoning Revision - 121 W. Wilson Bridge Road

To Amend the Official Zoning Map of the City of Worthington, Ohio to Modify PUD 01-2018 (Ordinance No. 06.2019) to Permit a New Mixed-Use Building at 121 W. Wilson Bridge Rd. (Parcel #100-006792)

**Executive Summary:** This Ordinance amends the PUD Zoning for the property at 121 W. Wilson Bridge Road (former Holiday Inn site) to permit a new mixed-use building

**Recommendation:** Introduce for Public Hearing on January 19, 2021

#### **9. Ordinance No. 03-2021 Amend Code Chapter 121**

Amending Various Sections of Chapter 121 "Council" of the Codified Ordinances of the City of Worthington.

**Executive Summary:** This ordinance amends Chapter 121 of the Codified Ordinances regarding City Council meetings, including changing the time or location of regular meetings, notice requirements for special meetings, cancellation of regular and special meetings, and technical corrections.

**Recommendation:** Introduce for Public Hearing on January 19, 2021

### **Reports of City Officials**

#### **10. Policy Item(s)**

##### **a. Vision Worthington Report**

**Executive Summary:** Representatives of the Visioning Committee will be available to answer questions regarding the Committee's report.

##### **b. Permission to Bid - Pingree Crossing Improvements**

**Executive Summary:** Staff requests permission to bid an improved crossing at SR-161 and Pingree Drive utilizing a Rectangular Rapid Flashing Beacon, crosswalk markings and a pedestrian refuge island in the center lane.

**Recommendation:** Motion to authorize staff to move forward with procuring bids for the project

##### **c. Permission to Bid - Griswold and Municipal Building Windows and Doors**

**Executive Summary:** Staff is seeking permission to advertise for bids for the Griswold Center and Municipal Building Window and Door Replacement Project

**Recommendation:** Motion authorizing staff to advertise for bids for this project

##### **d. Permission to Bid - Diamond Brite Project for the Community Center Pools**

**Executive Summary:** Staff is seeking permission to bid the Community Center Swimming Pool Diamond Brite Replacement Project.

**Recommendation:** Motion authorizing staff to seek bids for this project

**e. Permission to Bid - Huntley Bowl Retrofit Project**

**Executive Summary:** Staff is seeking permission to advertise for bid the Huntley Bowl Detention Basin Retrofit project.

**Recommendation:** Motion to authorize staff to advertise for bids for this project

**f. Permission to Apply - ODOT Funding for Bridge Repairs**

**Executive Summary:** The City has the opportunity to apply to the Ohio Department of Transportation (ODOT) to complete repairs to the bridge on West Selby Boulevard.

**Recommendation:** Motion authorizing the application for funding

## **Reports of Council Members**

### **Other**

### **Executive Session**

### **Adjournment**

#### **11. Motion to Adjourn**

# Worthington, OH

## Worthington City Council & Sharon Township Trustees

### Joint Meeting Agenda

Minutes

Monday, December 7, 2020 at 7:30 pm

#### Virtual Meeting

Link through: [Worthington.org](http://Worthington.org)

Our government - Live Stream

#### 1. Call to Order

##### Minutes:

Worthington City Council and Sharon Township Trustees met remotely in Joint Session on Monday, December 14, 2020, via Microsoft Teams videoconference. Council President Michael called the meeting to order at or about 7:30 p.m.

#### 2. Roll Call

##### Minutes:

**Members/Trustees Present:** Peter Bucher, Rachael Dorothy, Beth Kowalczyk, Scott Myers, David Robinson, Doug Smith and Bonnie Michael, Lindsay Duffey, and John Oberle

**Member(s)/Trustee(s) Absent:** Laura Kunze

**Also Present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, IT Director Gene Oliver, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

#### 3. Pledge of Allegiance

##### Minutes:

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

#### 4. Board Appointment

Worthington City Council Member

##### Minutes:

Mr. Greeson shared that Greeson shared that tonight members have the pleasure of appointing a council representative to the Union Cemetery Board. This union between the Township and the City was created to oversee the development and maintenance of the Walnut Grove and Flint Road cemeteries.

President Michael is aware that Ms. Dorothy has served over the last three years and



has done an excellent job. She opened the floor for nominations.

**MOTION:** Mr. Myers made a motion to re-appoint Council member Rachael Dorothy to the Cemetery Board for a three year term. The motion was seconded by John Oberle. There being no other nominations, Mr. Bucher moved to close the nominations. The motion was seconded by Ms. Kowalczyk. The motion carried unanimously by a voice vote.

The motion to appoint Rachael Dorothy to the Cemetery Board for a three-year term passed unanimously by a voice vote.

Ms. Dorothy thanked City Council and the Township Trustees for the nomination and appointment. She knows that Mr. Oberle, Mr. Chapman and all of the Cemetery Advisory Board and employees do an excellent job of maintaining both cemeteries. She looks forward to serving another three years with them.

Mr. Oberle thinks the Board serves as a great example of intergovernmental cooperation. They have a great leader in Courtney Chapman. Rachael is a consummate team player. She asks the tough questions, and really cares about the cemetery. She brings a lot of value to their group. She noticed at Walnut Grove that we did not have great pedestrian access through one of the gates, so she championed that issue through one of the residents and the issue is getting resolved. She seems to always be looking for a solution and he loves working with her. They are getting a great deal accomplished including continuing their work on the Ozem Gardner property. During this time of people being at home, they are seeing an increase in activity at the cemeteries. Not only are they for burials but they are being used as parks now as well.

## 5. Other

## 6. Adjournment

### **Minutes:**

**MOTION:** Ms. Duffey moved to adjourn the Joint meeting. The motion was seconded by Mr. Smith.

President Michael declared the meeting adjourned at 7:38 p.m.



# City Council Agenda

## Minutes

Monday, December 7, 2020 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

### Virtual Meeting Information

Link through: [worthington.org](https://www.worthington.org)

Our Government – Live Stream

#### 1. Call to Order

**Minutes:**

Worthington City Council met remotely in Regular Session on Monday, December 7, 2020, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 7:38 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Peter Bucher, Rachael Dorothy, Beth Kowalczyk, Scott Myers, David Robinson, Doug Smith and Bonnie Michael

**Member(s) Absent:** None

**Also Present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, IT Director Gene Oliver, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

#### 3. Pledge of Allegiance

**Minutes:**

President Michael suspended saying the Pledge of Allegiance, as it had been said before the Joint Meeting.

#### 4. Visitor Comments

**Minutes:**

There were no visitor comments.

## Special Presentation(s)

### 5. Update - Nikki Hudson, President Worthington Board of Education

#### Minutes:

Ms. Hudson described how the intent tonight is to give Council an update on the construction at the middle schools. In 2016-2027 a facilities task force determined that an increase in capacity was needed at our middle schools, and additional sixth grade space. She showed photos and schematics for Worthingway Middle School, detailing the new construction going on. In the student commons and cafeteria area, there is lots of natural light. It is important to share that the feedback from their administration is that the City has been fantastic to work with. Worthingway is scheduled to have the second story addition opened in January, and fully complete by Fall 2021. She overviewed an update on the Perry/Phoenix location, much of the addition will be in the back of the existing building. Once again, there is lots of natural light coming into the building, really changing the feel of the buildings. The new second story addition will be open for students in February, and the project completed in Fall 2021. She showed schematics and photos of Kilbourne Middle and McCord Middle schools. Construction is underway and should be completed Fall 2021. President Michael thanked Ms. Hudson, noting how these middle schools will be wonderful jewels for our community once completed, helping our students. The schools are overcrowded and this is a great solution.

Ms. Dorothy asked when the buildings were expected to be completed and occupied. Ms. Hudson responded that they are intended to be fully complete and occupied by Fall 2021. Ms. Dorothy asked how long we expect these buildings to last before needing major repairs. Mr. Eble replied that the intent is always to have buildings that will be able to get as much life as possible. The new construction should have a life expectancy of 30-50 years, similar to the original buildings. The life for systems such as HVAC and boilers is typically 25 years. Ms. Dorothy explained how the Bike and Pedestrian committee noted how in front of Perry Middle School at Snouffer, they were hoping there would be a walkway that didn't direct people who might not want to go to the school to keep going parallel along the street. Mr. Eble described how a bike path was included in the original design but was removed because of the additional \$150,000 price tag. That does not mean it could not be added in the future. Ms. Dorothy expressed she understands how different modes of transportation get included or excluded, she wants to put a priority on people who do use biking or walking. It would be better if we had a straight path.

Mr. Robinson asked about the structural longevity of the buildings, and how old the Kilbourne Middle School is. Mr. Eble said he was not sure, but that it was perhaps 70 or more years old. Mr. Robinson asked if the new additions are designed to last 30-50 years. Mr. Eble explained that the original structure was the way artisans used to build things, and has a much longer life. The masonry going up as long as maintained, should have a long life.

Ms. Hudson shared that at the next school board meeting, they will be looking at their

mental health resources and the allocation of those resources. Looking into the next year, the pandemic has only increased our mental health needs. She sees that as a potential collaboration between the schools and the City. She wants to keep that dialogue open when looking to the future needs of the City. President Michael conveyed that Council would keep their minds open, noting that there is one program geared towards senior citizens through the Fire Department, but we do not have the funding at this time. That might be an area to collaborate.

## **Administrative Hearing**

### **6. Appeal of Architectural Review Board Decision - 150 W. New England Ave.**

#### **Minutes:**

President Michael described how this agenda item is an administrative hearing. Since Council does not often hold this type of hearing, she thought it would be beneficial to provide a brief overview of the hearing process. An administrative hearing is considered a quasi-judicial hearing, and Council's role is similar to a judge or jury, and differs from the traditional legislative role. Council will look at arguments and evidence presented by the parties and then renders a decision. Council's decision must be based on the existing law, and the evidence presented at the hearing including relevant testimony and documents. Just like a trial, members of the public are not permitted to offer their opinion to the judge unless called as a witness to testify. In a legislative proceeding, Council would make a policy decision about a change in existing law, welcoming the public to express their views. In an administrative hearing, Council is applying the existing law to the facts or evidence presented at the hearing. The public's opinions on how the law should be changed would not be relevant. Tonight's administrative hearing is an appeal of the Architectural Review Board's decision to deny Patrick Roger's request for a Certificate of Appropriateness to install solar panels at 150 West New England Avenue. Council will be considering the appeal based on the existing Design Guidelines as they were amended in 2017. The administrative hearing is not about whether Council should consider amending the guidelines, it is how the guidelines apply to the proposed solar panels. If members of the public intend to speak about changes to the guidelines, they must understand that they will not be permitted to speak during the hearing.

Members of the public are certainly welcome to email City Council, as many have, about their comments for future legislative consideration.

The proceeding will have several steps. First, the Director of Planning and Building, Lee Brown, will provide a brief overview of the particulars regarding the administrative hearing appeal. Mr. Brown will enter into the record the materials that were included in the City Council's packet. Mr. Rogers will then present his arguments as to why Council should grant his request for a certificate of appropriateness. This may include evidence in the form of sworn testimony, or documents for Council's consideration. It may also include Mr. Rogers' explanation as to how his proposed installation meets the correct design guidelines. Then, City Council may ask Mr. Brown and Mr. Rogers

clarifying questions about their presentation. The Council packet contains the minutes of the Architectural Review Board hearing. Council may ask members of the Board questions to better understand their decision. Mr. Rogers will then be able to make a short closing argument. Finally, Council will deliberate and render its decision. The Law Director has recommended that be in the form of a motion in the positive to avoid any confusion, which is standard protocol. The majority of Council will determine the outcome of the hearing, voting yes if the appeal should be granted.

Mr. Brown noted for the record that the chair of the Architectural Review Board/Municipal Planning Commission, Mr. Coulter, is on the call tonight along with Mr. Foust who is also a member. The request that went to the ARB on September 24, 2020 was for the installation of solar panels at the northwest corner of W. New England Avenue and Evening Street. He overviewed the materials submitted to Council in their packets. Tonight, Council will see what the Board saw at their meeting and what is out there today. Before the end of the meeting, the applicant did make some adjustments, asking for consideration for the roof to go from a tan, to a black. This is a house that was built in 1959 and is a split level. The applicant proposed to install 25 solar panels across the southside facing to the rear. The house is situated so that the panels can only face north or south. The Board did have discussions about placing solar panels on the north side of the structure, but the applicant said that only 75% of return would occur in that case. On the Evening Street side of the house, the northern portion of the roof is not very visible in the right-of-way, which is why the board suggested it. Looking at the house now, the roof is black, and the solar panels would blend in with the roof color.

Mr. Rogers, the applicant, expressed his opportunity to be here to present tonight. His argument is that the resolution as written allows for these solar panels to be placed where requested. Looking at the resolution, in section C it talks about how it is preferred that the panels are not visible, but in C-ii, panels that would be visible may be acceptable, listing a number of criteria that would make visible panels acceptable. In the ARB, everyone agreed his application met all of the criteria regarding historic materials, any distinctive features, and that a 1959 house generally does not have those things. Further, if panels are to be visible, the ARB should first identify functional and decorative features of the roof, and conclude that the panels do not impact those features. The ARB found that his roof did not have any of those distinctive features, and did not object on that provision. He then overviewed further how applicants must demonstrate that solar panels are part of an overall plan of energy efficiency and sustainability. He detailed how this is actually one of the last steps for his home. They have installed a smart thermostat, smart light bulbs, a new HVAC system, new appliances that are energy efficient, and pay for additional recycling bins. They have also had a home energy audit performed. As written, he believes he meets all of the criteria. The bottom line is this resolution goes into great detail about how someone can apply for visible panels to be installed. He believes he has met those criteria. The ARB's main complaint was that the panels are visible, and was almost decided as if it is not allowed to be visible. There were references to intent

cited, but the resolution itself is fairly black and white. He does not believe that having panels on his home would adversely affect the aesthetics of the Historic District itself. In the ARB and his appeal, they live in a historic district, but there are lots of things around that were not there when the homes were built. We do have to move with the times somewhat, and solar panels are the next step in that process. When asked by Mr. Myers what percentage of his roof would the solar panels cover, Mr. Rogers replied that he did not have that number. Mr. Myers asked whether it would be accurate that the garage has the least coverage of the roofs. Mr. Rogers said he knows when the design was being built, they had to switch the sides of the panels because fire code requires a walkway around the edge.

Mr. Robinson expressed he was interested in hearing Mr. Coulter and Mr. Foust summarize their own individual rationale for voting the way they did.

Mr. Foust clarified why he was a nay vote, going back to when the legislation was initially passed. It was decided at the time we needed a base position that the City would approve most solar panels unless there was a specific reason not to approve them, or take a stand that solar panels would not be approved unless there was a way to make them fit into the Architectural Review District. A key part of making them fit into the District, was to place them on the rear of the house. In general, we are not supposed to be approving solar panels on the front of a structure. Secondly, it does impact the Architectural Review District, not only from the look of this specific home, but this is adverse to what we are trying to do in the district, which is a small, limited part of Central Ohio. In compliance with what Council initially recommended, he does not believe they should be recommended for this home.

Mr. Coulter described how he agrees with much of what Mr. Foust has said. The issue of solar panels in the Architectural Review District is something that is taken very seriously. With that being said, when the guidelines were adopted, there was a great deal of discussion that took place. No legislation is perfect, but this is a good workable document. One of the largest things was the part about what conditions should be considered for approval. The homeowner has gone to great lengths to meet the requirements of this legislation to make sure he has done everything that he can do with other parts of his home before bringing this before us. This home is not considered a contributing property in the District. One thing that hurts it, is that this is a corner lot, and there are two front streets involved. There was a lot of discussion about putting the panels on the northside, but the efficiency rating dropped to a point that it did not make economic sense. This will not be the last time that something like this comes before us. This case, more so than others, should be considered for approval. It does not downgrade the Historic District, and would show people we are careful with our planning. The primary reason he voted for this is that the property owner has done everything that Council has asked in terms of the legislation.

Mr. Myers described how when there were solar panels proposed about four years ago, on a similar property to this one, there was a substantial public outcry. We had more letters opposed to the solar panels, than we had in support of the solar panels now. This caused Council to rethink their approach since the City's code was silent on



how to address this issue. We engaged multiple community groups, the Historical Society did a great deal of research, and we came up with the Design Guidelines as they are seen today. The general rule was that visible solar panels should not be permitted in the Architectural Review District. However, as to not completely close the door, we came up with criteria where visible panels could be justified. He asked that Council when deliberating this, it is not about preferences on solar panels, this is about how to reason through the Design Guidelines and come to a conclusion. He does take one issue with Mr. Coulter's remarks, we specifically did not want the idea of contributing properties to have anything to do with this analysis. A contributing property is one set out in the application for designation on the National Historic Registry, and certain properties were identified.

Mr. Myers described how there have been references to a fire code and asked if we have a citation or if that is in the record somewhere describing what that code provision is. He could not find it when he reviewed the record and wanted to know if it was submitted in the application process. Mr. Brown responded that he did not believe so, but it was referenced at the meeting. Mr. Myers asked if we knew what the code provision says or what it is. Mr. Brown replied that he did not.

Mr. Robinson asked Mr. Myers to speak as to where his previous question was going. Mr. Myers replied that the guidelines envision that there is maximum possible coverage so that the panels blend into the roof. That does not appear to have occurred here, which could be one strike against the application. If there is a valid reason for there not to be complete coverage that is legitimate, but there is no evidence other than just a statement that would convince him that is true. We are sitting in a quasi-judicial capacity and need to decide this on the evidence in front of us and we have no evidence of a fire code condition. There was no evidence presented as part of the application as to that condition. Mr. Lindsey clarified that there was Mr. Roger's statement regarding the fire code limiting the ability to do a complete coverage of the roof because of the walkways. There was testimony regarding its impact, but Mr. Myers is correct that it does not appear that the fire code was presented during the hearing.

Ms. Dorothy explained that she looked up the code, where it described that the panels cannot be closer than three feet from the edge of the roof. She does not see any written testimony for what it is. In all intents, there is some code language not in the documents right now.

Mr. Myers asked Mr. Rogers to characterize the architectural style of his home as set out in the Design Guidelines. Mr. Rogers responded he is not an architectural expert, but would say it is mid-century. The Architectural Review Board did not find any distinctive features as outlined in the resolution regarding this home.

Mr. Rogers provided his closing remarks, thanking Council for taking the time to hear this appeal. This is an important appeal for the neighborhood and the Historic District. He leans on the resolution itself, it states what are the criteria that need to be applied, and he feels he has met those criteria. If his proposed panels do not meet the criteria for exposed solar panels, then nothing can, effectively setting the precedent that this

resolution outlaws visible solar panels.

Ms. Dorothy explained how she was at the 2017 meeting where Council made these new guidelines. She thought that these numbers of consideration were for specifically this type of situation where we wanted to look at having visible solar panels. She was very concerned about the wording about whether we were encouraging or discouraging solar panels in Worthington with this.

Mr. Smith said that Ms. Dorothy's comments were the same as his takeaway from those meetings. He empathizes with Mr. Rogers as he lives in a very similar situation in the Architectural Review District. He sees the guidelines, that if you are on the edge, it can be a case-by-case situation along the border. In this particular situation, this is why the guidelines were drafted in the first place.

Ms. Kowalczyk described how looking at the language of this ordinance and how it should be applied to this case, Mr. Rogers did a really good job of walking us through the steps of the analysis. If solar panels are visible in the right-of-way, they are only acceptable if there are no adverse effects in three different situations: the architecture of the building, character of the site, or the character of the Architectural Review District. For the first two, there are some additional standards to look at, including the historic character of the property itself, avoiding the removal of historic materials, and that distinctive features should be preserved. The panels should also cover as much of the roof as possible to make them appear as one continuous unit. She sees this going to the first two points of the analysis, and Mr. Rogers has met that criteria, not having an adverse effect. The ARB did not articulate problems with either of those components. The third component is looking at the character of the Architectural Review District as a whole. That is where the challenge is, there is no articulation of what that means. The Architectural Review District is much broader than the Historic District and encompasses many different types of neighborhoods. Looking at the ARB decision, there is not an articulation of what the character of the Architectural Review District is or how it would be adversely impacted by this proposal. She believes the question that remains is whether there is an adverse impact to the whole of the Architectural Review District, and based on the record she does not see that. She thinks that Mr. Rogers has made a good case for his panels and has met all of the criteria in the resolution. She believes the appeal should be granted. Mr. Bucher echoed many of the sentiments that have already been shared during this deliberation. Going through the relevant sections of the resolution, the applicant has met the criteria. This is exactly the process we are meant to go through with this resolution. The applicant has made every accommodation possible to find that balance and accomplish the goal of making this blend in as much as possible. Mr. Robinson thanked Mr. Rogers for his dogged determination to see this through, and the thoughtful case he presented. He also thanked all the citizens who wrote in letters about this. In sum, he believes this application and the appeal should be granted as it meets the guideline criteria as he reads them. The installation of the panels does not have an adverse effect on the building, the site, or the District itself. The home was built in 1959, on the far western edge of the District, and when he first



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looked at the home he identified it as being part of Kilbourne Estates more so than the Historic District. For those reasons, the application has met the criteria. Outside of this quasi-judicial act tonight, he does believe that Council can and should continue to refine our guidelines so that we stay abreast of emerging technologies as well as changing values in our community. Secondly, it is important to keep in mind there are just 372 homes in the Historic District out of a total of nearly 4,700 in the city as a whole. He urged people to keep their eyes focused on higher impact policies that the city may enact to incentivize and encourage widespread adoption throughout the city, specifically residential PACE financing. The residential PACE program will become effective in the state next year, and he looks forward to talking about it further and how it empowers homeowners to install more panels in a financially efficient manner. Mr. Myers expressed how Ms. Kowalczyk distilled the gist of what he hoped to write. We begin with the general proposition that you do not have visible solar panels in the Architectural Review District. The exception is if it does not impact that character of the building. In this case, he does take issue with Mr. Roger's indication that there are no historical significant characteristics of this building. It is actually significant in that it represents a mid-century modern and is an example of an entire neighborhood. That preserving a neighborhood in a very similar situation, a new home rose on Dublin-Granville Road. The initial plans were very out of place, it was a nice house that did not fit in that neighborhood. This house is significant in that it represents Kilbourne Village and the midcentury modern approach to architecture. Secondly, there is the question of the impact on the site. It is troubling because this site is so visible, it is right on the border of a midcentury modern neighborhood and a very classic 1803 neighborhood. This site has impact on the sites around it, which must be taken into consideration. Thirdly, the district in general, which is the main emphasis of ARB's deliberation about the impact this would have on the entire district. This is where the majority came down on denying this application. That has been the consensus of Worthington for as long as he has lived here. He would suggest a different approach. He believes that this is a midcentury modern home, meant to present that 1950s era modern look to life. In his way of thinking, a solar panel fits in with that architectural aesthetic. It is a modern approach on a midcentury modern house, which makes sense to him. As opposed to detracting from the district, it in fact adds to the district, further advancing an architectural style. He wants to be careful that we follow-up with ARB, and make certain they are clear as to the direction Council is giving them moving forward. He does not see this as a carte-blanche approval for solar panels in the Architectural Review District. If this application were one house north, he would think this a very different discussion. He believes that ARB appropriately applied the design guidelines and came to a rational result. He believes that these guidelines can be applied going forward, and we do not necessarily need to re-legislate this issue.

President Michael shared that her opinion falls alongside what Mr. Myers said. We have to look at this case-by-case, and very carefully review what happens in our Architectural Review District. She knows that sustainability is important, but we also

have preserving the Historic District as an important priority. It is tough when those two things collide. In this instance, with a mid-century modern house, she would be comfortable moving forwards.

**MOTION:** Ms. Dorothy moved, seconded by Ms. Kowalczyk to approve the request by the Appalachian Renewable Powers on behalf of Patrick Rogers for a Certificate of Appropriateness to install solar panels at 150 West New England Avenue as per case number AR 65-2020, drawings number AR 65-2020, September 14, 2020, based on the findings of fact and conclusions of law in the staff memo and Council's discussion at the administrative hearing.

**Vote Results: Ayes: 7 / Nays: 0**

## **Consent Agenda**

Notice to the Public: There will be no separate discussion of Consent Agenda items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately.

### **7. Approval of Minutes - November 2, 2020, November 9, 2020 (Special Meeting), November 9, 2020, and November 16, 2020**

### **8. Ordinance No. 46-2020 Columbus Public Health Contract**

Authorizing the City Manager to Execute A Contract Between the City of Columbus Board of Health and the City of Worthington for Health Services.

### **9. Ordinance No. 47-2020 Riverlea Police Contract 2021**

Authorizing the City Manager to Enter into a Contract with the Village of Riverlea for the Provision of Police Protection.

### **10. Ordinance No. 48-2020 CIP - Fire Station Bathroom (Project 712-20)**

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Fire Station Bathroom Renovation Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 712-20)

### **11. Ordinance No. 49-2020 Convention and Visitors Bureau Allocation of Hotel-Motel Tax**

The Allocation of the Six Percent (6%) Hotel/Motel Tax as it Relates to the Operation of Convention and Visitors' Bureau Services provided by the Worthington Partnership.

### **12. Ordinance No. 50-2020 Plumbing Inspections 2021 (Franklin County) District Board of Health**

Approving the City Manager's Appointment of the Franklin County District Board of Health as the Provider of Plumbing Inspection Services in the City of Worthington.

### **13. Resolution No. 55-2020 Alternate Building Inspection (Schofield)**

Approving the City Manager's Appointment of Donald W. Schofield as Alternate Chief Building Official and Alternate Master Plans Examiner for the Division of Building Regulation.

### **14. Resolution No. 56-2020 Staffing Chart**

#### **Minutes:**

#### **Introduced by Mr. Bucher**

Mr. Lindsey noted that Ms. Kowalczyk serves on the Worthington Partnership on behalf of City Council. There is an opinion that suggests that an abstention by her on the vote could be preferable. Either she needs to abstain from all of them, or remove that item and vote on it separately. Ms. Kowalczyk expressed that she is serving as a

liaison from Council, which is different than having a separate interest in it.

Regardless, she has no problem abstaining.

**MOTION:** Mr. Smith moved, seconded by Mr. Myers to adopt the consent agenda.

**There being no additional comments, the clerk called the roll on the Consent Agenda. The motion carried by the following vote:**

**Vote Results: Ayes: 6 / Nays: 0 / Abstention: 1**

## **Public Hearings on Legislation**

### **15. Ordinance No. 44-2020 2021 Budget Ordinance**

Providing for the Adoption of the Annual Budget for the Fiscal Year 2021 and Appropriating Sums for Current Operating Expenses.

**Minutes:**

**MOTION:** Ms. Dorothy moved, seconded by Mr. Robinson to amend Ordinance 44-2020 as distributed with the December 7th agenda.

**The motion passed unanimously by a voice vote**

Mr. Greeson expressed his thanks for Council's work over the past two months on the budget. This is the final hearing where Council will adopt the 2021 budget which allocates dollars to our vital services and to the many important programs that the City offers to its residents and visitors. He also thanked his team who helped develop this, in particular Mr. Bartter and his folks at the Finance Department who spent lots of hours putting it together to make sure we have a fiscally responsible and award winning budget. Included in Council's materials, were comments and statistics received as a result of our online budgeting tool called Balancing Act, which allowed people to experiment with our budget and explore how they might balance the numbers themselves.

Ms. Dorothy asked about Balancing Act and how long it would be available for members of the public to use it. Mr. Bartter expressed that we will update the website with revised simulations once we input the adopted budget as opposed to the proposed budget. We will then leave it up year-round for people to utilize and become educated on how these public funds are utilized. He will check it periodically and provide information to Council on an as-needed basis, dependent on how many submissions we receive throughout the year. As we get into October of next year, we will change it again with the 2022 proposed budget to seek input again. It will be a continuous cycle.

**There being no additional comments, the clerk called the roll of Ordinance No. 44-2020 (As Amended). The motion carried by the following vote:**

**Vote Results: Ayes: 7 / Nays: 0**

### **16. Ordinance No. 45-2020 Unclassified Pay Plan**

Establishing Compensation for Certain Unclassified Positions of the Municipal Service For the Period of January 1, 2021 through December 31, 2021, and Adopting Class Specifications for Said Unclassified Positions.

**Minutes:**

**MOTION:** Mr. Bucher moved, seconded by Ms. Kowalczyk to amend Ordinance No. 45-2020 to reflect the numbers and figures as included in the ordinance distributed

with the December 7th agenda.

**The motion passed unanimously by a voice vote.**

Mr. Greeson explained how this ordinance and the next resolution essentially outline the amounts that we can pay for various unclassified positions. Employees are considered either classified or unclassified. The unclassified pay plan requires adoption by ordinance. The amounts reflected in this ordinance are consistent with the specific amounts just approved in the 2021 budget.

There being no additional comments, the clerk called the roll of Ordinance No. 45-2020 (As Amended). The motion carried by the following vote:

Vote Results: Ayes: 7 / Nays: 0

## **New Legislation to Be Introduced**

### **17. Resolution No. 57-2020 Classified Pay 2021**

Establishing the Compensation Plan, Assigning Compensation Levels for Positions in the Classified Service, Adopting Class Specifications, Providing for Normal Work Weeks, and Repealing Resolutions No. 73-2019, 74-2019, and 14-2020.

**Minutes:**

**Introduced by Mr. Smith**

**MOTION:** Mr. Myers moved, seconded by Ms. Dorothy to adopt Resolution 57-2020.

Mr. Greeson detailed how this establishes the compensation for the classified positions consistent with the 2021 budget Council just adopted and any collective bargaining agreements in place for the upcoming year.

**The motion passed unanimously by a voice vote.**

### **18. Resolution No. 58-2020 Adoption of 2021-2025 Capital Improvements Program**

Approving the 2021-2025 Capital Improvements Program for the City of Worthington

**Minutes:**

**Introduced by Mr. Robinson**

**MOTION:** Mr. Bucher moved, seconded by Ms. Kowalczyk to adopt Resolution No. 58-2020.

Mr. Greeson explained how this along with the budget that Council adopted earlier are our two main financial documents that guide the work of the City throughout the year. In this case the CIP spells out in 2021 what we will spend for equipment, what we will borrow money to implement, and what projects we plan to accomplish. Additionally, it outlines a four year plan in the years after 2021 for what we anticipate accomplishing. It is both an action document as well as a planning tool. He thanked all the departmental directors for their work on this, the Finance Department, and in particular Ms. Stewart who has for many years shepherded the compilation of all our capital work.

Ms. Stewart noted that there was one change, the Community Center doors were included originally, which were a 2020 project that were put on hold. However, that project has been authorized to move forward with 2020 funds so this resolution deletes that from the proposed CIP. Otherwise, it is the same as when presented in October.

**The motion passed unanimously by a voice vote**

**19. Resolution No. 59-2020 Notification of Police Operations Related to Protests and Demonstrations**

A Resolution Requiring Notification of City Council Members of Police Operations Related to Protests and Demonstrations.

**Minutes:**

**Introduced by Mr. Smith**

**MOTION:** Mr. Myers moved, seconded by Ms. Dorothy to adopt Resolution No. 59-2020

Mr. Lindsey explained how with this resolution, it was an issue originally brought to Council by Mr. Robinson who had some thought that he shared regarding the potential resolution. Council had a discussion about it last month and indicated an interest in having something drafted to consider. Mr. Myers made suggested language about the operative language. In the drafting process, he credited Mr. Robinson, Mr. Myers, and Ms. Kowalczyk for their work on this along with other police related issues. He was a part scrivener, but defers to Council for any changes they believe are appropriate if necessary.

Mr. Robinson described how this resolution formalizes a straightforward principle that the elected officials of Worthington should be aware of in a timely manner when their police forces are engaged in operations related to protests and demonstrations. The precipitating events that prompted his thinking on this matter go back to May 29th of this year when in a very peripheral way, Worthington Police assisted the Columbus Police during the Black Lives Matter operations. He was unaware of that until two weeks after the fact, and that is when it occurred that we should formalize the protocol whereby Councilmembers would learn quickly when deployments are made. A companion ordinance that is not being presented tonight, relates to an updating of how special meetings are called on short notice. The notification of Council and the ability to meet quickly if three want to do so, would be good policy. He added this does not relate to recent events in Worthington specifically where the City Manager worked hard to apprise Council of the deployment of Worthington Police in Worthington during the protests and street demonstrations this past summer. He believes this resolution makes for good policy and he hopes that Council will pass it tonight.

Ms. Kowalczyk emphasized that this resolution does reflect what has happened in practice, but we desire it to also be codified to demonstrate we have civilian oversight to ensure that police resources are being deployed in accordance with what we believe to be appropriate. She supports the resolution and asks that Council support it.

Mr. Myers stated that in concept he does support the resolution, he believes that it memorializes what is already being done. With the exception of the Columbus issue, which Mr. Greeson has acknowledged, we were informed and given opportunities to observe the protests in Worthington. This resolution communicates to the public what we do and the way we do things in Worthington. He commented that some of the

"Whereas" clauses are possibly unnecessary in Worthington. He does not want to single out one particular group. Council oversight goes to all departments. This resolution is as applicable to administration, as it is to parks and recreation, as it is to the service department. Our responses to the citizen protests involve at least four different departments. Oversight goes well beyond just the police department, and goes over all city government.

**The motion passed unanimously by a voice vote**

## **20. Ordinance No. 51-2020 Appropriation - New and Replacement Equipment & Various Projects**

**Minutes:**

**Introduced by Mr. Robinson**

## **21. Ordinance No. 52-2020 CARES Act Appropriation**

**Minutes:**

**Introduced by Mr. Bucher**

## **Reports of City Officials**

### **22. Reports of City Officials**

**Minutes:**

Mr. Greeson noted that we have been working hard that all of these pieces of legislation were adopted no later than the 14th, which affords Council the opportunity to cancel the third meeting in December if desired.

## **Reports of Council Members**

### **23. Reports of Council Members**

**Minutes:**

Ms. Kowalczyk stated how she was a participant in the meeting for the Joint Recreation District along with Councilmembers, staff members, SwimInc, and the school board. We are making some progress in that discussion. Also, she participated in a meeting with the Community Relations Commission to hear from the new Director of Diversity and Inclusion for the Worthington Schools. She is really impressive and will do a fantastic job. She is trying to understand where the district is at and the history of Worthington. Hopefully we can use her expertise as we work through our own diversity, equity, and inclusion issues. Finally, she pointed out that the Worthington Partnership is doing their best through this time, and she encourages everyone to visit small businesses in Worthington so we can ensure they are viable while we are in this pandemic. The Partnership continues to find ways to engage with the community and support our small businesses.

Mr. Greeson asked Mr. McCorkle to give an update on the ReBoot grant program. Mr. McCorkle described how this is the third round of funding, we have about \$220,000 to give out. Grantees that have participated already are eligible for \$2,500 and new



grantees are eligible for \$5,000. We received approximately 56 grant applications totaling right at the \$220,000 in a couple days. This week, we will be in the process of getting a majority of those checks out. Mr. Greeson noted that these are businesses that have had 25% or more in revenue losses. We are also in the process of getting in applications for the \$100,000 set aside for non-profits, catering to human service needs. Our team pulled together a number of non-profits to respond with proposals on how they would address some of the survey results we saw that indicated food insecurity, mental health challenges, and other social service needs.

Mr. Myers brought up how he hoped everyone got the ARB agenda for this Thursday's meeting. We have a second hearing on a new home that is going up immediately south of the entrance to the Methodist church on Hartford. We have new signs for what used to be Jack Maxton, which is now Mark Wahlberg. He encourages any feedback for him. There will be another discussion regarding the Holiday Inn site and the potential development by Trillium Development. For those who have lived in Worthington for a while, the luminary display will be in Colonial Hills.

Ms. Dorothy reported that she sat in on the Bicycle and Pedestrian meeting, it was exciting to hear them discuss what their next project may be. We did lose a longtime member who resigned, so another spot will need to be filled. She has a cemetery board meeting next Wednesday, and will have a report on that next Monday.

Mr. Robinson thanked Council for supporting the resolution regarding notification of police operations, expressing his gratitude to Mr. Myers and Ms. Kowalczyk for working together on this. It has been satisfyingly to work with a group that has not always seen eye to eye, but have been able to find common ground for the good of the City.

President Michael mentioned she attended the Joint Recreation District meeting, and they talked about the challenges of creating a district. One concern is if the JRD is the same size as the school district, and if someone is going for a bond issue to rehab and renovate the school, will that be taking funds away from the school's renovation.

There is a discussion going on about finding a good balance between the pools and the schools. There was a general feeling that we do need to have a renovated pool and natatorium, and that it might be the outdoor pool is completed first and the rest be done in a second phase. It was a good discussion and we are moving forward in a good direction. Mr. Greeson described how there was a discussion about doing the work in phases. He will be finalizing a memo and circulating that as well as some draft legislation that would create the JRD for both Council and members of the schools to contemplate. There will then be some further discussion before it is brought forward. We are at a juncture where it would be important to create and then appoint and begin working with those people collaboratively as opposed to answering every question ourselves.

President Michael explained she attended the Central Ohio Mayors and Managers Association on Friday and there was a good update from the health department, but they also discussed the state's collection of net profit taxes and their charging of a service fee for doing so. The question came up whether the state would provide a

refund for that. The general consensus was that this was not the right time to push for a refund. They are deliberating writing a letter to the Governor about the money that was taken from the municipalities. Officers were also elected for next year and she will serve as the chairperson. Lastly, she has worked with Ms. Brown on an article in the ThisWeek newspaper, encouraging people to shop locally and do things for businesses downtown.

## Other

### Executive Session

Executive Session

#### 24. Executive Session

**Minutes:**

**MOTION** Mr. Smith moved, Mr. Myers seconded a motion to go into Executive Session to consider the appointment of a public employee or official and pending litigation.

**Vote results:** Ayes: 7 / Nays: 0

Council adjourned to executive session at 9:44 p.m. from the Regular meeting session.

**MOTION:** Ms. Dorothy moved, seconded by Mr. Robinson to return to open session at 10:00 p.m.

**Vote results:** Ayes: 7 / Nays: 0

## Adjournment

#### 25. Motion to Adjourn

**Minutes:**

**MOTION:** Mr. Bucher moved, seconded by Ms. Kowalczyk to adjourn. President Michael declared the meeting adjourned at 10:01 p.m.





# City Council Agenda

## Minutes

Monday, December 14, 2020 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

### Virtual Meeting Information

Link through: [worthington.org](https://www.worthington.org)

Our Government – Live Stream

#### 1. Call to Order

**Minutes:**

Worthington City Council met remotely in Regular Session on Monday, December 14, 2020, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 7:30 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Rachael Dorothy, Beth Kowalczyk, Scott Myers, David Robinson, Doug Smith and Bonnie Michael (Peter Bucher arrived shortly after roll call)

**Member(s) Absent:** None

**Also Present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, IT Director Gene Oliver, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

#### 3. Pledge of Allegiance

**Minutes:**

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

#### 4. Visitor Comments

**Minutes:**

There were no visitor comments.

## Public Hearings on Legislation

### 5. Ordinance No. 51-2020 CIP - New and Replacement Equipment

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for Appropriations From the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the 2021 New and Replacement Equipment Items and for Certain Projects as Identified in the 2021 Five-Year Capital Improvements Program and all Related Expenses and Determining to Proceed with said Projects.

#### **Minutes:**

#### **The foregoing Ordinance Title was read.**

Mr. Greeson overviewed how this is an annual piece of legislation as a complement to the Capital Improvements Program document adopted last week. This ordinance authorizes us to move forward with the equipment that was listed in the first year of the five year Capital Improvements Program, and projects that meet certain criteria such as being under the competitive bid threshold. Items that are above the competitive bid threshold will be appropriated throughout the year as we manage those procurement processes. All purchases made through this ordinance will follow the appropriate guidelines.

Mr. Myers asked what is a variable speed drive, because we are spending \$17,000 on that. Ms. Stewart replied that it relates to the building systems at the Community Center. Mr. Hurley explained that it is something that goes on the motor to help pool or HVAC equipment be more efficient.

Ms. Kowalczyk asked about the larger items over \$100,000, if those are regularly scheduled replacements, new equipment, or things that we must replace. Mr. Greeson responded that they can fit in any of those three categories, but the vast majority are scheduled replacements as part of our ongoing life cycle maintenance of equipment. Ms. Kowalczyk asked what happens to the old equipment. Mr. Greeson said that it is either traded in, sold, and not maintained in our inventory if it is past its useful life. Ms. Kowalczyk asked about the cruiser replacement, because it seems like it is more than just replacement because it is \$148,000. Chief Ware explained that the cruisers are fully outfitted, so there are lighting and radio systems, the barrier put inside between the back and the front. Most of that equipment once installed, it is easier to install with new cruisers versus removing from old cruisers and retrofitting. One thing that has been done this year for 2020, is beginning to transition to a hybrid fleet. The feedback received has been very favorable and with no maintenance issues we will go all hybrid in the future. Ms. Stewart noted that the mobile data terminals that go into the cruisers is listed separately in the CIP. Mr. Greeson brought up how the \$148,000 referenced is for three vehicles. Chief Ware explained how the cruisers are designed for police use, meaning that the braking systems are upgraded along with the fuel and transmission systems.

**There being no additional comments, the clerk called the roll on Ordinance No. 51-2020.**

**Vote Results: Ayes: 7 / Nays: 0**

### 6. Ordinance No. 52-2020 CARES Act Appropriation

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for Appropriations

**Minutes:**

**The foregoing Ordinance Title was read.**

Mr. Greeson described how there are CARES Act dollars that were redistributed from agencies that could not effectively use them. This is about \$64,000 that we were notified would be available to us. We recommend that we reallocate to additional Fire Division expenses that are eligible for CARES Act dollars. CARES dollars have given us the ability to deal with revenue challenges in addition to reallocating General Fund dollars for community grants.

Mr. Robinson asked about the \$400,000 that had been allocated for community grants and ReBoot, and if he could be reminded how those dollars amounts were arrived at.

Mr. Bartter explained that Mr. Robinson is referring to a subgroup with Councilmembers Michael and Kowalczyk where it was determined that we would invest approximately 30% of CARES Act funding back into the community. That is where the \$400,000 dollars came from. Mr. Robinson thanked everyone for their work, and the response to redistribute the funds down to the street level. Mr. Greeson explained we also had a community partnership made of businesses and community organizations who have worked to survey businesses and develop the amounts of the ReBoot grants. We have used the group that has annually worked on not for profit community needs to help us assess the use of the \$100,000 set aside for social needs. That was informed by survey work completed by the libraries to assess the broader social needs of the Worthington community. Mr. Robinson asked how many recipients there will be in each of the two categories. Mr. Greeson replied that we will have supported over 50 businesses through ReBoot. We also sought proposals from not for profits, and there are eleven agencies that have put forward strategies to respond to what they are seeing as increased demand for services in the community.

**There being no additional comments, the clerk called the roll on Ordinance No. 52-2020.**

**Vote Results: Ayes: 7 / Nays: 0**

## **New Legislation to Be Introduced**

### **7. Resolution No. 60-2020 Transfer**

Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

**Minutes:**

**Introduced by Mr. Bucher.**

**Motion** Ms. Kowalczyk moved, seconded by Mr. Smith a motion to adopt Resolution No. 60-2020.

Mr. Bartter explained this is standard legislation, moving appropriations between budgetary lines in the same fund. Mr. Greeson added this is not an increase in budget, it is essentially where we have savings in one area, transferring to another area where there are additional expenses.

**The motion passed unanimously by a voice vote**

## Reports of City Officials

### 8. Policy Item(s)

#### a. 2021 Community Grant Program

Discussing the Community Grant Program for 2021

##### **Minutes:**

Mr. Greeson presented how this item is for the 2021 Community Grant Program, which is our annual grant program. Council heard formal presentations from several of our larger not for profits that we give more significant funding support to. In addition to that, Council also runs a small grant program that supports a variety of agencies in our community. This is not the COVID related grant program, although there is some overlap between agencies. A memorandum has been prepared, outlining the priorities that we have articulated as being important in the past and the process that we followed. Basically, we would like Council's input on those things, and authorization to move forward. Priorities for grant funds were: basic human necessities, mental health services and/or community counseling, and the general improvement of the Worthington community. This program has a little over \$30,000 allocated to it using those same priorities this year.

Ms. Kowalczyk expressed having been on the committee over the past couple years, she would agree these continue to be high priority. These are underlying issues that have only been exacerbated due to COVID and we should continue to prioritize them.

Mr. Greeson explained with no objections, staff will move forward with those priorities. The second piece of this is process, and typically has been referred to a grant review committee. The committee has included staff, Councilmembers, representatives of the schools, our senior center staff, and the Community Relations Commission.

Mr. Myers expressed that the process has been working well, and if it is not broken, then there is no reason to fix it. Mr. Robinson concurred. Mr. Myers asked about where we are on the arts related organization grants that the McConnell Arts Center is supposed to oversee. Mr. Greeson replied that we have spoken with Director Blue in recent weeks, she was not involved in the time the process was managed, so we have assisted in providing documents on how previous directors managed that process. They have two years of allocations available and will be managing that process in a couple weeks, making recommendations to us.

Mr. Greeson described how the next step is the application and the program guidelines. We want to make sure the application reflects what Council believes is important. Ms. Stewart explained that we need City Council to provide their input in order to be able to push these out in January for the next round of applications. Included in the agenda packet are the application documents used for 2020.

Mr. Greeson requested that Council authorize the annual process, priorities, and applications for the 2021 grant program as proposed, and designate Councilmembers Smith and Kowalczyk if they are willing to serve on that committee.

Mr. Myers asked about the application, there is a lot information supplied, and whether that is the right information. Ms. Kowalczyk expressed that it is enough information, but she is unsure if the tax information is relevant for the discussion. Mr. Myers expressed that we wanted to make sure in the past that the not for profits were truly not for profits. We also wanted a general overview of the tax information of their financial health and how this information would support that health. Ms. Kowalczyk said it is important to know the status of the organizations, but we have had pretty much the same applicants every year. Mr. Myers asked if when the committee reports back grant allocations, if an overview of any streamlining of the process could be provided. Mr. Smith said that staff is fielding calls from the organizations on any tweaks or changes, which is reported back to Council. If it is the same organizations over and over, maybe there is some way to streamline things. Ms. Stewart commented that as she works with organizations on their financials, most of the time she is probing what they already have available. Each year, staff summarizes the applications for the review committee, including making note of what percentage of their overall budget the grants would be.

**MOTION:** Mr. Myers moved, seconded by Mr. Robinson that we proceed based upon past practice and the discussion at the meeting this evening, and that Mr. Smith and Ms. Kowalczyk continue their appointment.

**The motion passed unanimously by a voice vote**

President Michael explained how she thought that Resolution 61-2020 should be discussed tonight instead of having a whole City Council meeting next week just for this topic.

Mr. Greeson detailed how Council set aside \$100,000 to address the needs identified in the survey work done in the community looking at how COVID has impacted people. A process was undertaken where we met with community not-for-profit organizations and sought applications on how they would use the funds to address the various needs identified. We convened the grant review committee that has worked on our other not-for-profit grants, and has its recommendations before Council this evening. The goal is to get the dollars out sooner rather than later.

Ms. Stewart presented the different proposals from community not-for-profits for the available COVID related grant dollars. There were eleven proposals submitted.

The first proposal is from I Am Boundless for just under \$17,000 to address mental health needs in the community. The proposal includes creating a podcast series addressing mental health topics and virtual discussion groups that go deeper into the topics addressed in the podcasts. This would reach

thousands of potential listeners in Worthington along with 25-30 discussion group participants. The committee recommended full funding.

Next is the Family Mentor Foundation, which is a group that receives the annual grant from the City. They provide buddy boxes to students in the Worthington Schools that have food insecurity. The concern is about making sure they have sufficient food over the weekends. The schools have helped to provide the food by bus while students have been virtual. There has been increased demand, and have asked for \$10,000 to provide an additional 2,000 meals. The committee recommended full funding.

The Worthington Resource Pantry proposed the provision of meals to families in response to an additional 2,250 new households utilizing the Pantry in 2020. Of households utilizing the Pantry, 10.3% are in the 43085 zip code. They requested \$4,000 which the committee recommended full funding.

Jewish Family Services is an organization that has not been involved in previous grant programs, but submitted here to address financial needs for individuals in the community. Specifically, they asked for \$20,000 to support workforce development services for job seekers. They indicated they would be able to provide individualized career and case management for 10-15 people and job seeker community access for 10-25 people. The committee recommended \$5,000. They expressed concern about the amount of funding requested compared to the number of people being helped. Staff circled back with them to update their proposal to reflect what they could achieve with \$5,000.

President Michael asked how much of that would be for Worthington residents as opposed to all of Central Ohio. Ms. Stewart replied that they indicated they aid anyone who comes to them, but did not indicate specifically for the Worthington community. President Michael asked that they provide more information on how they would target their services to the Worthington area.

Ms. Stewart moved on to the next proposal from Life Care Alliance, asking for \$6,000 for the provision of 857 meals to low-income and under-served individuals through the Agency's Meals-on-Wheels program. The City has already provided support for this program regularly through the annual community grant program. They have 22 clients in the city and 359 School District. The committee recommended providing the full amount.

National Church Residences requested \$5,000 to provide support for the residents still living at Stafford Village, who are some of their most in-need residents with an average age of 85-91 years old. This will aid with the provision of food, cleaning supplies, paper products, masks, hand sanitizer, medicines, crosswords puzzles, reading materials, care packages, and safe events at Stafford Village. The committee recommended full funding.

Neighborhood Bridges requested \$15,000 with \$7,500 for helping those in need of rent or utility assistance and \$7,500 to help school counselors provide mental health assistance such as tools for remote learning, self care kits, and small incentives. This would benefit residents of the Worthington School District. The



committee recommended full grant funding.

The NNEMAP Food Pantry requested \$7,000 for expanded food distribution efforts in the six zip codes that feed the Worthington School District. They have 363 recipients within the Worthington City and 171 within the School District, outside the City. The committee recommended full funding.

North Community Counseling is a group that the City often provides funding through the annual grant program for mental health services. They are requesting a little over \$6,000 for a drive-thru event to provide COVID PPE, cleaning supplies, hats, gloves, scarves, and socks to families in need, benefitting 100 residents within Worthington. The committee recommended full funding.

Worthington CARES proposes aiding with finances, mental health, and small business support. They requested a little over \$61,000 for tote bags filled with face masks, resources to support mental health, informational tip sheets on personal finances, and information for speaker series events. It would also fund drawings of gift cards to local businesses at the virtual speaker series events. They anticipate distributing 70-75% of bags to City of Worthington residents with the remainder within the School District. The committee recommended funding \$22,475. We reached out to them to request information on what impact the lower funding would make and how their proposal would be modified. A large portion of the higher request was for the drug disposal packets that would go in the tote bags.

Worthington-Linworth Kiwanis requested funding for facemasks for students at Worthington schools. They would provide washable, reusable facemasks with the school district logo printed on them. The committee recommended funding \$2,500.

Mr. Myers explained how we have requested additional documentation from two different groups. He defers to Mr. Lindsey about whether we could craft a resolution tonight that would hold those two groups in advance, and if we could vest Mr. Greeson or the committee the authority to distribute amounts not to exceed the amounts currently recommended. Mr. Lindsey responded that Council could direct the City Manager in that regard and to proceed with the distribution of the rest of the grants and hold the two in advance pending additional information if found to be sufficient and appropriate, the City Manager is hereby vested with the authority to distribute funds to those two groups in an amount not to exceed \$5,000 to Jewish Family Services and \$22,475 to Worthington CARES Coalition.

**Resolution 61-2020 introduced by Mr. Myers**

**MOTION** Ms. Dorothy moved, seconded by Mr. Robinson to amend Resolution 61-2020 as presented on the screen.

Ms. Kowalczyk explained how one question was whether they could provide the service for the suggested amounts and if they chose not to, what would then happen. Mr. Myers replied that is why "sufficient and appropriate" was included.

That money would then not be appropriated and we would then need to revisit whatever balance remains to be redistributed. Mr. Lindsey expressed that with the deletion of the two organizations from section one, he wondered if the first sentence of section two is necessary. President Michael suggested language that the grant request for Jewish Family Service and CARES be held in advance. Mr. Lindsey brought up another question about whether Mr. Greeson feels the resolution as drafted provides him sufficient guidance as whether to make the determination. Mr. Myers suggested adding language that the City Manager work in consultation with the grant committee. Mr. Lindsey expressed that is appropriate. Ms. Dorothy and Mr. Robinson agreed to amend their motion to insert language as outlined above in Section 2. and renumbering the remainder of the resolution.

**The motion passed unanimously by a voice vote.**

**Resolution 61-2020 (As Amended) passed unanimously by a voice vote**

Mr. Bucher asked about whether the City intends to work with I Am Boundless to advertise their proposal. Mr. Greeson replied that the City would absolutely work to help amplify the not-for-profits marketing efforts to the community about their services.

#### **b. Velca Grill TREX Application**

Acknowledging Velca Grill as an Economic Development Project by Authorizing the City Manager to Sign the TREX Application

##### **Minutes:**

Mr. McCorkle detailed how this is a request for a TREX, which we have not done for several years. State law allows an organization to request to transfer a liquor permit into a municipality if that municipality is at or exceeding their quota for that type of license. This is a request for both a D-5 and D-6 license into the City of Worthington. The TREX says that this is an economic development project. Velca Grill is an Albanian restaurant that plans to open in early April. They are requesting that Council recognize this as an economic development project and authorize the City Manager to sign the TREX application. If authorized to do so, Mr. Greeson will sign the TREX application, which will go back to the Division of Liquor Control, and the superintendent there will make the final determination on whether it is an economic development project and allowing the transfer of the licenses. A D-5 license allows for liquor, beer, and wine, and a D-6 is for Sunday sales. However, they are not going to be selling liquor, only focusing on beer and wine sales. They have about \$150,000 in total investment and recommend that they be determined to be an economic development project with 12 employees and annual payroll of \$250,000 which is worth \$6,000 to \$7,000 in income tax revenue.

**MOTION:** Mr. Myers moved, seconded by Ms. Kowalczyk to approve the City Manager signing the TREX permit because this is an economic development project for the City.

**The motion passed unanimously by a voice vote**



Mr. Myers expressed that he has had multiple inquiries about what is going into the former Brueggers Bagels site. Mr. McCorkle replied that an authentic Mexican street food restaurant going into that space.

### **c. Finance Report - November**

Discussing the Financial Report for November 2020

#### **Minutes:**

Mr. Bartter explained that Councilmember have the November 2020 financial report. Of note is we received a second Bureau of Workers Compensation premium refund. Additionally on \$24 million in income tax collections, the estimate made from September 2019 is within approximately \$40,000.

Mr. Robinson asked for a general sense of what comprises the \$2.2 million in encumbrances in the General Fund. Mr. Bartter replied that includes health insurance, the dollars to be distributed to non-profits, a legal settlement appropriation, and refuse collection amongst other things. Mr. Robinson asked if the health insurance was predictable and ongoing. Mr. Bartter responded affirmatively. Mr. Robinson asked about the General Fund overview where the revenue amount and expenses show a discrepancy. Mr. Bartter replied you have to combine several lines from the 2020 budget and encumbrances from previous budgets.

**MOTION:** Mr. Myers moved, seconded by Mr. Robinson to accept the November 2020 financial report.

**The motion passed unanimously by a voice vote.**

Mr. Greeson brought up that the Council retreat is scheduled for January 8th and 9th. In consultation with Councilmembers, it has been decided to hold it virtually. We have been working with Marty Jenkins who is willing to facilitate the retreat virtually. He will be reaching out to each Councilmember regarding the retreat. One of the main topics will be the next steps for the visioning process.

## **Reports of Council Members**

### **9. Reports of Council Members**

#### **Minutes:**

Mr. Robinson commented on the anticipated topics in the new year. He was gratified to see that body cams are to be discussed again. In light of recent events in Columbus, it illustrates the importance of this subject.

Ms. Dorothy said she had a meeting with the cemetery board. They are going slower than anticipated for the office for the Flint Road Cemetery at the Ozem Gardner property. It is a work in progress.

Mr. Bucher brought up that he a meeting with local government peers from across the state with the Power Clean Future Ohio effort to work on more sustainability across local governments in the state. There are a lot of resources there we may be able to take advantage of.

President Michael asked if there was any action that needed to be taken if it is

decided not to hold the third City Council meeting of the month. Mr. Lindsey replied that it will require a majority vote of those present at the meeting in the form of a motion to not hold a regularly scheduled meeting.

## **Other**

### **Executive Session**

#### **10. Motion for Executive Session**

**Minutes:**

**MOTION** Ms. Dorothy moved, Mr. Smith seconded a motion to go into Executive Session to consider the appointment of a public employee or official, Economic Development and Negotiations.

**The motion carried unanimously by a roll call vote.**

Council adjourned to executive session at 8:54 p.m.

**MOTION** Mr. Bucher moved, Ms. Kowalczyk seconded a motion to return to open session at 10:18 p.m.

**The motion carried unanimously by a roll call vote.**

### **Adjournment**

#### **11. Motion to Adjourn**

**Minutes:**

**MOTION** Mr. Smith moved, Mr. Myers seconded a motion to adjourn. The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 10:19 p.m.



# City Council Special Meeting

## Minutes

Monday, December 21, 2020 at 6:30 pm

6550 N. High Street, Worthington, Ohio 43085

### Virtual Meeting Information

Link through: [worthington.org](http://worthington.org)

Our Government - Live Stream

#### 1. Call to Order

**Minutes:**

Worthington City Council met remotely in a Special Session on Monday, December 21, 2020, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 6:30 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Peter Bucher, Rachael Dorothy, Beth Kowalczyk, David Robinson, Doug Smith and Bonnie Michael (Scott Myers was temporarily absent from video)

**Member(s) Absent:** None

**Also Present:** Law Director Tom Lindsey

### Executive Session

#### 3. Executive Session

**Minutes:**

**MOTION** Mr. Bucher moved, Ms. Kowalczyk seconded a motion to go into Executive Session to consider the employment of a public official.

**The motion carried unanimously by the six members present.**

Council adjourned to executive session at 6:32 p.m. from the Special meeting session.

**MOTION:** Mr. Smith moved, seconded by Mr. Myers to return to open session at 7:19 p.m.

**The motion carried unanimously by a voice vote.**

### Adjournment

#### 4. Motion to Adjourn

**Minutes:**

**MOTION:** Ms. Dorothy moved, seconded by Mr. Robinson to adjourn.

**The motion to adjourn passed unanimously by a voice vote.**

President Michael declared the meeting adjourned at 7:20 p.m.



# City Council Agenda

## Minutes

Monday, December 21, 2020 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

### Virtual Meeting Information

Link through: [worthington.org](https://www.worthington.org)

Our Government – Live Stream

#### 1. Call to Order

**Minutes:**

Worthington City Council met remotely in Regular Session on Monday, December 21, 2020, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 7:30 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Peter Bucher, Rachael Dorothy, Beth Kowalczyk, Scott Myers, David Robinson, Doug Smith and Bonnie Michael

**Member(s) Absent:** None

**Also Present:** Law Director Tom Lindsey

#### 3. Pledge of Allegiance

**Minutes:**

The recitation of the Pledge of Allegiance was suspended for this evening's meeting.

### Executive Session

#### 4. Executive Session

Consider the appointment of a public employee or official.

**Minutes:**

**MOTION** Mr. Robinson moved, Ms. Dorothy seconded a motion to go into Executive Session to consider the employment of a public official.

**The motion carried unanimously by a roll call vote.**

**MOTION:** Mr. Bucher moved, seconded by Ms. Kowalczyk to return to open session at 9:27 p.m.

**The motion carried unanimously by a voice vote.**

## **Adjournment**

### **5. Motion to Adjourn**

**Minutes:**

**MOTION:** Mr. Smith moved, seconded by Mr. Myers to adjourn.

**The motion to adjourn passed unanimously by a voice vote.**

President Michael declared the meeting adjourned at 9:27 p.m.

RESOLUTION NO. 01-2021

Appointing a Vice Mayor to Serve for the Remainder  
of the 2020-2021 Council Term.

WHEREAS, in November the City posted the position of Vice Mayor to fill the vacancy created by the retirement of long time Vice Mayor Jim Lorimer; and,

WHEREAS, in December City Council reviewed nine applications and interviewed five candidates for the Vice Mayor position; and,

WHEREAS, City Council was impressed with the qualification of all of the candidates and appreciates their interest and desire in serving the City;

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

SECTION 1. That \_\_\_\_\_ is hereby appointed to serve as Vice Mayor during the remainder of the 2020-2021 Council Term.

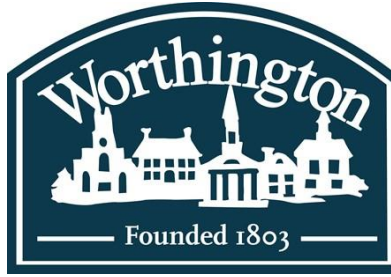
SECTION 2. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book upon its adoption.

Adopted \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest

\_\_\_\_\_  
Clerk of Council



**STAFF MEMORANDUM**  
**City Council Meeting – January 4<sup>th</sup>, 2021**

Date: December 28, 2020

To: Matthew H. Greeson, City Manager

From: Scott F. Bartter, Finance Director

Subject: Ordinance No. 01-2021 – SwimInc Grant

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**EXECUTIVE SUMMARY**

SwimInc has requested a grant in the amount of \$85,260. This Ordinance would appropriate and authorize the distribution of General Fund dollars to fulfill this grant request.

**RECOMMENDATION**

Introduce for Public Hearing on January 19, 2021.

**BACKGROUND/DESCRIPTION**

Please see the attached request from SwimInc's Board President, Mike Keller.

**ATTACHMENTS**

11/11/2020 Letter from SwimInc  
Ordinance 01-2021





**Worthington  
POOLS**

400 W. Dublin Granville Road  
Worthington, Ohio 43085  
(614) 885-1619  
[www.worthingtonpools.com](http://www.worthingtonpools.com)  
[www.facebook.com/WorthingtonPools](https://www.facebook.com/WorthingtonPools)  
[www.twitter.com/TheWoPo](https://www.twitter.com/TheWoPo)

**Board of Directors**

**President**

Mike Keller

**Vice President**

Tammy Ament

**Secretary**

Rob Vodinelic

**Treasurer**

Phil Hein

**Members**

Jamie DeCarlo  
Holly Cline  
Doug Southgate  
Debbie Tschofen  
Mike Wright

**Chief Financial  
Officer**

Sherry Guzzo

**General Manager**

Lori Ave

**Director of  
Competitive  
Programs**

Bernard Vrancken

**Director of  
Engineering**

Chad Davis

**Director of  
Programming**

Racheal Smith

November 11, 2020

Matt Greeson

City Manager

City of Worthington

6550 High Street

Worthington, Ohio 43085

Dear Mr. Greeson,

I am writing the City to request consideration for grant support of our organization in 2021 as we continue to navigate our COVID-19 environment and plan for an uncertain 2021. We understand the City has supported organizations in the past, and through the current crisis, through initiatives like the ReBOOT Program, Outside Group Funding Grants, and other programs within the City.

Similar to other groups supported by the City (e.g. McConnell Arts Center, Old Worthington Partnership, Convention & Visitor's Bureau, etc.), we feel the value SWIMINC brings the community is foundational to our quality of life.

Additionally, Worthington Pools attracts visitors to our community to use our pools and compete in our facilities. For 65 of the last 66 years, we truly have been the City's summer time destination – the only exception being 2020 due to our outdoor pools remaining closed due to COVID-19.

SWIMINC has strived for and has largely achieved financial self-sufficiency. Financial self-sufficiency has been impossible in 2020. Due to the pandemic, the outdoor pools remained closed from Memorial Day through Labor Day. Additionally, CDC and state guidelines for containing COVID-19 have limited operations of the indoor natatorium to half its capacity. As a result, revenues have plummeted. Receipts from all sources were barely \$200,000 between March (when normal operations cased) and August (when the natatorium reopened). This amount was 77% lower than the \$880,000 collected from March through August 2019 -- when 5,000 residents of Worthington enjoyed our facilities during the summer season.

On top of this 77% decline in revenues, costs of operation and maintenance have increased due to extra cleaning and other measures to keep Worthington Pools free of Covid-19. To be specific, combined expenditures from March through August 2020 amounted to \$133,000 – \$53,000 (or 66%) more than the \$80,000 spent during the same six-month period in 2019.

Between diminished revenues and higher costs, it is entirely possible that the funds needed to prepare in April and May for the 2021 summer season will not be available.

For the sake of resuming normal operations in 2021, SWIMINC is asking for consideration of an \$85,260.00 operating grant from the City of Worthington. This sum is enough to cover all wages, salaries, and benefits for two months and is being requested to avoid losses in our staff, each of whom plays a pivotal role in the services SWIMINC provides to Worthington and the benefits our pools create for this community. Additionally, this funding will support needed capital investments to prepare our pools for a planned 2021 Memorial Day opening. We prepared the attached summary to further detail our situation support our request for financial assistance in these unprecedented days.

We wanted to provide a formal request for the Administration and Council to consider as you plan for your 2021. Please don't hesitate to call me at 614.778.8624 with any questions. We are available to meet with your team and/or attend a Council Meeting to answer any questions in support of our request.

Regards,



Mike Keller, President  
SwimInc, Inc. Board of Directors

Copy: David McCorkle, Economic Development Manager, City of Worthington

Attachment: "Application" for Grant Program (based on 2020 Community Grant Program Application)

APPLICATION – 2021  
CITY OF WORTHINGTON  
COMMUNITY GRANT PROGRAM

**ORGANIZATION NAME:** Swiminc Inc. (Worthington Pools)

**AMOUNT REQUESTED:** \$85,268.00

**CONTACT NAME:** Michael Keller, President of Swiminc Board of Directors  
Lori Ave, General Manager, Worthington Pools

**CONTACT ADDRESS:** 400 W. Dublin Granville Road, Worthington Ohio 43085

**CONTACT PHONE:** 614.778.8624 (cell)

**CONTACT EMAIL:** [keller.mike72@gmail.com](mailto:keller.mike72@gmail.com) or [lori.ave@worthingtonpools.com](mailto:lori.ave@worthingtonpools.com)

**AMOUNT REQUESTED IN CALENDAR YEAR 2021:**

An independent, non-profit organization that has served Worthington since 1954, Swiminc has always strived for financial self-sufficiency, which for the most part has been achieved. But a sharp drop in revenues this year, when the outdoor aquatic complex never opened due to the COVID-19 outbreak, has made self-sufficiency impossible. Swiminc's receipts from all sources between March (when normal operations ceased) and August (when the natatorium reopened) were barely \$200,000. This amount was \$680,000 (or 77 percent) less than the \$880,000 collected from March through August 2019, when thousands of this community's residents enjoyed our facilities during the summer season.

The community grant Swiminc requests from the City of Worthington is needed so that all preparations for the 2021 summer season can be completed on time. We have reviewed our budget and projected costs for 2021 and identified a request of \$85,268. This request consist of anticipated 2 months operating expenses plus capital expenses to prepare our outdoor facility for the 2021 season.

Of our request, \$59,798 will cover salaries and benefits for Swiminc's core staff for this coming April and May. This staff includes four full-time professionals: a general manager and directors of programming, engineering, and competitive programming. There are also four part-time staff members: two pool supervisors, an assistant engineer, and an accountant. Each of these eight individuals makes essential contributions during the two months that precede the opening of the outdoor pools, two days before Memorial Day. If the revenue shortfall resulting from COVID-19 prevents Swiminc from keeping the core staff intact through April and May, there is a substantial risk that the summer season will not start on time.

The other \$25,500 included in Swiminc's proposal have to do with equipment that must be up and running before the end of May. Pool repairs costing \$15,000 are needed. Three replacement pumps, which are worth \$3,500 apiece, must be purchased and installed as well.

The \$85,268 Swiminc is asking for represents 6.5 percent of its estimated expenditures during the upcoming calendar year. **Provided COVID-19 subsidies, this will be a one-time request.** But if the pandemic limits Swiminc's operations in 2021, additional support will probably be sought from the City of Worthington.

## **FIT WITH THE CITY'S PRIORITIES**

Worthington Pools are a core community resource. Just as Worthington residents enthusiastically welcomed the opening of the original outdoor facility 66 years ago, a large segment of the community – probably a majority – would regard the suspension of operations for a second consecutive summer as a severe blow and perhaps as a sign that recreational resources are deteriorating in Worthington.

Numbers of swimmers (which are reported below) are conclusive proof that Worthington Pools comprise an essential pillar of community life. Additional evidence of the facility's importance is provided by a survey carried out on behalf of Worthington Schools in 2019. Whereas 23 percent of all survey respondents reported that they use Worthington Pools frequently or occasionally, 68 percent of those respondents agreed that the aquatic complex is a "vital and integral part of the community."<sup>1</sup>

Another perspective on Worthington Pools' significance relates to the availability of water-based recreation in neighboring communities. Only two municipalities in Franklin County – Obetz and Whitehall, to be specific – lack outdoor pools. Closer to Worthington, Upper Arlington and Westerville are among nearby suburbs that have made major investments in outdoor pool complexes in recent years.

## **DESIRED IMPACT**

The grant Swiminc is applying for will ensure that all preparations needed to open the outdoor pools are completed before the Memorial Day weekend. The core staff responsible for those preparations will remain intact and complete all preparatory work according to schedule. Additionally, essential equipment will be repaired or purchased and installed. The impact of these preparations will be measured in terms of sales of

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<sup>1</sup> Fallon Research and Communications, Inc., "Pool Facilities Community Survey Results," 2019 (<https://www.worthington.k12.oh.us/cms/lib/OH01001900/Centricity/Domain/38/Worthington%20Pool%20Survey%20Results%20Presentation.pdf>).

summer passes – which we hope will amount to 5,000 children and adults, as would be in line with our 2019 sales.

As observed in the preceding section, keeping the outdoor pools closed for two summers in a row, which might well result if Swiminc's financial resources are exhausted during the spring, would be seen by a substantial number of Worthington residents as a major setback for the entire community.

## **WHO BENEFITS**

Worthington residents are the primary beneficiaries of the aquatic facilities administered by Swiminc. In 2019, for example, summer memberships were sold to 1,454 families and individuals, which provided season passes to 5,052 adults and children. More than half those members were residents of the City of Worthington and another 25 percent lived outside municipal boundaries though in the Worthington School District. Non-residents comprised less than 20 percent of the total membership.

## **MEMBERSHIP**

The financial self-sufficiency that Swiminc strives for and normally achieves depends largely on sales of summer memberships, which were preempted entirely in 2020. As indicated in the preceding section, Worthington residents purchased more than half those memberships in 2019. Families and individuals who live outside the municipality but within the Worthington School District accounted for another 25 percent of membership sales.

## **PREVIOUS SUPPORT FROM THE CITY OF WORTHINGTON**

Swiminc has never requested or received money for operations and maintenance from the City of Worthington. The municipal government provided a loan of \$100,000 in 1990, to help replace one of the three outdoor pools. Another \$600,000 were lent at zero interest in 1996 to help cover construction expenses, although \$105,000 of that amount was forgiven by the City 22 years later, in 2018.

While Swiminc deeply appreciates the financial assistance it has received from the City of Worthington and from Worthington Schools and other partners, infrastructural improvements have been paid for primarily with Swiminc's own funds, including what has been raised through membership sales. Correcting for inflation, 91 percent of all construction expenses since the early 1950s, when ground was broken for the original outdoor pool, have been self-financed.

ORDINANCE NO. 01-2021

Amending Ordinance No. 44-2020 (As Amended) to  
Adjust the Annual Budget by Providing for  
Appropriations from the General Fund  
Unappropriated Balance for the Purpose of  
Providing Financial Assistance to SwimInc.

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

WHEREAS, Swiminc, Inc., ("SwimInc"), a non-profit corporation, has for nearly sixty years operated swimming facilities for the benefit of the City of Worthington and its residents; and,

WHEREAS, as a result of the global COVID-19 pandemic, the outdoor pools remained closed from Memorial Day through Labor Day 2020; and,

WHEREAS, the Center for Disease Control and state guidelines for containing COVID-19 have limited operations of the indoor natatorium to half its capacity; and,

WHEREAS, SwimInc has reported a 77% decrease in revenues when compared to the same time in 2019; and,

WHEREAS, SwimInc has formally requested an \$85,260 operating grant to cover staffing expenses and needed capital investments as SwimInc prepares to open the pool in 2021.

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

SECTION 1. That there be and hereby is appropriated from the General Fund unappropriated balances to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
101.1140.540544	SwimInc Support	\$ 85,260
<b>General Fund Total</b>		<b>\$ 85,260</b>

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council.

ORDINANCE NO. 01-2021

This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council





## MEMORANDUM

TO: Matthew H. Greeson, City Manager

FROM: R. Lee Brown, Director

DATE: December 17, 2020

SUBJECT: Ordinance to Modify PUD 01-2018 to permit a new mixed-use building at 121 W. Wilson Bridge Rd. PUD 01-2020M

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### **Background & Request:**

This portion of the Worthington Gateway Planned Use District (PUD) is a 2.033-acre parcel abutting Caren Ave. and single family lots to the south, and Lot #1 of the Worthington Gateway Subdivision on the north, west and east sides. The parcel was intended to accommodate a hotel, with a Tru hotel being the last brand approved for this location.

The current application is a request for a building on the "hotel" parcel that would house a mix of uses including first floor retail/restaurants/office, second and third floor office and a boutique hotel on the fourth floor.

The previously approved buildings along W. Wilson Bridge Rd. and at the intersection of High St. and Caren Ave. are not part of this review and are to be constructed as previously approved.

Upon approving the modification to PUD 01-2018, the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval for this portion of the site.

### **Application/Parcel History:**

- March 18, 2019 – City Council approved the original rezoning from the C-4 District to a PUD to allow for the redevelopment of the entire site with a mix of retail, restaurant, office, and a hotel.
- December 12, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled a proposal to modify the hotel from a Hampton Inn & Suites to a Tru by Hilton for the site where the applicant received feedback from the Commission & Board and the general public.
- February 13, 2020 – The Municipal Planning Commission and the Architectural Review Board reviewed and approved a minor modification to the existing PUD and

the Architectural Review application for a new Tru by Hilton.

- September 10, 2020 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled a proposal to modify the existing PUD to permit the parcel that was originally approved for a hotel to a new mixed-use five-story building.
- December 10, 2020 – The Municipal Planning Commission recommend approval to City Council to modify PUD 01-2018 to permit a new mixed-use four-story building.

### **PUD Project Details:**

The project details are provided below and are organized by the categories dictated by [Code](#).

### **Project Details:**

1. Site Plan and Landscaping:
  - Planned in about the same location, the new building would have a smaller footprint and be a bit further to the east than the hotel.
  - Main access to the building would be from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main entrance is shown at the northwest corner of the building.
  - The site plan indicates there would be 168 parking spaces or 3.4 spaces/1000 square feet of building area.
  - The dumpster enclosure is shown on the west side of the parking lot.
  - Traffic, storm water and utility considerations were addressed with the PUD application but need to be updated and then approved by the City Engineer.
  - A landscape plan is now included showing a variety a plant material, walkways and open space.
2. Building:
  - The building would have a flat roof with four stories to the east. The partial fifth story was eliminated, so only mechanicals with a screen would be on the roof.
  - Building design includes:
    - Brick veneer is proposed for the first three stories. Pilasters and inset brick detailing are shown.
    - The first-floor brick would be darker than the second and third. Blue aluminum storefront windows are proposed for the first three floors, with aluminum awnings and a sign band on the first floor. Near the entrance at the northwest corner of the building, dark blue fiber cement panels and a glass curtainwall are proposed.
    - Dark blue fiber cement panels and trim would be used for the fourth floor and aluminum clad double hung windows are proposed.
    - Blue steel trellises are shown at the ground floor and fourth floor on the west end.
    - A projection sign would be made available at the northeast corner for use by a major tenant.
4. Site lighting is included to match the approved for the rest of the site.

5. Mechanical units would be on the roof.

**Updated Development Text:**

II. Development Standards – These standards are for the entire site.

A. Allowable Uses

- Offices – minimum amount – 18,000 square feet – Parcel #100-006791
- Offices – minimum amount – 20,000 square feet – Parcel #100-006792
- Hotels
- Restaurants
- Social Activities
- Breweries, Distilleries and Wineries
- Sale of goods at retail – limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

B. Design Regulations

1. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are six (6) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street was separately submitted to the Architectural Review Board and the Municipal Planning Commission for all necessary approvals under the Worthington Planning & Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes for the proposed mixed-use building.

Buildings #1, #2 and # 6 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four-story mixed-use building. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt, and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick

facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style. The four-story mixed-use building will also utilize traditional style, tri-partite design (base, middle, top). The design shall incorporate brick veneer and fiber cement paneling. While the four-story building will have a flat roof, the fourth floor shall be articulated with a change in façade material to visually break up the elevations. Signage (wall signs, blade sign and monument sign) for the four-story building is proposed to utilize internal illumination with push-through acrylic lettering and/or graphics.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric or standing seam metal.

## 2. Screening

Landscaping and screening shall be installed in compliance with the original Landscaping Plan and proposed Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

## 3. Tract Coverage

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application.

## 4. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

## 5. Graphic/Signage

An updated signage package for the new mixed-use building is included in this submittal. The original signage package remains for the previously approved portion of the site. The submitted package includes all the wall signage, freestanding signage and directional signs. The four-story mixed-use building will submit a sign package for review and approval by the Architectural Review Board.

## C. Traffic & Parking

a. Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized, and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. New sidewalks and other amenities will be added to the site to improve pedestrian access to,

through and off the site per the site plan.

b. The original traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process. An updated traffic analysis was submitted and reviewed to reflect the revised vehicular trips related to the mix of uses for the new building.

## 2. Parking

The parking areas are shown on the site plan which provides for 404 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site was previously split into three (3) lots and easements were provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

## D. General Requirements

### 1. Environmental

#### a. Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

#### b. Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

#### c. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

#### d. Public Area Payments

The applicant will comply with Code Section 1174.05(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the proposed square footage of the new buildings is 98,989 so no payment is required under the above Code Section.

#### e. Public Space Amenities

The applicant will comply with Section 1174.05(c)(4) by providing a minimum of twenty-seven public space amenities in various locations on the Property. Public space amenities are provided and incorporated at various locations around the site.

The public amenities shall be:

- (1) Public Right-of-Way dedication
- (2) Decorative Street lighting
- (3) Bike Parking (4 total) for each building
- (4) New Pedestrian sidewalks
- (5) Wilson Bridge Road intersection improvements – Traffic lighting and configuration corrections
- (6) Plaza / Meeting area
- (7) Bio-Retention areas
- (8) New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- (9) Street trees (along the rights-of-way)
- (10) Paver parking and maneuvering areas
- (11) Upgraded Landscaping
- (12) Decorative retaining walls
- (13) Patio areas (11 total)
- (14) New green lawn area along Wilson Bridge Road
- (15) Decorative planting areas along entry ways to site along Wilson Bridge Road
- (16) Decorative Trash Reception (10 total)
- (17) New green lawn area extending from outdoor patio space of four-story mixed-use building
- (18) Decorative benches.

### **Worthington Land Use Plans:**

#### **Worthington Design Guidelines and Architectural District Ordinance**

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors;

they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

5. Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly



renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

## **Wilson Bridge Corridor**

### Wilson Bridge Road Corridor Study

The Wilson Bridge Road Corridor Study, adopted in 2011, makes recommendations for the Wilson Bridge Road corridor from the Olentangy River to the west to the Railroad Crossing to the east. The Study recommends the need to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; encourage a mix of uses; enhance livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that create and sustain long-term economic vitality.

### Wilson Bridge Corridor Districts

City Council adopted the [Wilson Bridge Corridor Zoning](#) in 2016, creating new zoning districts and development standards for the Wilson Bridge Corridor.

The site is in the area that was identified as Mixed-Use (WBC-4). This area 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.

- 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.
- Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.
- Maximum Building Height: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.

## **Planning & Zoning Code**

### Code Chapter 1174

#### 1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:

1. Minor adjustments in lot lines provided no additional lots are created;
2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
3. Minor adjustments in Building height;

4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and

5. Minor modifications of landscaping, including substitution of materials.

**B. Municipal Planning Commission.** The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.

1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.

2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

**Staff Comments:**

**Use Considerations:**

The proposed mix of uses on the site are in line with the uses already approved for the site and the uses recommended in the Mixed Use (WBC-3) in the Planning & Zoning Code.

**Planning & Zoning Code:**

The proposal is following the procedures outline in Chapter 1174 to make modifications to a previously approved PUD. The proposed modification does not negatively impact the overall site layout, sign package, landscaping plan, stormwater plan and/or traffic for the site.

**Comprehensive Plan Considerations:**

- The proposal ties to the Wilson Bridge Road Corridor Study objective to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City.
- The proposal builds upon the previously approved PUD for the overall site and complements the proposed uses and approved site plan and architecture.
- The proposal strengthens land use and economic value, encourages a mix of uses, enhance the livability of the area, augment pedestrian & bicycle connections, promote the construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

**Recommendations:**

Staff is recommending **approval** of the proposed modification to PUD 01-2018. Please see additional comments above under Staff Comments.

Municipal Planning Commission reviewed and unanimously recommended **approval** to modify PUD 01-2018 to permit a mixed-use building at 121 W. Wilson Bridge Rd. on December 10, 2020. The Municipal Planning Commission members felt that the proposal met the objectives outlined in the Comprehensive Plan/Wilson Bridge Road Corridor Study and met the overall needs of the community. The Commission discussed the existing

conditions found on the site, existing zoning, Land Use Plans, Design Guidelines and the general requirements found in the Planning & Zoning Code. The Commission felt that proposed changes would complement the previously approved uses and layout on the site. The Commission felt that since the hotel was not feasible, that this modification would provide a balanced mix of uses that would enhance what was previously approved for the rest of the site. The Commission felt that the height of the building and been reduced and pulled away from the residential to the west and that it added additional outdoor patio space and greenspace to the site. Please see the recording for the [December 10, 2020](#) virtual meeting for comments from each Commission member as it pertains to their vote. The December 10, 2020 meeting minutes are not available at this time.

**Attached:**

- PUD Ordinance
- Exhibit A – Development Text & Development Plan
- PUD Application & Materials
- Development Text – 12.10.2020 – Track Changes

ORDINANCE NO. 02-2021

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Modify PUD 01-2018 (Ordinance No.06-2019) to Permit a New Mixed-Use Building at 121 W. Wilson Bridge Rd. (Parcel #100-006792).

WHEREAS, a request has been made by Tim Spencer on behalf of Trivium Development to modify the zoning set forth in PUD 01-2018 (Ordinance No. 06-2019) to permit a new mixed-use building at 121 W. Wilson Bridge Rd. (Parcel #100-006792); and,

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

WHEREAS, the Municipal Planning Commission on December 10, 2020 reviewed this request and recommends approval;

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

SECTION 1. That the 2.033 +/- acres of land located on the north side of Caren Avenue (Parcel #100-006792) that is currently zoned “PUD” Planned Use District as part of PUD 01-2018 is hereby modified pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington.

SECTION 2. That the Development Text dated December 10, 2020 and Development Plan dated November 20, 2020 attached hereto as Exhibit “A”, and incorporated by reference herein, are hereby approved as the new PUD zoning for Parcel #100-006792.

SECTION 3. That the PUD zoning for parcels #100-006791 and #100-006793 shall remain the same as was set forth in PUD 01-2018 as approved by Council in Ordinance No. 06-2019.

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

ORDINANCE NO. 02-2021

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

Passed \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

MPC December 10, 2020

\_\_\_\_\_  
Clerk of Council

## Development Text December 10, 2020

### 1. Introduction

The subject property is 7± acres located at the northwest corner of North High Street and Caren Avenue with frontage along Wilson Bridge Road (the “Property”) which sits vacant as the Hotel has been demolished. The Property is bordered on the west by single family homes and a condominium development, to the north is a shopping center, to the south are office buildings and to the east is a gasoline station and North High Street. The property was previously zoned C-4 and was rezoned to a PUD and subdivided into three separate parcels by City Council on March 18, 2019.

The original request was to rezone the property from C-4 to PUD, Planned Unit Development as provided for by Chapter 1174 of the City of Worthington Zoning Code. The proposal was to demolish the existing hotel and redevelop the site with a mixed-use development consisting of new buildings that will contain office, retail, personal services, hotel, social activities, and restaurant uses. The site was split into three (3) parcels for financing purposes. The three (3) parcels are stand-alone subareas that can be rezoned independently of the other parcels, to preclude the need to rezone the entire 7± acre site if the need arises in the future. The original layout of the buildings, parking, signage, setbacks, landscaping, etc. was thoroughly vetted by the Architectural Review Board, Municipal Planning Commission and the Board of Zoning Appeals as all necessary steps to develop the property with the proposed layout (except for the proposed lot at the corner of Caren Avenue and North High Street which was reviewed and approved by the Architectural Review Board and Municipal Planning Commission on December 12, 2019) and approved. The desire of the parties was to place the property in the PUD district to facilitate the financing of the development plus to identify and fund the necessary infrastructure associated with the introduction of new public and private amenities for the property. The 7± acre site was split into three (3) separate parcels with the required easements to provide vehicle and pedestrian access as well as cross parking provisions.

Trivium Development is modifying the original PUD to include a mixed-use building on the 2.05-acre lot in the location of the previously approved hotel.

### II. Development Standards

#### A. Allowable Uses

- Offices – minimum amount – 18,000 square feet – Parcel #100-006791
- Offices – minimum amount – 20,000 square feet – Parcel #100-006792
- Hotels
- Restaurants
- Social Activities
- Breweries, Distilleries and Wineries
- Sale of goods at retail – limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible

- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

## B. Design Regulations

### 1. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are six (6) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street was separately submitted to the Architectural Review Board and the Municipal Planning Commission for all necessary approvals under the Worthington Planning & Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes for the proposed mixed-use building.

Buildings #1, #2 and # 6 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four-story mixed-use building. All the buildings are designed as ‘four-sided architecture’. By using the same materials on all four sides of each building, the design will not interrupt, and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style. The four-story mixed-use building will also utilize traditional style, tri-partite design (base, middle, top). The design shall incorporate brick veneer and fiber cement paneling. While the four-story building will have a flat roof, the fourth floor shall be articulated with a change in façade material to visually break up the elevations. Signage (wall signs, blade sign and monument sign) for the four-story building is proposed to utilize internal illumination with push-through acrylic lettering and/or graphics.

The proposed materials are consistent with the City of Worthington’s design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric or standing seam metal.



## 2. Screening

Landscaping and screening shall be installed in compliance with the original Landscaping Plan and proposed Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

## 3. Tract Coverage

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application.

## 4. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

## 5. Graphic/Signage

An updated signage package for the new mixed-use building is included in this submittal. The original signage package remains for the previously approved portion of the site. The submitted package includes all the wall signage, freestanding signage and directional signs. The four-story mixed-use building will submit a sign package for review and approval by the Architectural Review Board.

## C. Traffic & Parking

a. Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized, and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

b. The original traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process. An updated traffic analysis was submitted and reviewed to reflect the revised vehicular trips related to the mix of uses for the new building.

## 2. Parking

The parking areas are shown on the site plan which provides for 404 parking spaces. The

site plan provides for all the required setback and landscape areas. The 7± acre site was previously split into three (3) lots and easements were provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

## D. General Requirements

### 1. Environmental

#### a. Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

#### b. Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

#### c. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

#### d. Public Area Payments

The applicant will comply with Code Section 1174.05(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the proposed square footage of the new buildings is 98,989 so no payment is required under the above Code Section.

#### e. Public Space Amenities

The applicant will comply with Section 1174.05(c)(4) by providing a minimum of twenty-seven public space amenities in various locations on the Property. Public space amenities are provided and incorporated at various locations around the site.

The public amenities shall be:

- (1) Public Right-of-Way dedication
- (2) Decorative Street lighting
- (3) Bike Parking (4 total) for each building
- (4) New Pedestrian sidewalks

## EXHIBIT "A"

- (5) Wilson Bridge Road intersection improvements – Traffic lighting and configuration corrections
- (6) Plaza / Meeting area
- (7) Bio-Retention areas
- (8) New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- (9) Street trees (along the rights-of-way)
- (10) Paver parking and maneuvering areas
- (11) Upgraded Landscaping
- (12) Decorative retaining walls
- (13) Patio areas (11 total)
- (14) New green lawn area along Wilson Bridge Road
- (15) Decorative planting areas along entry ways to site along Wilson Bridge Road
- (16) Decorative Trash Reception (10 total)
- (17) New green lawn area extending from outdoor patio space of four-story mixed-use building
- (18) Decorative benches.

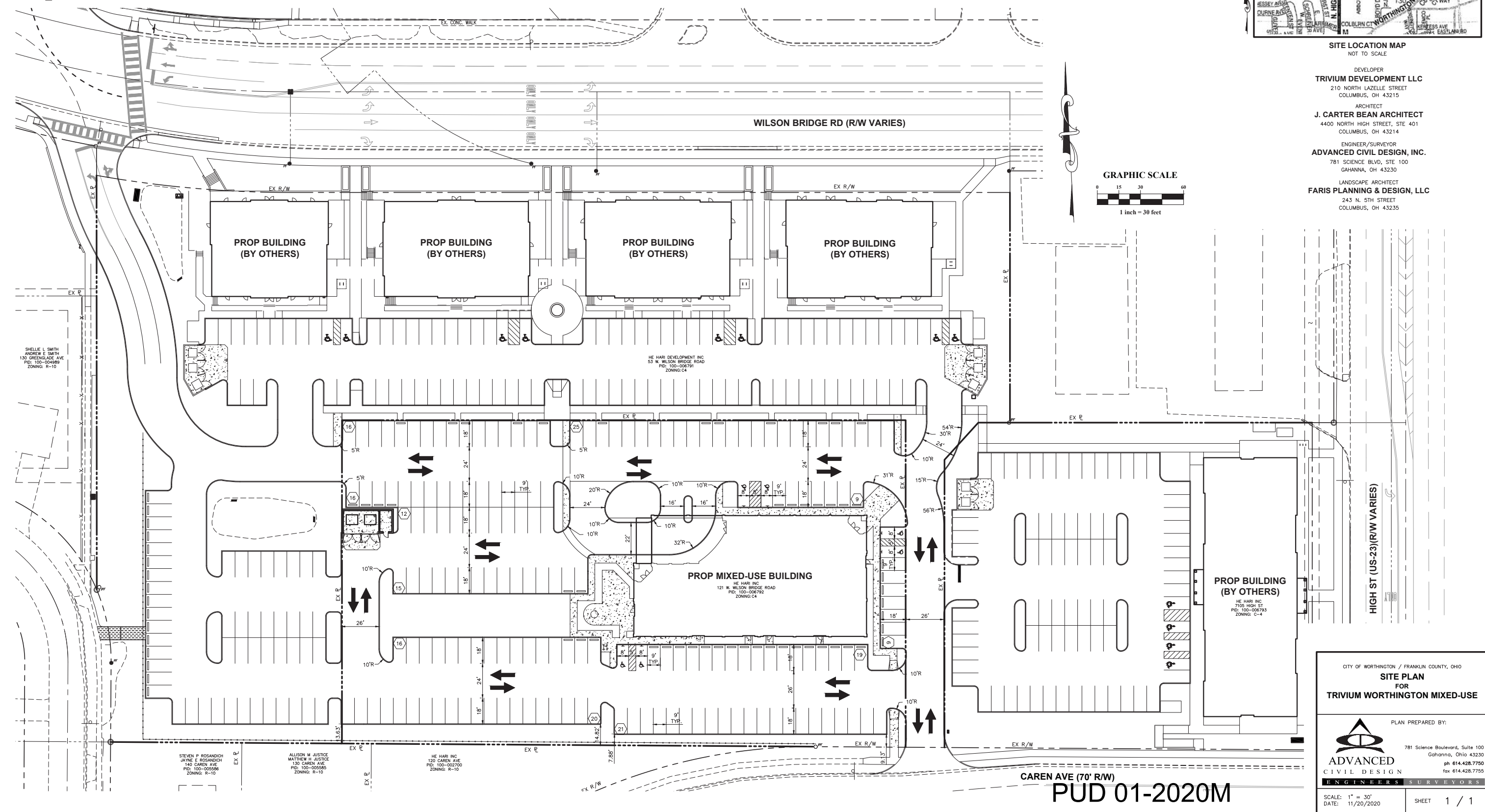
NOTE: THIS DRAWING IS BASED OFF INFORMATION PROVIDED BY THIRD PARTIES. ADVANCED CIVIL DESIGN, INC. HAS NOT PERFORMED ANY FIELD WORK FOR THIS PROJECT. ADVANCED CIVIL DESIGN, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND IS NOT RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES HEREIN.

NOTE: ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.

LEGEND

- TRAFFIC FLOW ARROW  
# DENOTES PARKING COUNT



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

Clerk

EXHIBIT "A"

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020



SITE LOCATION MAP  
NOT TO SCALE

DEVELOPER  
**TRIVIUM DEVELOPMENT LLC**  
210 NORTH LAZELLE STREET  
COLUMBUS, OH 43215

ARCHITECT  
**J. CARTER BEAN ARCHITECT**  
4400 NORTH HIGH STREET, STE 401  
COLUMBUS, OH 43214

ENGINEER/SURVEYOR  
**ADVANCED CIVIL DESIGN, INC.**  
781 SCIENCE BLVD, STE 100  
GAHANNA, OH 43230

LANDSCAPE ARCHITECT  
**FARIS PLANNING & DESIGN, LLC**  
243 N. 5TH STREET  
COLUMBUS, OH 43235

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO  
**SITE PLAN**  
FOR  
**TRIVIUM WORTHINGTON MIXED-USE**

PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 30'  
DATE: 11/20/2020  
SHEET 1 / 1

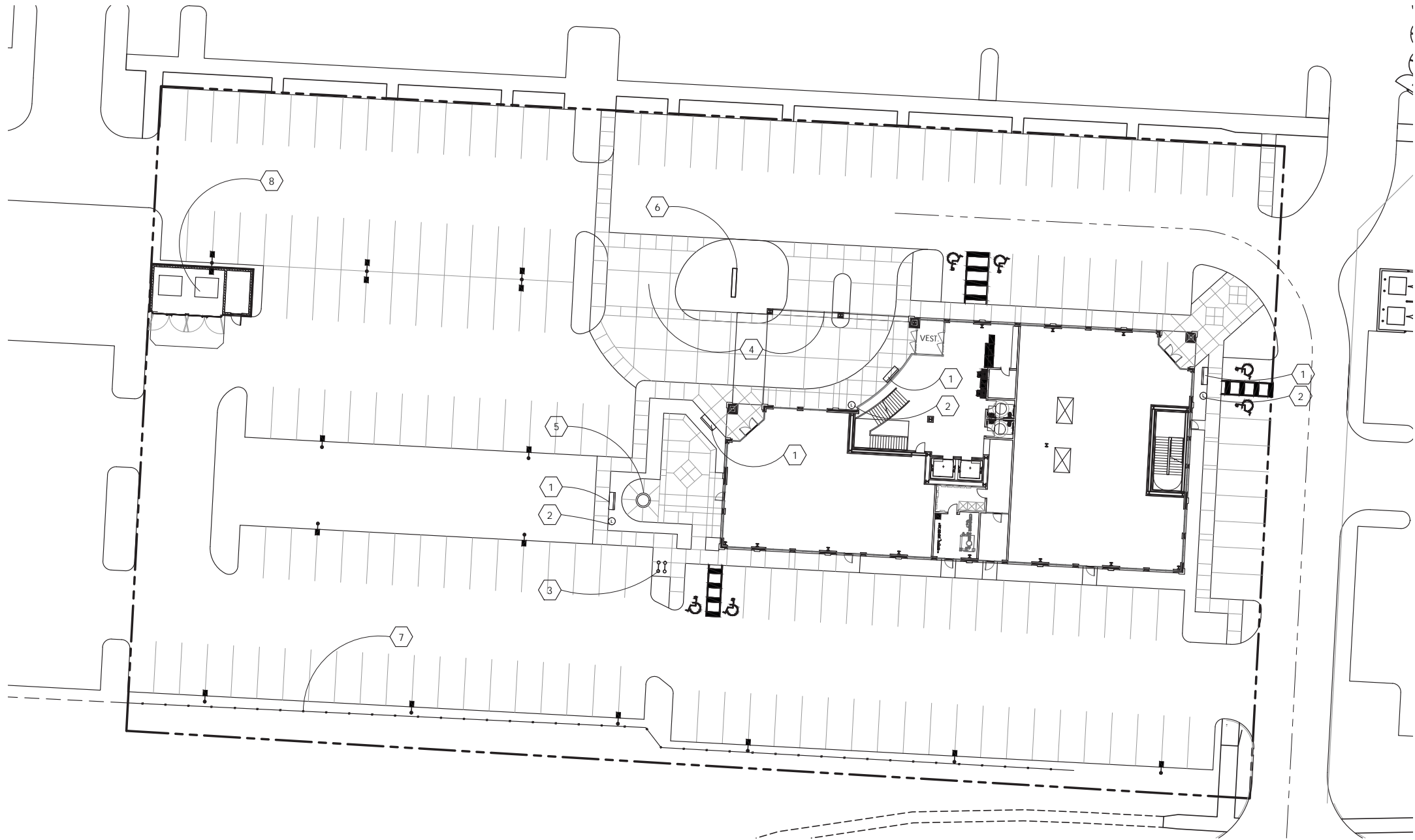


EXHIBIT "A"  
GENERAL LAYOUT NOTES

- 1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY MANNIK SMITH GROUP
- 2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- 6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- 7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES

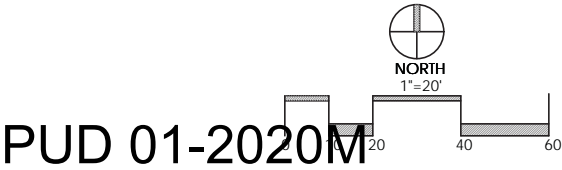
- 1 BENCH LOCATION-TYPICAL OF 4 REFER TO DETAIL 5 SHEET L-3
- 2 TRASH CAN LOCATION-TYPICAL OF 3- REFER TO DETAIL 7 SHEET L-3
- 3 BIKE RACK LOCATION-TYPICAL OF 2- REFER TO DETAIL 6 SHEET L-3
- 4 VEHICULAR CONCRETE/ACCENT PAVEMENT
- 5 FIRE PIT LOCATION- SEE DETAIL 3 SHEET L-3
- 6 PROPOSED GROUND SIGN LOCATION- REFER TO ARCHITECTURAL DRAWINGS
- 7 SCREEN FENCE LOCATION- REFER TO ARCHITECTURAL DRAWINGS
- 8 TRASH ENCLOSURE- REFER TO ARCHITECTURAL DRAWINGS

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



REVISIONS	
SITE AMENITIES	
TRIVIUM WORTHINGTON MIXED USE PREPARED FOR TRIVIUM DEVELOPMENT LLC 210 NORTH LAZELLE STREET COLUMBUS, OHIO 43215	
Paris Planning & Design LAND PLANNING 243 N. 5th Street P.O. Box 1467-1964 Columbus, OH 43215 www.parisplanninganddesign.com	
DATE	11/20/20
PROJECT	XXXXXX
SHEET	
L-1	



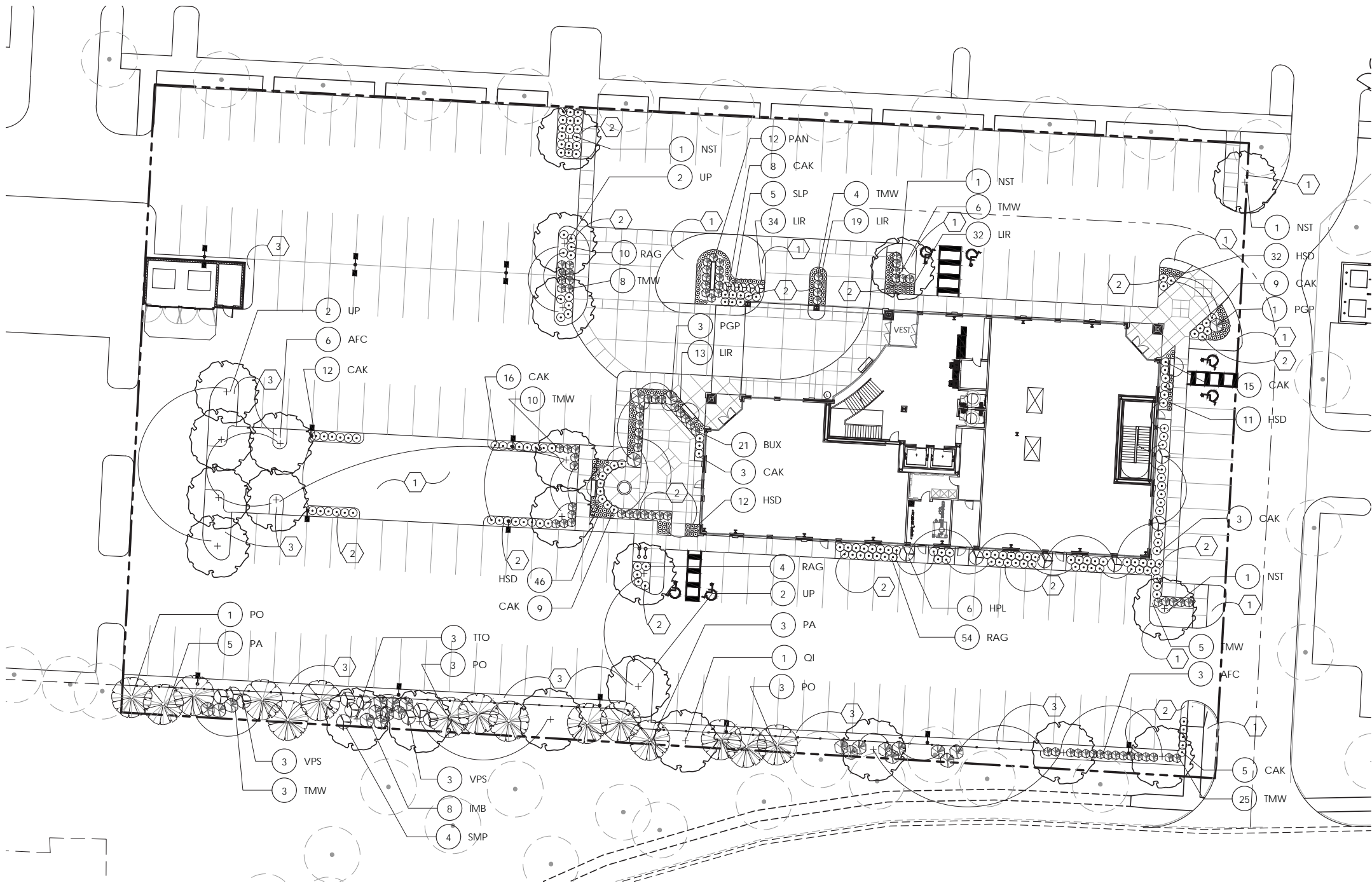


EXHIBIT "A"

GENERAL PLANTING NOTES:

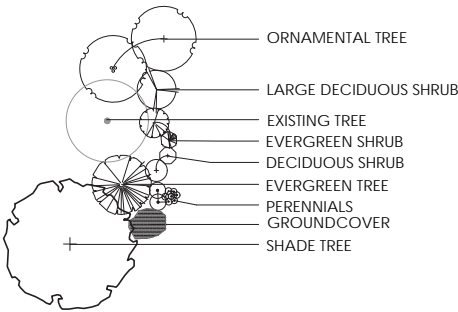
- 1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 MULCH AREA, 3" DEPTH MIN. SHREDDED HARDWOOD MULCH-PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	UP	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL.	B & B	
4	NST	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.	B & B	
9	AFC	ACER FREMANNI CELEBRATION	CELEBRATION MAPLE	2.5" CAL.	B & B	
8	PAB	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	B & B	
7	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	B & B	
4	PGP	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPUCE	6' HEIGHT	CONT.	
1	OI	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.	B & B	
3	TTO	TILIA TOMENTOSA	SILVER LINDEN	2.5" CAL.	B & B	

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
21	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT.	CONT.	
4	SMP	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HT.	CONT.	
8	IMB	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" HT.	CONT.	
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIME LIGHT HYDRANGEA	30" HT.	CONT.	
5	SLP	SPIREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	
6	VPS	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLE FILE VIBURNUM	30" HT.	CONT.	
12	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	18" HT.	CONT.	
61	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	24" HGT.	CONT.	
85	RAG	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	18" SPR	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
80	CAK	CALAMAGROSTIS ACUTIFOLIA 'KARL FORESTER'	FEATHER REED GRASS	NO. 2	CONT.	
101	HSD	HEMEROCALLIS 'STELLA D ORRO'	STELLA D' ORRO DAYLILLY	NO. 1	CONT.	
98	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO. 1	CONT.	

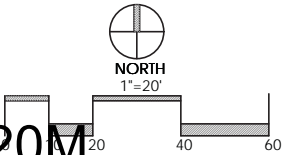
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butler*  
Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020



PUD 01-2020M

REVISIONS

LANDSCAPE PLAN

TRIVIUM WORTHINGTON  
MIXED USE  
PREPARED FOR  
TRIVIUM DEVELOPMENT LLC  
210 NORTH LAZELLE STREET  
COLUMBUS, OHIO 43215

Faris Planning & Design  
LANDSCAPE ARCHITECTURE  
243 N. 5th Street  
P.O. Box 1464  
Columbus, OH 43215  
www.farisplanninganddesign.com

DATE11/20/20

PROJECTXXXXXX

SHEET

L-2

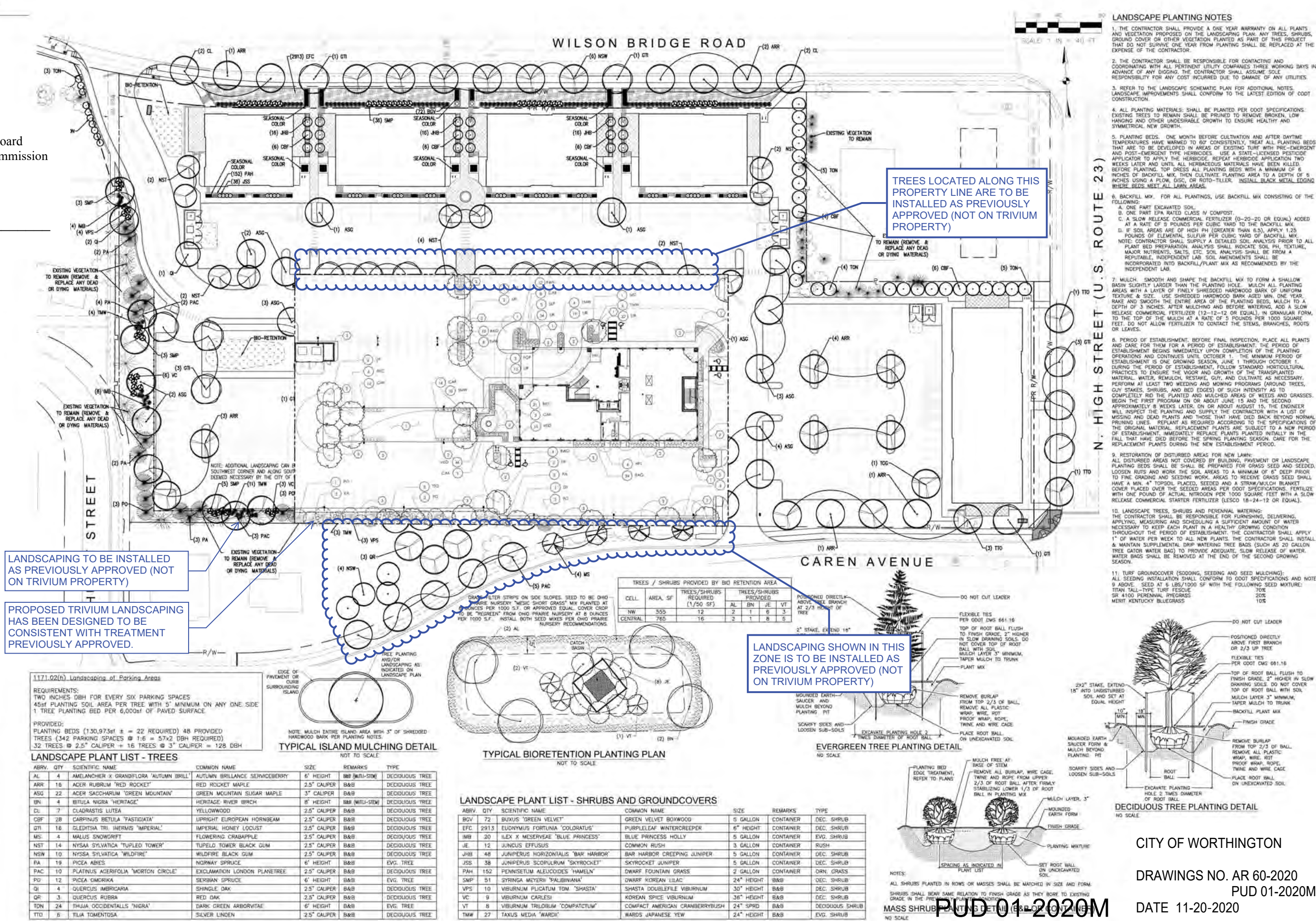


*Zynda Bitar*  
Clerk

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*  
Clerk

# EXHIBIT "A"





L-3



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk



CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



EXHIBIT "A"

CITY OF WORTHINGTON

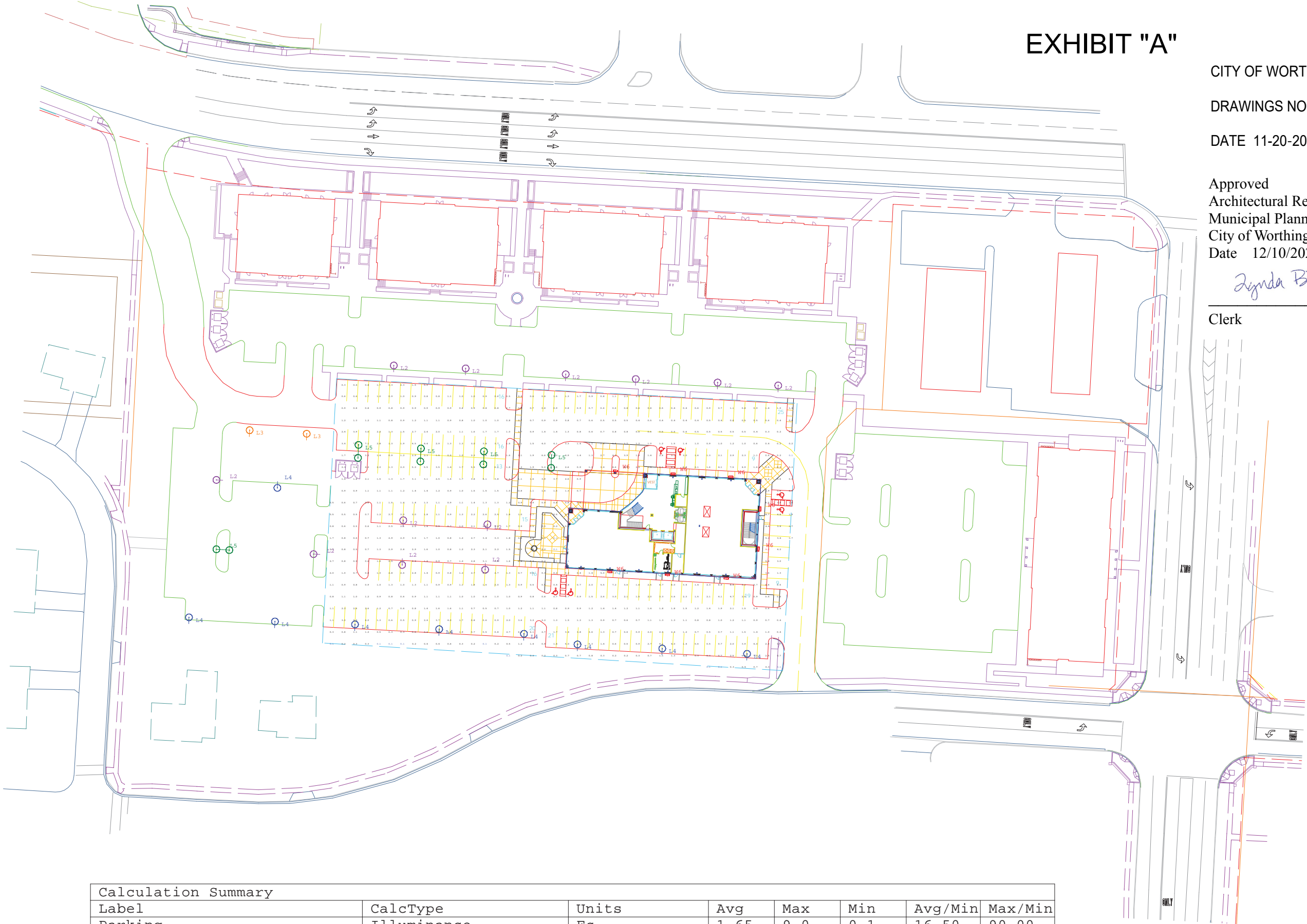
DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.65	9.0	0.1	16.50	90.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
	12	L2	SINGLE	N.A.	0.900	LSI XDLS-5-LED-SS-WW at 15' AFG	XDLS-5-LED-SS-WW.IES
	2	L3	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 12' AFG	XDLS-FT-LED-SS-WW.IES
	9	L4	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	5	L5	BACK-BACK	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	8	W6	SINGLE	N.A.	0.900	LSI WPSLL-06L-30 at 16.7' AFG	WPSLL-06L-30.ies

PUD 01-2020M



Clerk

Zynda Bitar

US patent 7,328,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending.

**ENERGY SAVING CONTROL OPTION - DIM** - 0-10volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**OPERATING TEMPERATURE** - 40°C to +50°C (-40°F to +122°F).

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)**

**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

ARRA Funding Compliant

LED Chips are frequently updated therefore values may increase



Failure Type	L0, L1, L2
--------------	------------

2009년 1월

LSI INDUSTRIES INC.

### PRODUCT ORDERING INFORMATION

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>1</sup> Angle Shade	2 - Type III 5 - Type V	LED	SS - Super Saver	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Sahn Verde Green	CH - Classic Hook SAI - Side Arm Mount for 4" O.D. Round Poles <sup>3</sup> SAS - Side Arm Mount for 5" O.D. Round Poles <sup>3</sup>	S - Single U180 - Double D90 - Double <sup>4</sup> T90 - Triple <sup>4</sup> TN120 - Triple <sup>4</sup> Q90 - Quad <sup>4</sup> W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>5</sup> BLS - Bi-Level Switching (from external 120-277V signal) <sup>2</sup> Dalton Type Protocols PC110 - 120V PC208/277V - 208/277V PC1947 - 947V
XDLSB <sup>1</sup> Bell Shade	FI - Forward Throw		HO - High Output		347-480 Universal Voltage (347-480V)				

<b>FOOTNOTES:</b>		
1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDSB 3 LED 55 CW UELB CH D180 PC120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.	3- 3" reduced drilling pattern required 4- For use with SA4 and SA6 mounting styles only 5- DIM and BLS cannot be ordered together. 6- Fusing must be located in the hand hole of pole	 T90° 3.3  TN120° 3.4  Q90° 4.1 <b>Note:</b> Includes Bracket
2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability		

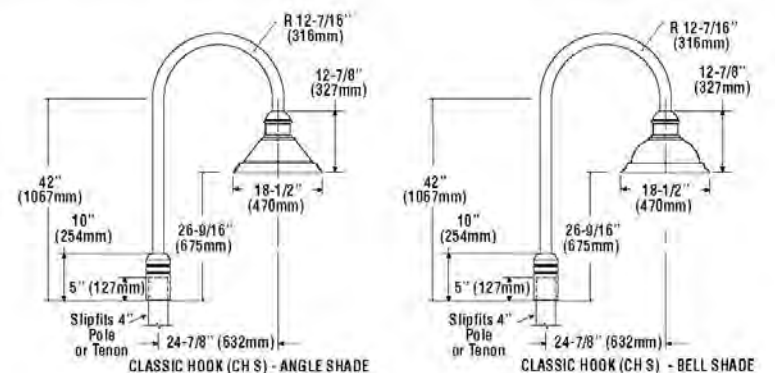
**SIDE ARM (SA4 S) - ANGLE SHADE**

21-1/8" (536mm)

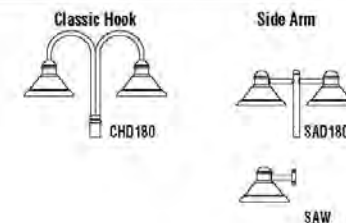
15" (387mm)

18-1/2" (470mm)

**SIDE ARM (SA4 S) - BELL SHADE**



See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



## BUG LISTING

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

Drive Current	Color temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

Drive Current	Color temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G2

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

TYPE L0, L1, L2

DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

Clerk

TYPE L3, L4

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending.

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**CROWN** - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**OPTICAL UNIT** - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**MOUNTING** - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVERS** - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - 24 lbs. (10.8 kg)

**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XDLS					
		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	8640	8220	71
	HO	9600	8990	8900	106
Neutral White	SS	6610	5940	5680	71
	HO	8810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.



Project Name: Trivium Worthington

Fixture Type: L3, L4

9/29/19

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LSI INDUSTRIES INC.

Catalog #

## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

## PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XDLSB 3 LED SS CW UE BLK CH S PCI120

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>1</sup> Angle Shade	3 - Type III 5 - Type V FT - Forward Throw	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles <sup>3</sup> SA5 - Side Arm Mount for 5" O.D. Round Poles <sup>3</sup>	U180 - Double D90 - Double <sup>4</sup> T90 - Triple <sup>4</sup> TN120 - Triple <sup>4</sup> Q90 - Quad <sup>4</sup> W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>5</sup> BLS - Bi-level Switching (from external 120-277V signal) <sup>5</sup> Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

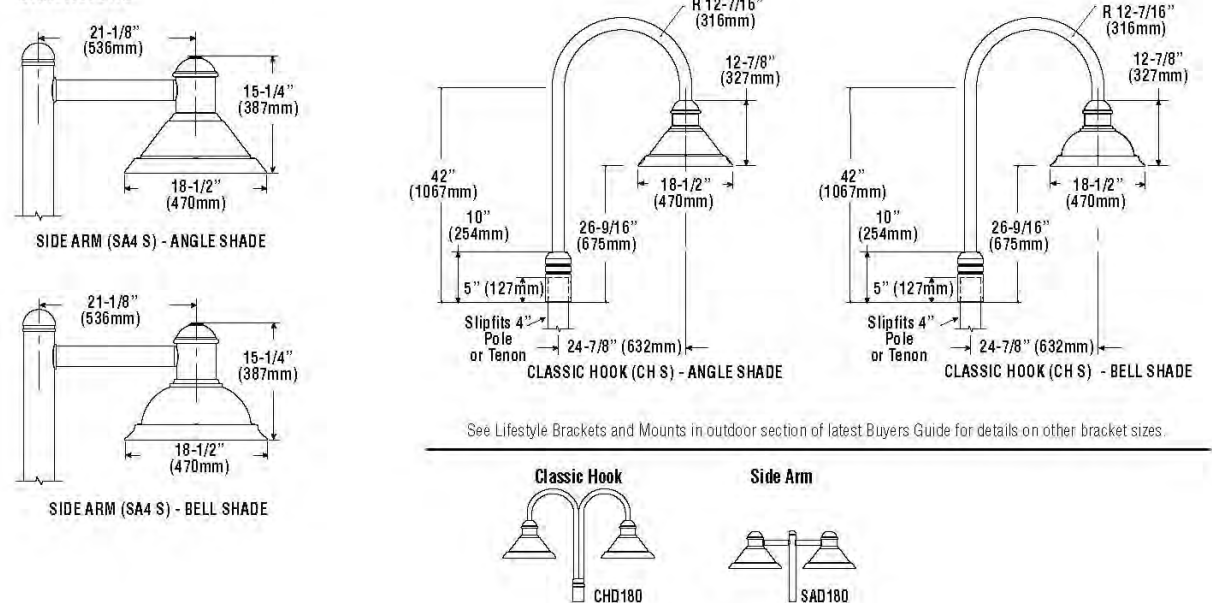
ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120*	DFK480 Double Fusing (480V)	DFK480*
FK277 Single Fusing (277V)	FK277*	FK347 Single Fusing (347V)	FK347*
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240*		

## FOOTNOTES:

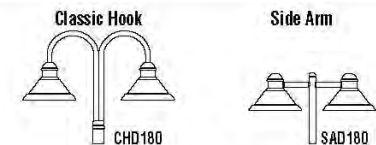
- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
- 3" reduced drilling pattern required.
- For use with SA4 and SA5 mounting styles only.
- DIM and BLS cannot be ordered together.
- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS		
Single		1.6
D180°		2.7
D90°		2.3
T90°		3.3
TN120°		3.4
Q90°		4.1
Note: Includes Bracket		

## DIMENSIONS



See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

## BUG LISTING

XDLS - TYPE 3					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

TYPE L3, L4

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020

PUD 01-2020M



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



TYPE L5

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**CROWN** - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**OPTICAL UNIT** - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**MOUNTING** - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVERS** - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - 24 lbs. (10.8 kg)

**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XDLS				
		Lumens (Nominal)		
		Type 3	Type FT	Type 5
Cool White	SS	7100	8540	8220
	HO	9600	8890	8600
Neutral White	SS	6510	5340	5680
	HO	8810	7990	7780
Warm White	SS	4790	5170	5010
	HO	6460	6880	6740

LED Chips are frequently updated therefore values may increase.



Project Name: Trivium Worthington

Fixture Type: L5

2/03/19

Catalog #

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LSI INDUSTRIES INC.

## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

### PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XDLSB 3 LED SS CW UE BLK CH S PCI120

Prefix	Distribution	Light Source	Drive Current	Color Temp.	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>3</sup> Angle Shade	3 - Type III 5 - Type V	LED	SS - Super Saver	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHI - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles <sup>3</sup> SA5 - Side Arm Mount for 5" O.D. Round Poles <sup>3</sup>	R - Single D180 - Double D90 - Double <sup>4</sup> T90 - Triple <sup>4</sup> TN120 - Triple <sup>4</sup> D90 - Quad <sup>4</sup> W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>5</sup> BLS - Bi-level Switching (from external 120-277V signal) <sup>5</sup> Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120 <sup>6</sup>	DFK480 Double Fusing (480V)	DFK480 <sup>6</sup>
FK277 Single Fusing (277V)	FK277 <sup>6</sup>	FK347 Single Fusing (347V)	FK347 <sup>6</sup>
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 <sup>6</sup>		

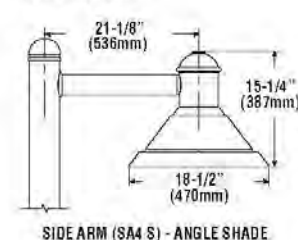
#### FOOTNOTES:

- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures; and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
- 3-3" reduced drilling pattern required.
- For use with SA4 and SA5 mounting styles only.
- DIM and BLS cannot be ordered together.
- Fusing must be located in the hand hole of pole.

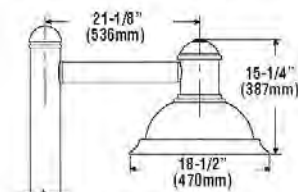
LUMINAIRE EPA CHART - XDLS	
Single	1.6
D180°	2.7
D90°	2.8
T90°	3.8
TN120°	8.4
D90°	4.1

Note: Includes Bracket

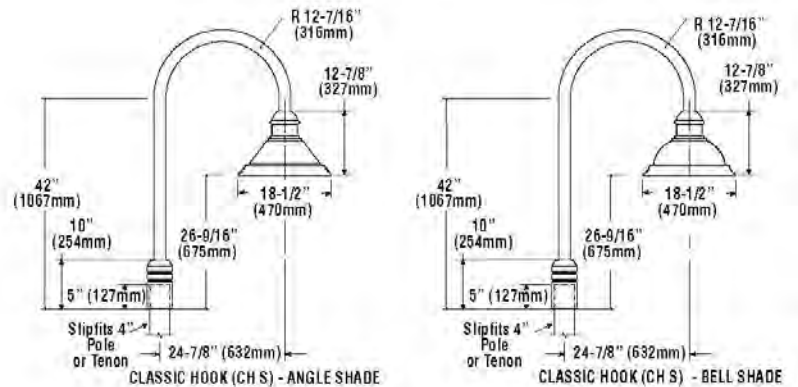
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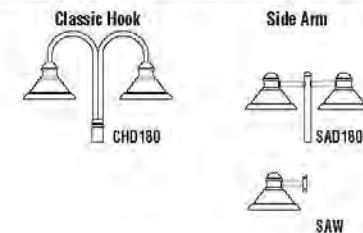
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE



See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

### BUG LISTING

		XDLS - TYPE 3			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

		XDLS - TYPE 5			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
	CW	6225	71	88	B3-U0-G1
SS	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

		XDLS - TYPE FT			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
	CW	6543	71	92	B1-U0-G2
SS	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G2

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

TYPE L5

TYPE L5

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020

PUD 01-2020M





Catalog #: Type W6

Project: Trivium Worthington

Prepared By:

Date:

## Slim Wall Pack (WPSLL)

### Large LED Slim Wall Pack



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk

OVERVIEW	
Lumen Range	4,000 - 8,000
Wattage Range	40 - 80
Efficacy Range (LPW)	106 - 130
Weight lbs(kg)	7.9 (3.6)

#### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Dimensions](#)[Photometrics](#)

TYPE W6

#### FEATURES & SPECIFICATIONS

##### Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Add sux CWBB for Emergency Battery Back Up. Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes. Requires deep back housing.
- Shipping weight: 7.9 lbs in carton.

##### Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.

- Minimum CRI of 71.

- Zero uplight.

##### Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10%-100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Minimum Operating Temperature of -20°C
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

##### Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

##### Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

##### Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

##### Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/GPL](http://www.designlights.org/GPL) to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Specifications and dimensions subject to change without notice.

CITY OF WORTHINGTON

XHIBIT "A"

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020

Large LED Slim Wall Pack (WPSLL)



#### ORDERING GUIDE

TYPE W6

TYPICAL ORDER EXAMPLE: WPSLL LED 6L UNV DIM 30 PC120 BZA

Family Prefix	Lumen Package	Voltage	Color Temp	Controls	Options	Finishes
WPSLL - Large Slim Wall Pack	4L - 4000 Lumens	UNV - Universal (120V-277V)	30 - 3000K	PC120 - 120V Photocontrol	CWBB - Emergency Back-up*	BZA - Bronze
	6L - 6000 Lumens	HV - 347-480V Universal Voltage	40 - 4000K	PM208-277 - 208-277V Photocontrol		WHT - White
	8L - 8000 Lumens		50 - 5000K			BLK - Black

\*4L and 6L lumen packages only

#### PERFORMANCE

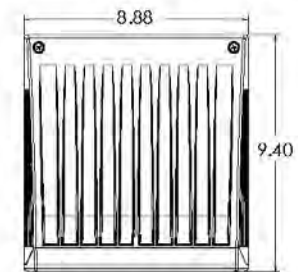
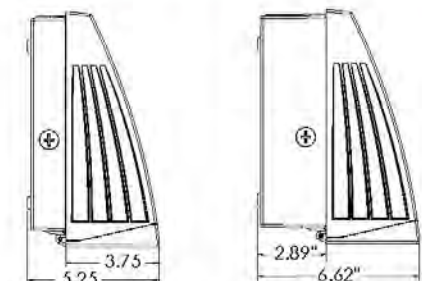
Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
4L	4147	110.74	4147	110.74	4858	130.34	40*
6L	6513	111.93	6513	111.93	7401	128.08	60
8L	8060	106.01	8060	106.01	9332	121.01	80

\*For emergency back-up only

LED		HID		Annual Savings	
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
40*	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94
60	\$26	200	232	\$128	\$102
		250	285	\$150	\$124
		400	458	\$226	\$200
80	\$35	200	232	\$128	\$83
		250	285	\$150	\$115
		400	458	\$226	\$191

\*For emergency back-up only

#### PRODUCT DIMENSIONS

[Back to Quick Links](#)

Deep back housing required for emergency battery back up

[Back to Quick Links](#)

#### PHOTOMETRICS

##### WPSLL-6L-40

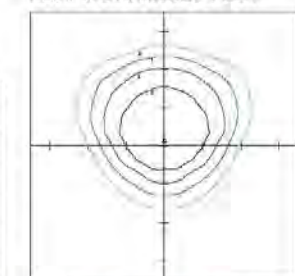
###### Luminaire Data

Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,957
Watts	58.1
Efficacy	120
IES Type	Type III - Very Short
BUG Rating	B2-U0-G1

###### Zonal Lumen Summary

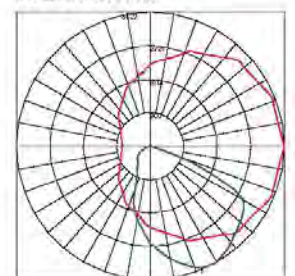
Zone	Lumens	%Luminaire
Low (0-30°)	2025.1	29.1%
Medium (30-60°)	3812.2	54.8%
High (60-90°)	1105.7	15.9%
Very High (90-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

##### ISO FOOTCANDLE PLOT



10' Mounting Height/10' Grid Spacing  
10 FC 5 FC 2 FC 1 FC

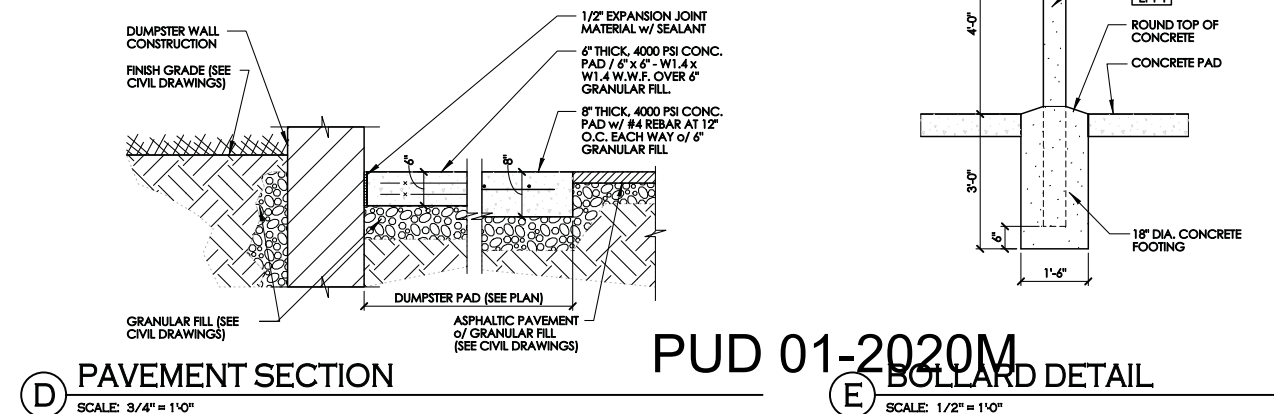
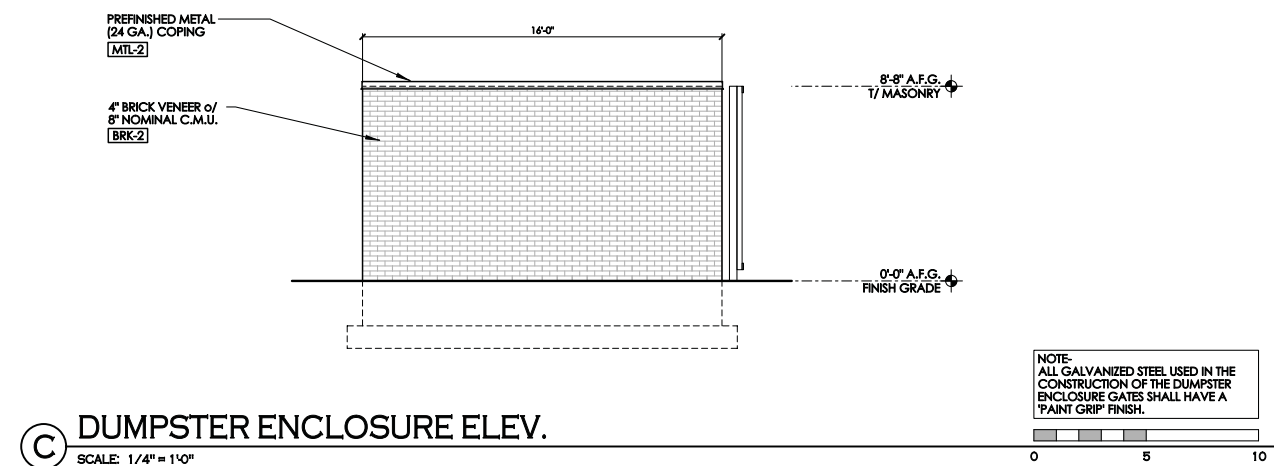
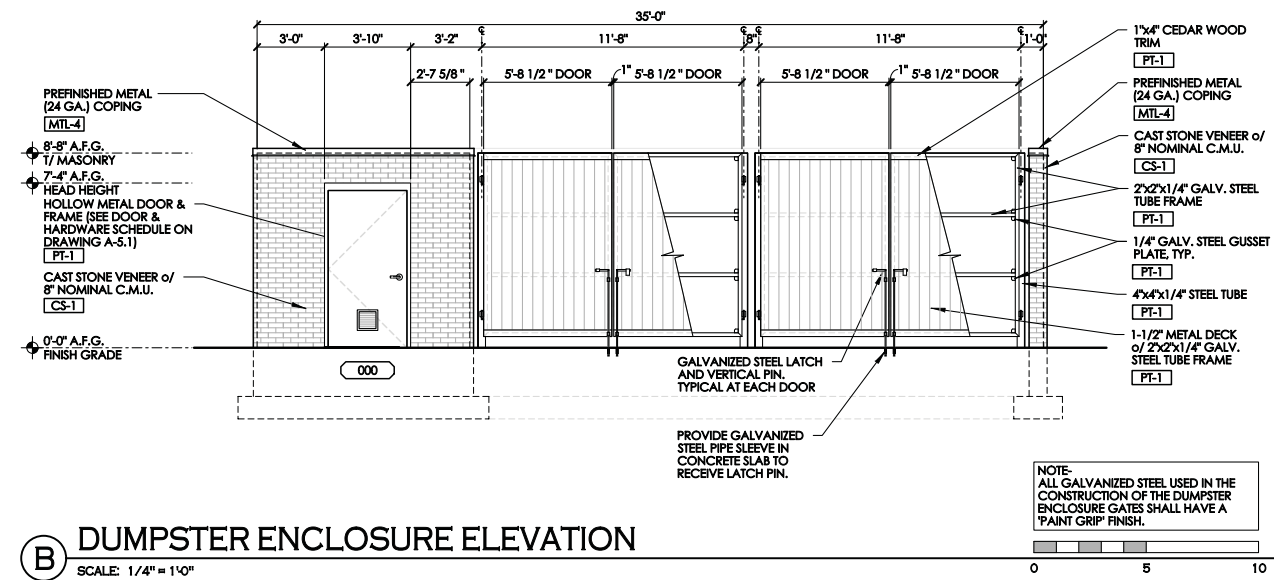
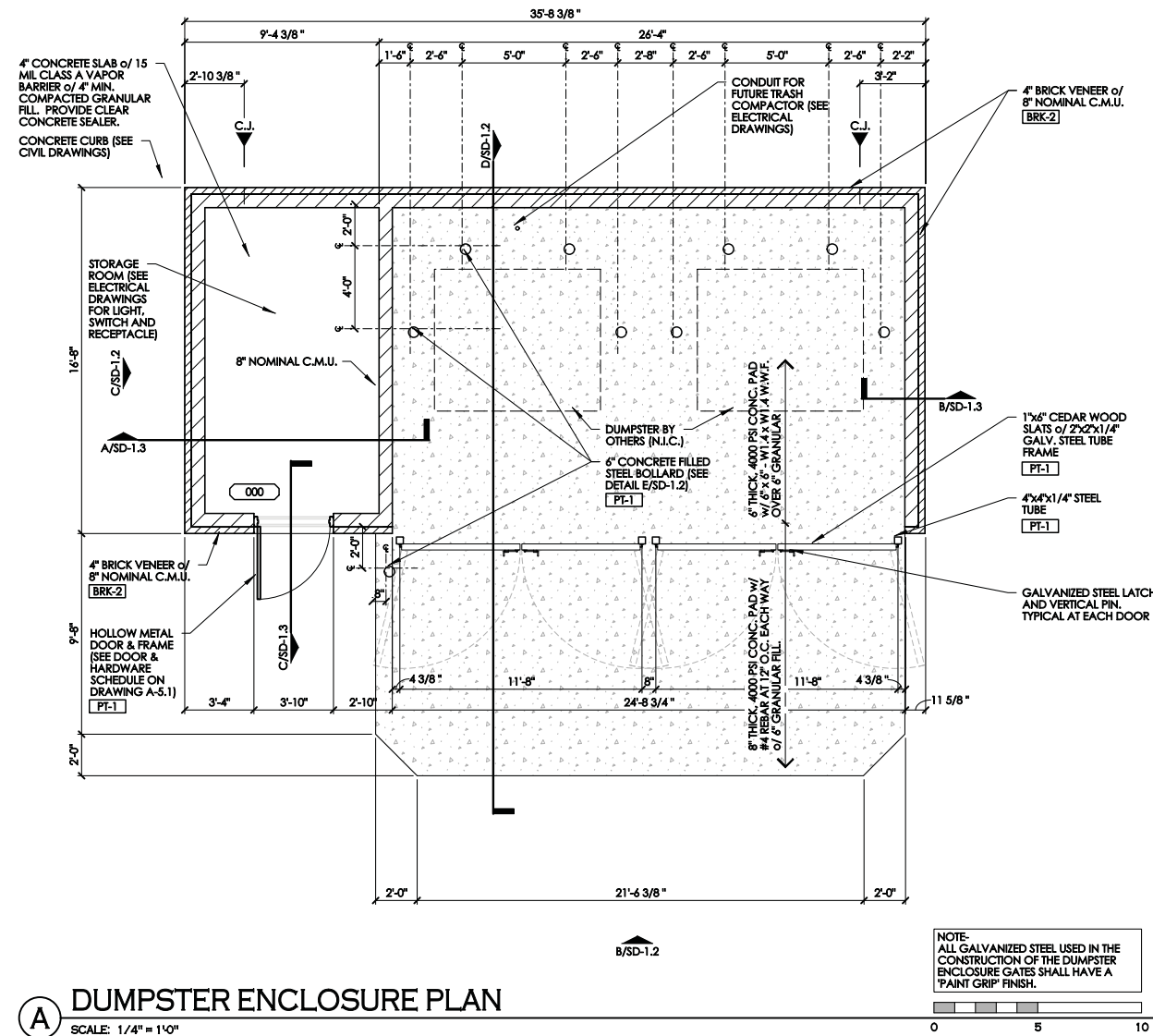
##### POLAR CURVE



PUD 01-2020M



EXHIBIT "A"



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Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Buter*  
Clerk

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

PUD 01-2020M  
BOLLARD DETAIL

**BEAN**

1 CHIEF BEAN ARCHITECT  
4400 NORTH HIGH STREET  
SUITE 401 • COLUMBUS  
OHIO • 43214  
TEL 614.262.5111  
FAX 614.262.2529

STATE OF OHIO  
J. CARTER BEAN  
1015234  
REGISTERED ARCHITECT

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7007 NORTH HIGH STREET  
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FOR  
TRIVIAM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE  
**DUMPSTER  
DETAILS**

DRAWING NUMBER  
**SD-1.1**

BEAN #00000.00



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Date 12/10/2020

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Clerk

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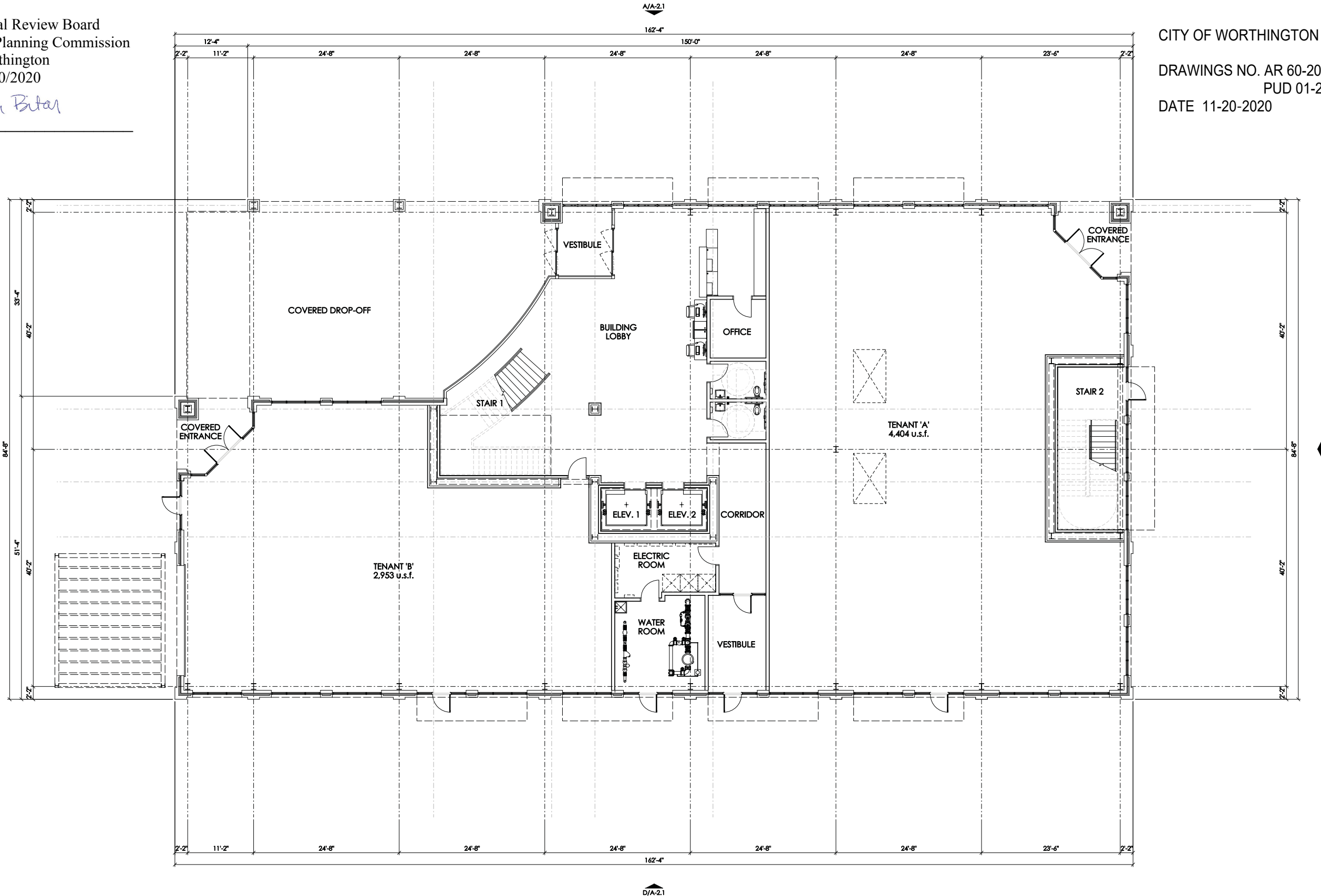
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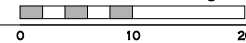
FOR

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**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GROUND FLOOR: 11,277 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



PUD 01-2020M

## DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

## DRAWING TITLE

CONCEPTUAL  
GROUND  
FLOOR PLAN

## DRAWING NUMBER

**A-1.1**

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Date 12/10/2020

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## DRAWING STATUS

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CONCEPTUAL REVIEW	NOV. 20, 2020

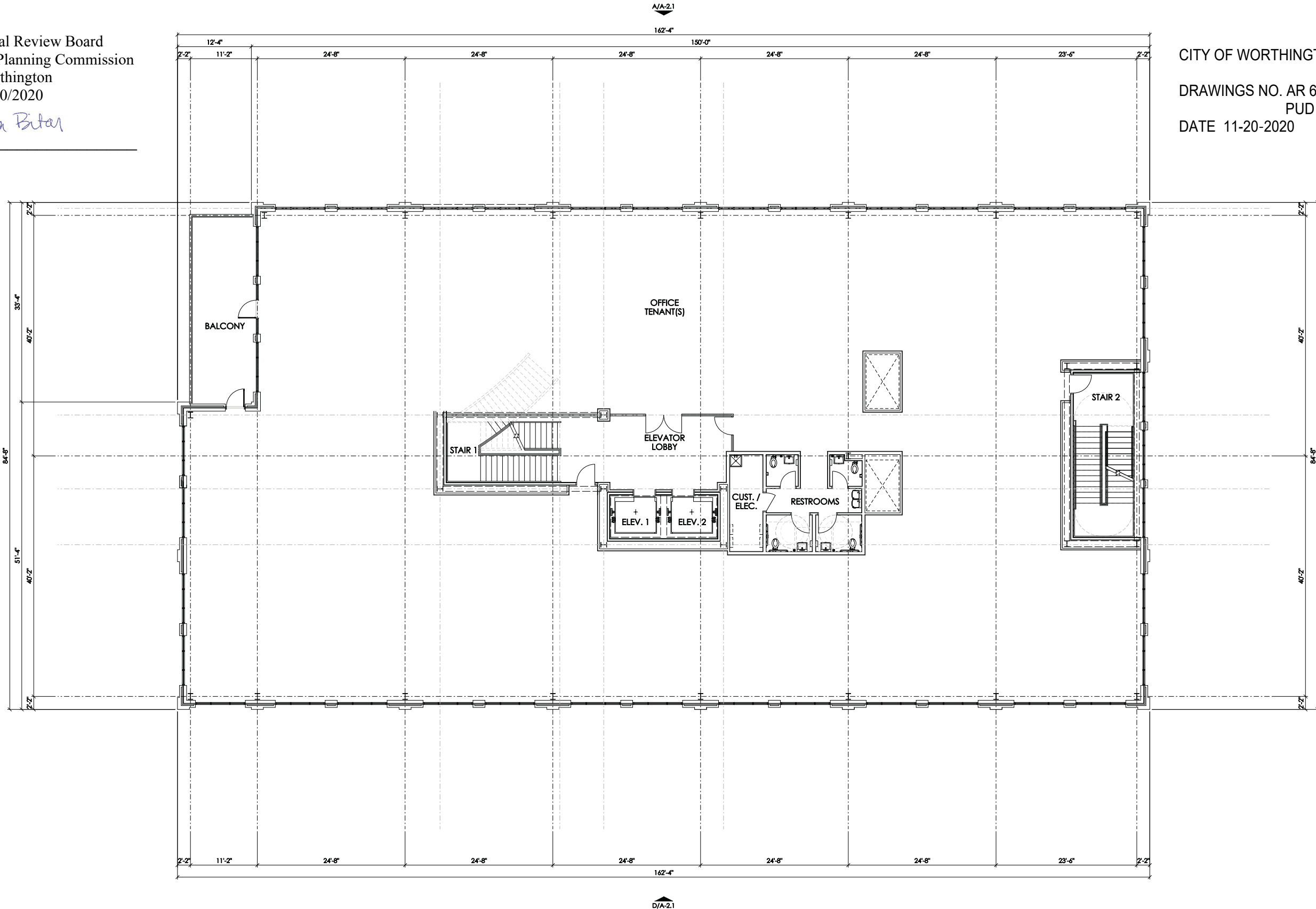
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CONCEPTUAL  
SECOND  
FLOOR PLAN

## DRAWING NUMBER

A-1.2

BEAN #00000.00



**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SECOND FLOOR: 13,031 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



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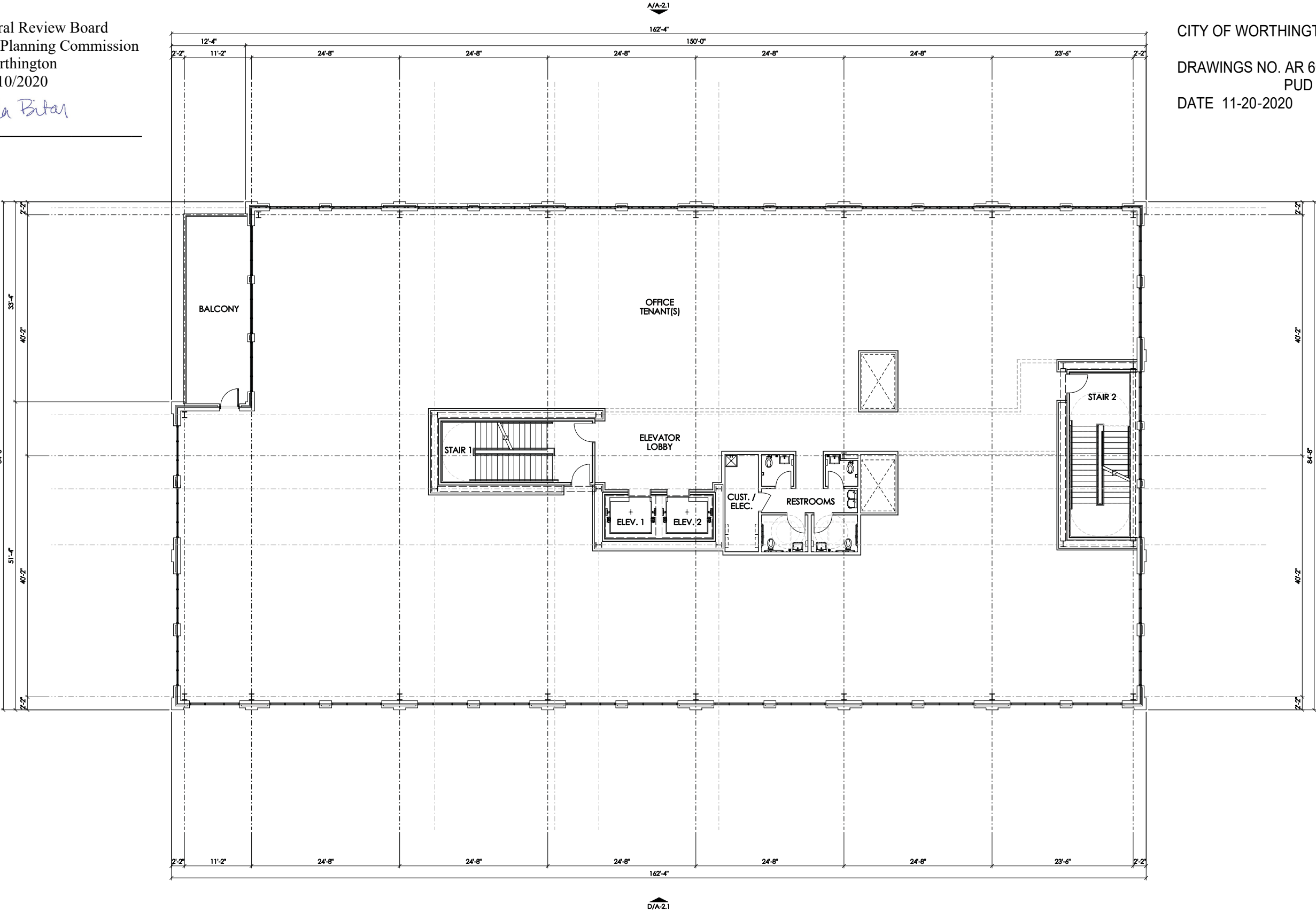
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DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020
DRAWING TITLE	
CONCEPTUAL THIRD FLOOR PLAN	
DRAWING NUMBER	
A-1.3	
BEAN #00000.00	



A CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

THIRD FLOOR: 13,031 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



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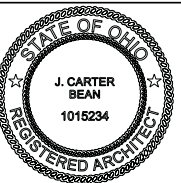
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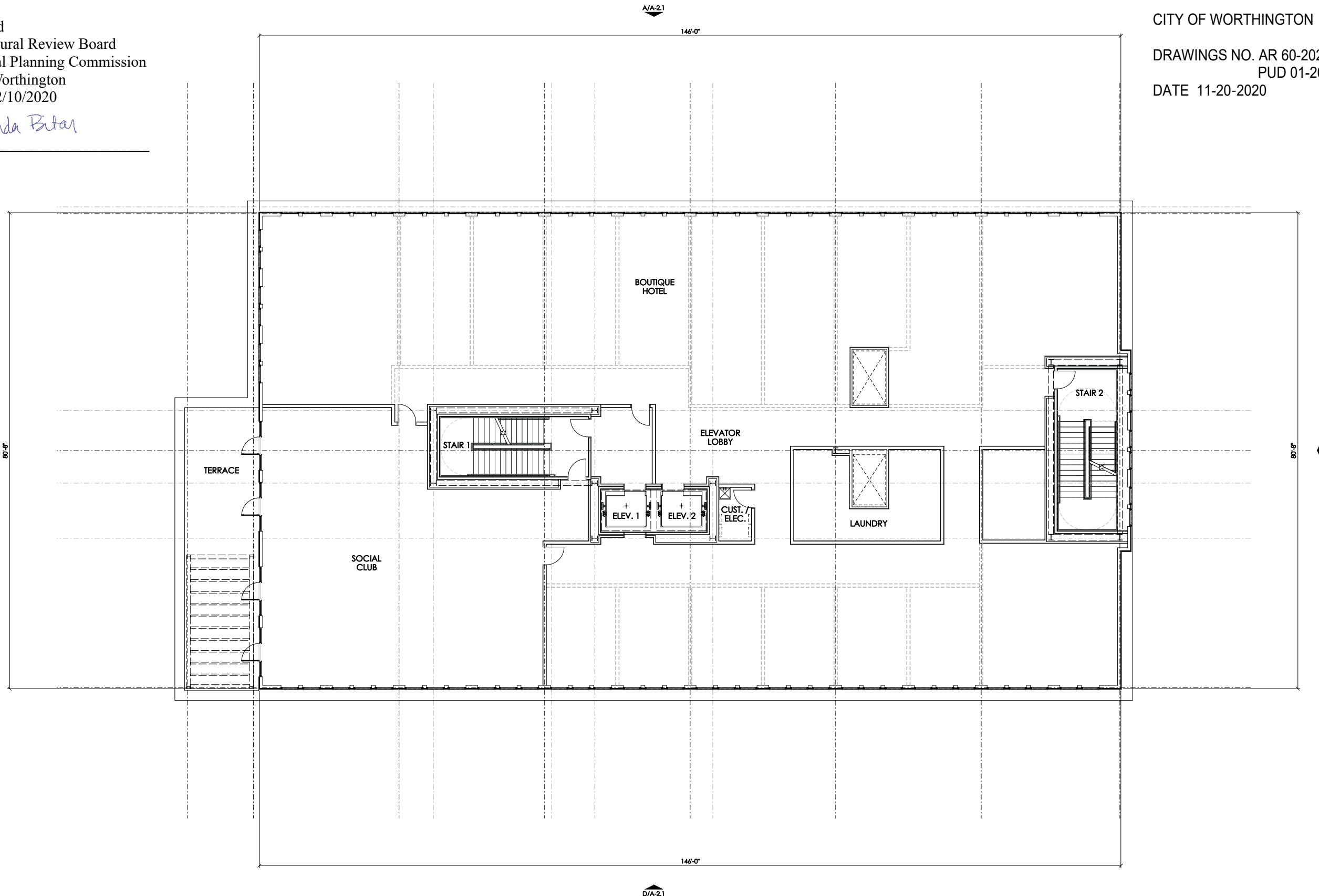
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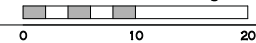
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**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FOURTH FLOOR: 11,834 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



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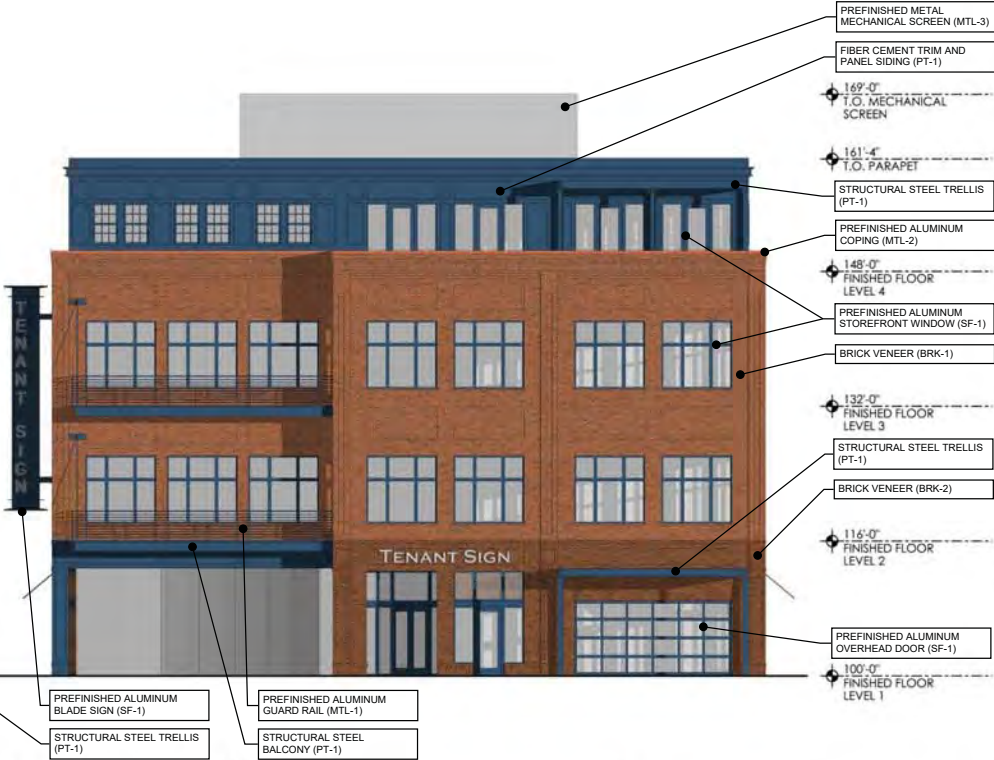
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STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020
DRAWING TITLE	
CONCEPTUAL FOURTH FLOOR PLAN	
DRAWING NUMBER	
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EXHIBIT "A"



A NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

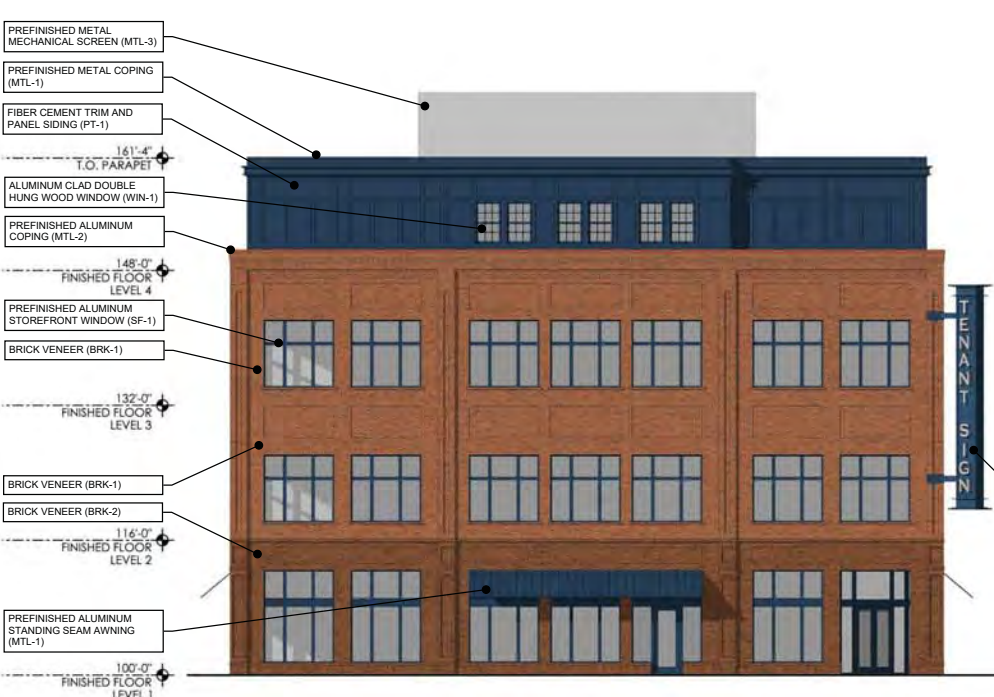


B WEST ELEVATION  
SCALE: 3/32" = 1'-0"

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C EAST ELEVATION  
SCALE: 3/32" = 1'-0"



D SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
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STATUS	DATE
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BUILDING ELEVATIONS

DRAWING NUMBER

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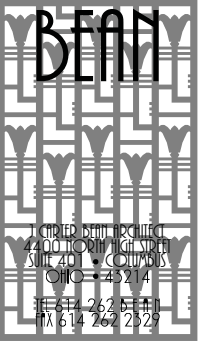
3D IMAGE FOR REFERENCE ONLY  
AERIAL LOOKING SOUTHEAST - N.T.S.



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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.3		
BEAN/2020.00		



# BEAN

3D VIEW LOOKING SOUTHEAST - N.T.S.



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No.	Date	Description
NOV. 20, 2020		
DRAWING TITLE 3D IMAGE		
DRAWING NUMBER R-1.4		
BEAN2020.00		

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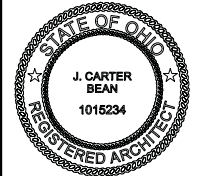
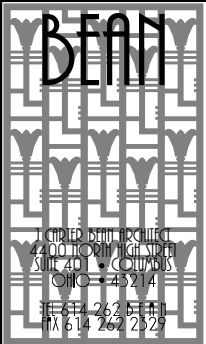
3D IMAGE FOR REFERENCE ONLY  
3D VIEW LOOKING EAST - N.T.S.



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CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
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BEAL/2020.00		



# BEAN

AERIAL VIEW LOOKING NORTHEAST - N.T.S.

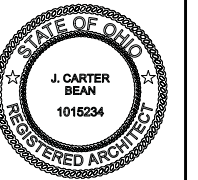


Zynda Bitar

DATE 11-20-2020

JD 01-2020M

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TEL 614 262 5511  
FAX 614 262 2329



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**EXPIRATION DATE: 12/31/2020**  
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 AND MAY NOT BE USED, DUPLICATED OR ALTERED  
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TRIVIUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
NOV. 20, 2020		
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.6		
SEA-2020-06		

11/17/2020 12:43:32 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT\_MODEL.M



3D IMAGE FOR REFERENCE ONLY  
3D VIEW LOOKING NORTHWEST - N.T.S.



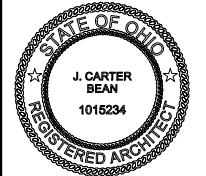
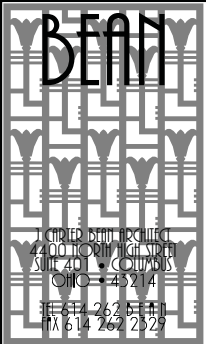
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*  
Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

PUD 01-2020M



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TRIVIUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.7		
BEAL2020.00		



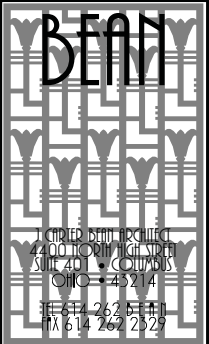
3D IMAGE FOR REFERENCE ONLY  
3D VIEW LOOKING SOUTHWEST - N.T.S.



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020  
*Zynda Butar*  
Clerk

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

PUD 01-2020M



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TRIVIUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.8		
BEAL2020.00		



3D IMAGE FOR REFERENCE ONLY  
AERIAL LOOKING SOUTHEAST - N.T.S.



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020  
*Zynda Butar*  
Clerk

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

PUD 01-2020M

BEAN  
BLUM

STATE OF OHIO  
J. CARTER  
BEAN  
1015234  
REGISTERED ARCHITECT

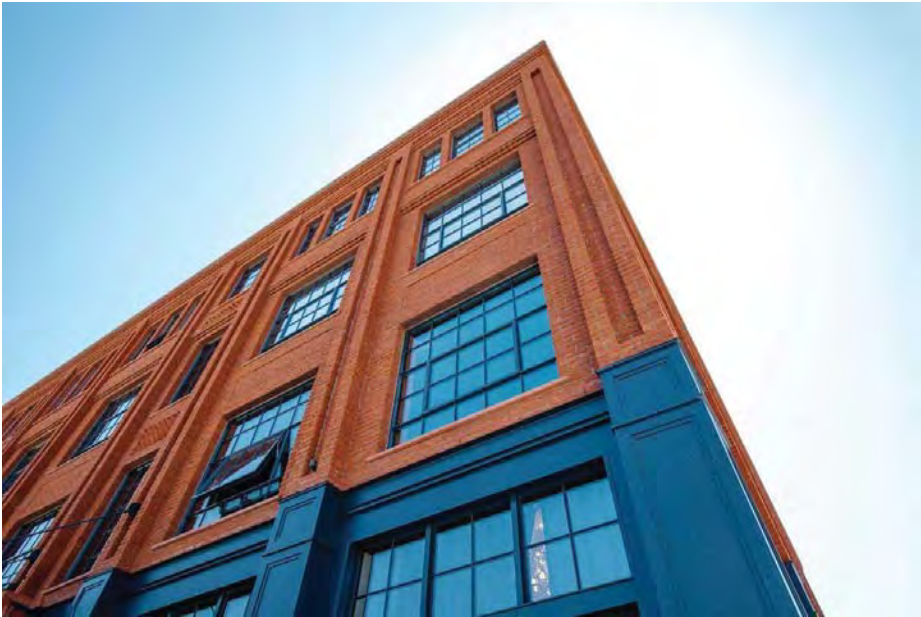
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TRIVIMUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIMUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

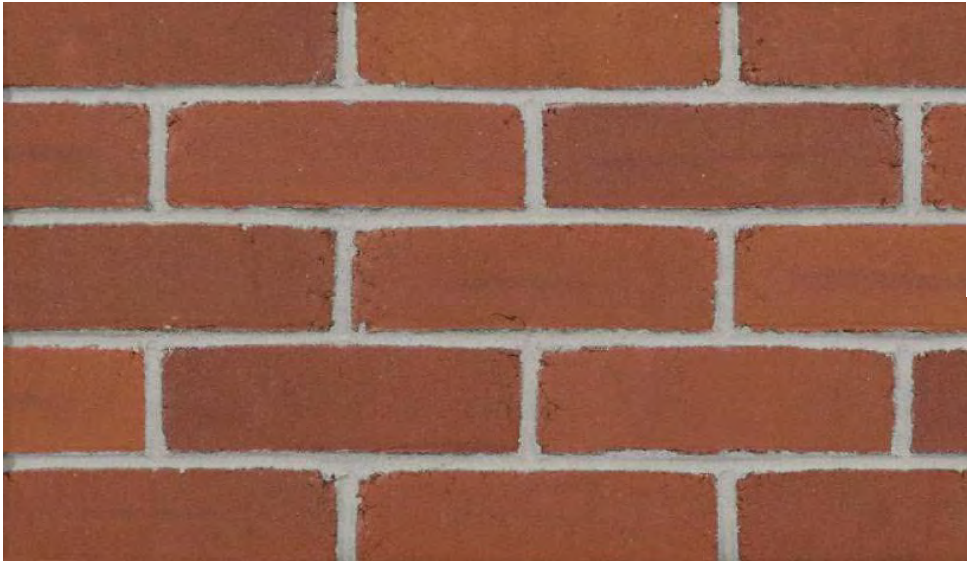
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	NOV. 20, 2020	
DRAWING TITLE 3D IMAGE		
DRAWING NUMBER R-1.9		

BEAN/2020.00

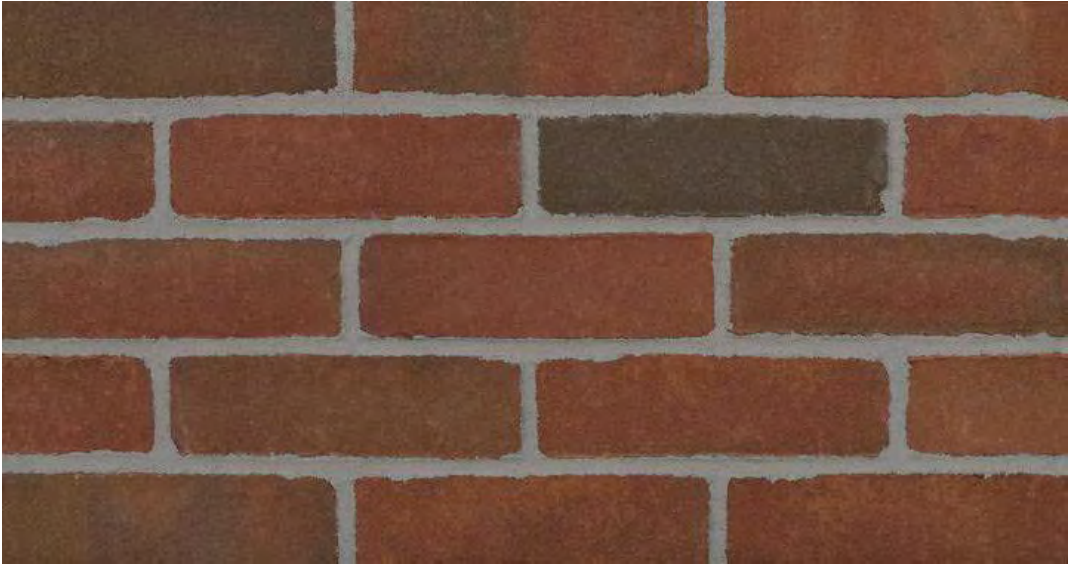




PRECEDENT IMAGES



BRK-1 GLEN-GERY '56-DD' (MODULAR; MORTAR COLOR: ARGOS RED)

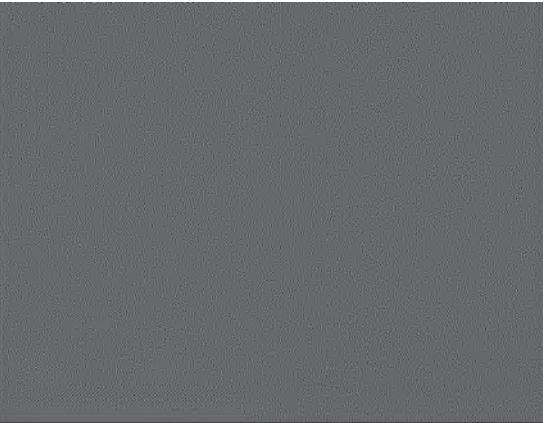


BRK-2 GLEN-GERY 'ALBANY' (MODULAR; MORTAR COLOR: ARGOS 'CRIMSON')

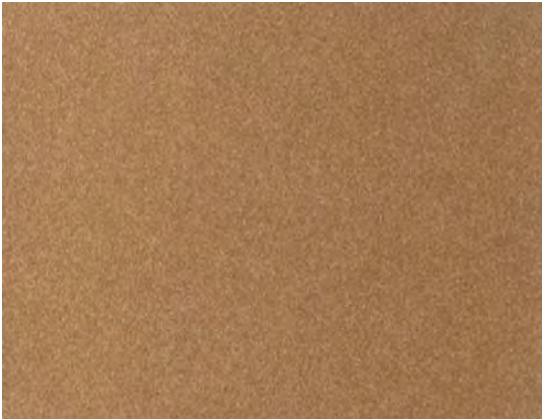
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020  
*Zynda Buter*  
Clerk



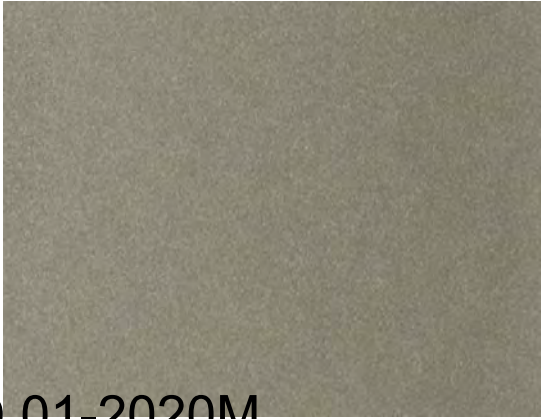
PT-1  
SHERWIN WILLIAMS  
SW #6510



MTL-1 DMI 'ROYAL BLUE'



MTL-2 DMI 'METALLIC COPPER'



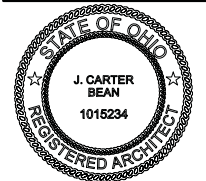
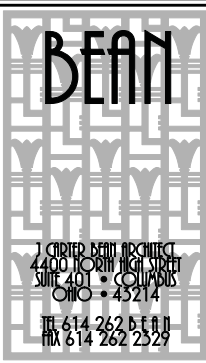
MTL-3 DMI 'CHAMPAGNE'



CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

JD 01-2020M



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EXPIRATION DATE: 12/31/2020  
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TRIVIMUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIMUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020
DRAWING TITLE	
EXTERIOR MATERIALS & FINISHES	
DRAWING NUMBER	
M-1.1	
BEAN #00000.00	



EXHIBIT "A"



**TYPICAL WALL SIGN**  
2'-0" TALL x 18'-8" LONG SIGN AREA  
(38 s.f.)  
INTERNALLY-ILLUMINATED  
INDIVIDUALLY CUT LETTERS / LOGOS

**BLADE SIGN**  
23'-4" TALL x 2'-8" WIDE SIGN AREA  
(63 s.f. EA. SIDE)  
INTERNALLY-ILLUMINATED  
PUSH-THROUGH LETTERS / LOGOS

**MONUMENT SIGN**  
6'-0" TALL x 7'-4" WIDE SIGN AREA  
(44 s.f.)  
INTERNALLY-ILLUMINATED  
PUSH-THROUGH LETTERS / LOGOS



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020  
*Zynda Butar*  
Clerk

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020

PUD 01-2020M

BEAN

J. CARTER BEAN ARCHITECT  
4400 NORTH HIGH STREET  
SUITE 401 • COLUMBUS  
OHIO 43214  
TEL 614.262.5111  
FAX 614.262.2329

STATE OF OHIO

J. CARTER  
BEAN  
1015234

REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234  
EXPIRATION DATE: 12/31/2020  
COMPONENTS ARE  
ALL UNPAID AND ARE NOT TO BE REPRODUCED OR ALTERED  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIMUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIMUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

SIGNAGE

DRAWING NUMBER

S-1.1

BEAN 000000.00





**City of Worthington**  
**ARCHITECTURAL REVIEW BOARD**  
Certificate of Appropriateness  
Application

Case #	AR 60-2020
Date Received	8/28/2020
Fee	\$200
Meeting Date	
Filing Deadline	
Receipt #	

1. **Property Location** 121 W. Wilson Bridge Road
2. **Present/Proposed Use** Vacant / Hotel
3. **Zoning District** PUD
4. **Applicant** Trivium Development / Tim Spencer  
  
**Address** 210 North Lazelle Street, Columbus, Ohio 43215  
  
**Phone Number(s)** 614-679-6979  
  
**Email** tim@triviumdevelopment.com
5. **Property Owner** HE - HARI Inc.  
  
**Address** 600 Enterprise Drive, Lewis Center, Ohio 43035  
  
**Phone Number(s)** 614-846-6600  
  
**Email** \_\_\_\_\_
6. **Project Description** New mixed-use building (retail / restaurant / office / boutique  
hotel / social club)
7. **Project Details:**
  - a) **Design** See attached drawings
  - b) **Color** See attached drawings
  - c) **Size** See attached drawings
  - d) **Approximate Cost** T.B.D. **Expected Completion Date** T.B.D.

**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

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butler*

\_\_\_\_\_  
Clerk

ABUTTING PROPERTY OWNERS  
FOR  
121 W. Wilson Bridge Rd.

Cast Away Realty LLC	42-40 Bell Blvd Ste 200	Bayside, NY 11361
Chase Bank	50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC	7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC	447 James Parkway	Newark, OH 43056
Beth Evans	101 Saint Julien St.	Worthington, OH 43085
Park National Bank	7140 N. High St.	Worthington, OH 43085
Insight Bank	150 W. Wilson Bridge Rd.	Worthington, OH 43085
Middleton Place Ltd	7100 N. High St.	Worthington, OH 43085
CF Bank	7000 N. High St.	Worthington, OH 43085
Fifth Third Bank	6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC	PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans	6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice	130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich	140 Caren Ave.	Worthington, OH 43085
Lois Drenik	1104 Rosebank Dr.	Worthington, OH 43085
Tenant	103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bushong	115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker	117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden	119 St. Michelle St.	Worthington, OH 43085
Barbara Miller	121 St. Michelle St.	Worthington, OH 43085
Carol Smith	123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson	114 St. Julien St.	Worthington, OH 43085
David McCall                      Laura Miller	116 St. Julien St.	Worthington, OH 43085
James Sharvin	118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene	120 St. Julien St.	Worthington, OH 43085
Donald Gleason	115 St. Julien St.	Worthington, OH 43085
Kristin Spyker                      Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakogeorgiou	139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson	142 Caren Ave.	Worthington, OH 43085
Heather Monroe	135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller	145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith	1500 Glenn Ave.	Columbus, OH 43212
Tenant	130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden	3790 Spur Ln.	Columbus, OH 43221
Tenant	140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey	150 Greenglade Ave.	Worthington, OH 43085
Towne Properties                      Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis	126 Saint Andre St.	Worthington, OH 43085





# City of Worthington

## PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

Case #	PUD 01-2020M
Date Received	8/28/2020
Fee	\$100
Meeting Date	
Filing Deadline	

1. Property Location 121 W. Wilson Bridge Road
2. Present Zoning PUD Present Use Vacant / Hotel
3. Proposed Use Mixed-use building (retail / restaurant / office / boutique hotel / social club)
4. Applicant Trivium Development / Tim Spencer  
Address 210 North Lazelle Street, Columbus, Ohio 43215  
Home Phone \_\_\_\_\_ Work Phone 614-679-6979  
Email tim@triviumdevelopment.com
5. Property Owner HE - HARI Inc.  
Address 600 Enterprise Drive, Lewis Center, Ohio 43035  
Home Phone \_\_\_\_\_ Work Phone 614-846-6600  
Email \_\_\_\_\_
6. Project Description New mixed-use building (retail / restaurant / office / boutique  
hotel / social club)

### 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)

\_\_\_\_\_  
Property Owner (Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

\_\_\_\_\_  
Clerk

# 121 W. Wilson Bridge Rd.





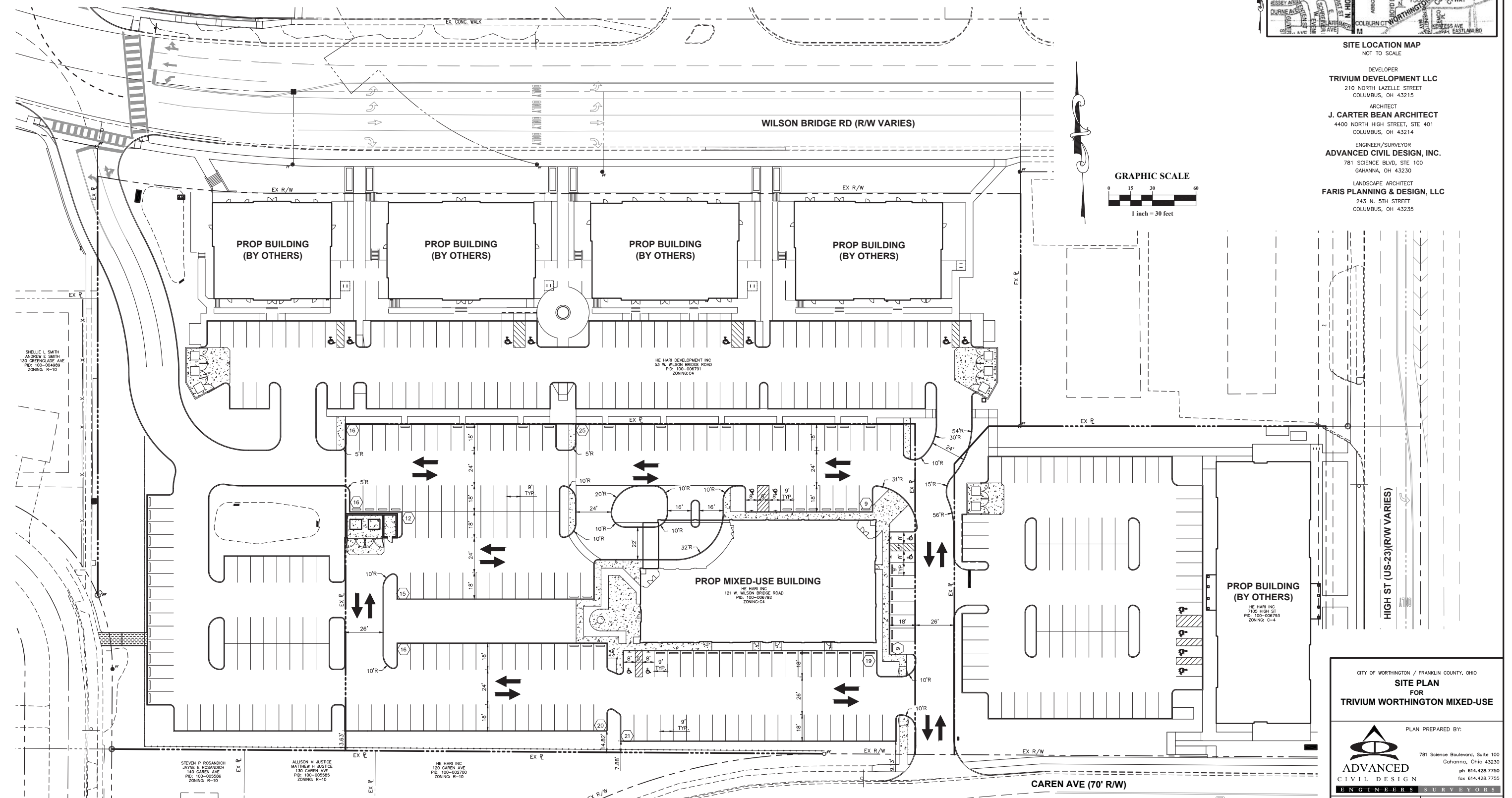
NOTE: THIS DRAWING IS BASED OFF INFORMATION PROVIDED BY THIRD PARTIES. ADVANCED CIVIL DESIGN, INC. HAS NOT PERFORMED ANY FIELD WORK FOR THIS PROJECT. ADVANCED CIVIL DESIGN, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND IS NOT RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES HEREIN.

NOTE: ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.

LEGEND

- TRAFFIC FLOW ARROW  
# DENOTES PARKING COUNT



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

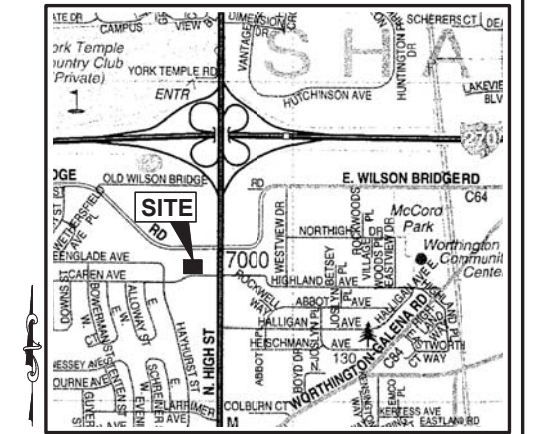
Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020



SITE LOCATION MAP  
NOT TO SCALE

DEVELOPER  
**TRIVIUM DEVELOPMENT LLC**  
210 NORTH LAZELLE STREET  
COLUMBUS, OH 43215

ARCHITECT  
**J. CARTER BEAN ARCHITECT**  
4400 NORTH HIGH STREET, STE 401  
COLUMBUS, OH 43214

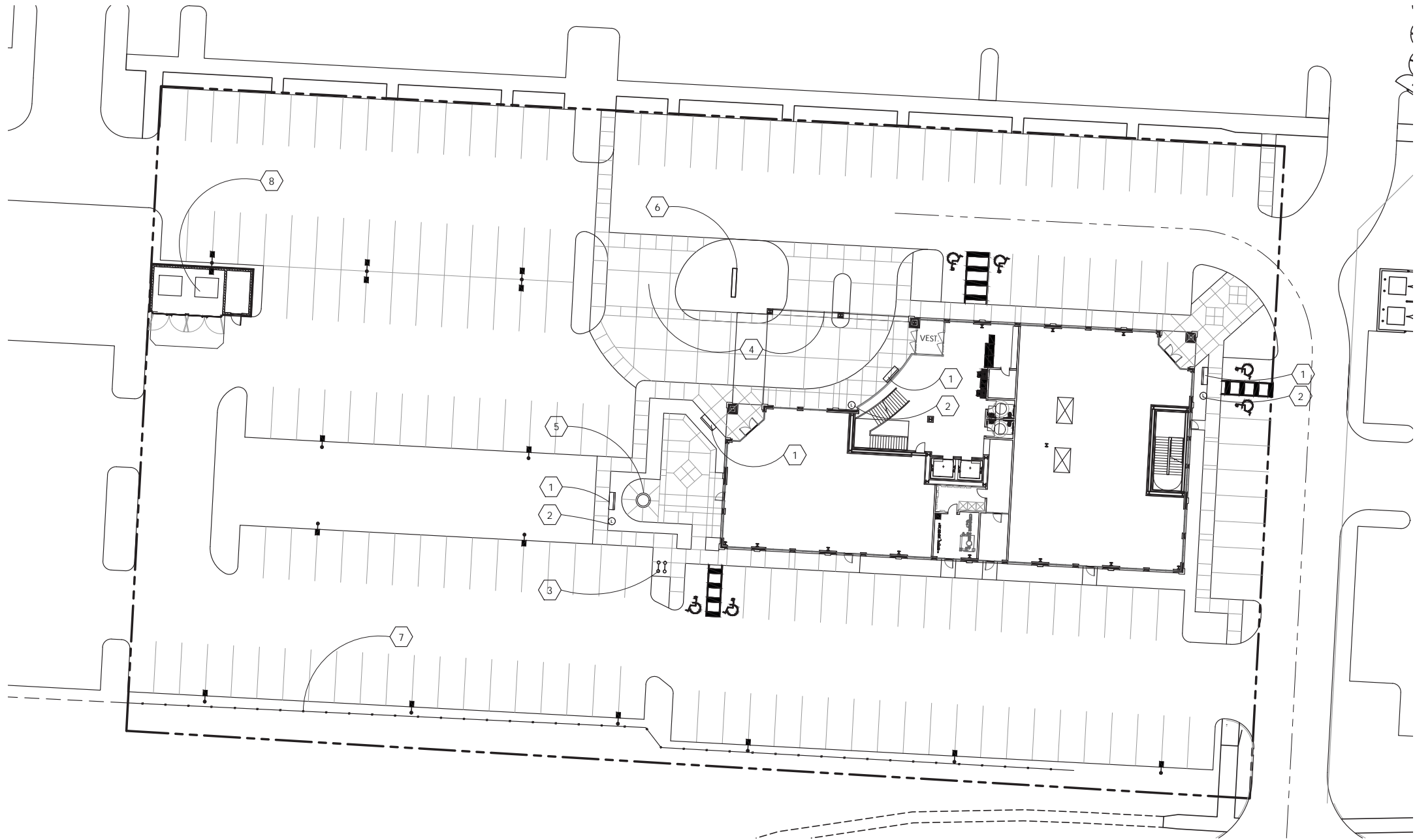
ENGINEER/SURVEYOR  
**ADVANCED CIVIL DESIGN, INC.**  
781 SCIENCE BLVD, STE 100  
GAHANNA, OH 43230

LANDSCAPE ARCHITECT  
**FARIS PLANNING & DESIGN, LLC**  
243 N. 5TH STREET  
COLUMBUS, OH 43235

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO  
**SITE PLAN**  
FOR  
**TRIVIUM WORTHINGTON MIXED-USE**

PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 30'  
DATE: 11/20/2020  
SHEET 1 / 1



GENERAL LAYOUT NOTES

- 1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY MANNIK SMITH GROUP
- 2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- 6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- 7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES

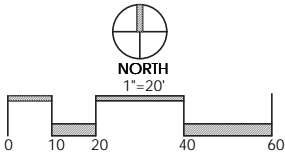
- 1 BENCH LOCATION-TYPICAL OF 4 REFER TO DETAIL 5 SHEET L-3
- 2 TRASH CAN LOCATION-TYPICAL OF 3- REFER TO DETAIL 7 SHEET L-3
- 3 BIKE RACK LOCATION-TYPICAL OF 2- REFER TO DETAIL 6 SHEET L-3
- 4 VEHICULAR CONCRETE/ACCENT PAVEMENT
- 5 FIRE PIT LOCATION- SEE DETAIL 3 SHEET L-3
- 6 PROPOSED GROUND SIGN LOCATION- REFER TO ARCHITECTURAL DRAWINGS
- 7 SCREEN FENCE LOCATION- REFER TO ARCHITECTURAL DRAWINGS
- 8 TRASH ENCLOSURE- REFER TO ARCHITECTURAL DRAWINGS

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

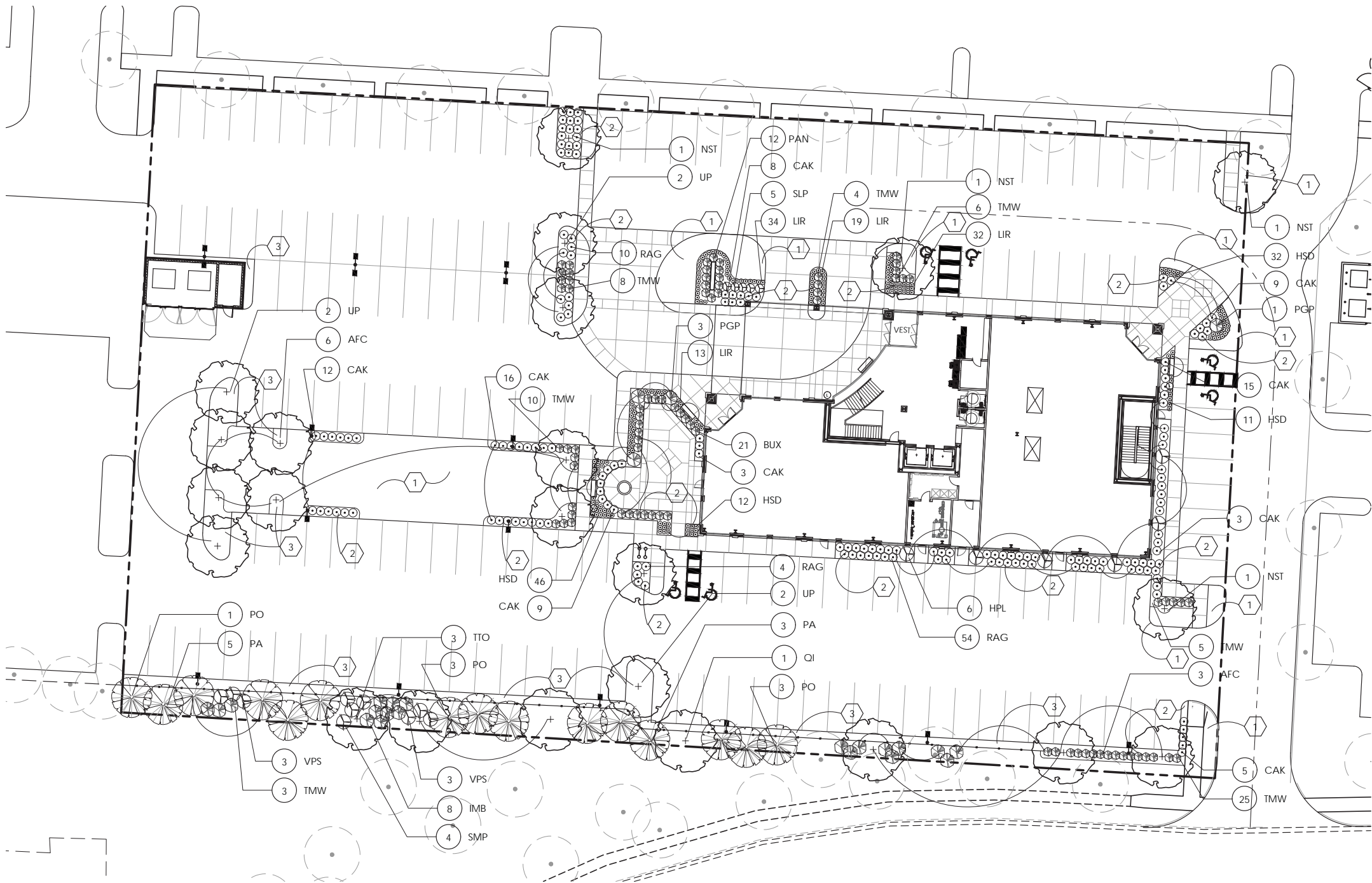
*Zynda Butar*

Clerk

CITY OF WORTHINGTON  
  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



REVISIONS	
SITE AMENITIES	
TRIVIUM WORTHINGTON MIXED USE PREPARED FOR TRIVIUM DEVELOPMENT LLC 210 NORTH LAZELLE STREET COLUMBUS, OHIO 43215	
Paris Planning & Design LAND PLANNING 243 N. 5th Street P.O. Box 1164 Columbus, OH 43215 www.parisplanninganddesign.com	
DATE	11/20/20
PROJECT	XXXXXX
SHEET	
L-1	



PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	UP	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL.	B & B	
4	NST	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.	B & B	
9	AFC	ACER FREMANNI CELEBRATION	CELEBRATION MAPLE	2.5" CAL.	B & B	
8	PAB	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	B & B	
7	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	B & B	
4	PGP	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPUCE	6' HEIGHT	CONT.	
1	QI	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.	B & B	
3	TTO	TILIA TOMENTOSA	SILVER LINDEN	2.5" CAL.	B & B	

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butler*  
Clerk

PLANT LIST  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
21	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT.	CONT.	
4	SMP	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HT.	CONT.	
8	IMB	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" HT.	CONT.	
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIME LIGHT HYDRANGEA	30" HT.	CONT.	
5	SLP	SPIREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	
6	VPS	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLE FILE VIBURNUM	30" HT.	CONT.	
12	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	18" HT.	CONT.	
61	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	24" HGT.	CONT.	
85	RAG	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	18" SPR	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
80	CAK	CALAMAGROSTIS ACUTIFOLIA 'KARL FORESTER'	FEATHER REED GRASS	NO. 2	CONT.	
101	HSD	HEMEROCALLIS 'STELLA D ORRO'	STELLA D' ORRO DAYLILLY	NO. 1	CONT.	
98	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO. 1	CONT.	

GENERAL PLANTING NOTES:

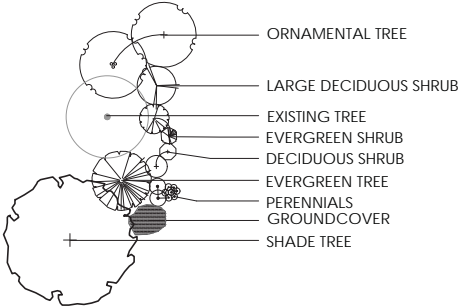
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 MULCH AREA, 3" DEPTH MIN. SHREDDED HARDWOOD MULCH-PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

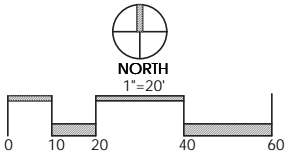
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



REVISIONS

LANDSCAPE PLAN

TRIVIUM WORTHINGTON  
MIXED USE  
PREPARED FOR  
TRIVIUM DEVELOPMENT LLC  
210 NORTH LAZELLE STREET  
COLUMBUS, OHIO 43215

Faris Planning & Design  
LANDSCAPE ARCHITECTURE  
243 N. 5th Street  
P.O. Box 1464  
Columbus, OH 43215  
www.farisplanninganddesign.com

DATE 11/20/20

PROJECT XXXXXX

SHEET

L-2



*Zynda Bitar*

Clerk

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

Clerk

LANDSCAPING TO BE INSTALLED  
AS PREVIOUSLY APPROVED (NOT  
ON TRIVIM PROPERTY)

PROPOSED TRIVIM LANDSCAPING  
HAS BEEN DESIGNED TO BE  
CONSISTENT WITH TREATMENT  
PREVIOUSLY APPROVED.

TREES LOCATED ALONG THIS  
PROPERTY LINE ARE TO BE  
INSTALLED AS PREVIOUSLY  
APPROVED (NOT ON TRIVIM  
PROPERTY)

LANDSCAPING SHOWN IN THIS  
ZONE IS TO BE INSTALLED AS  
PREVIOUSLY APPROVED (NOT  
ON TRIVIM PROPERTY)

#### 1171.02(h) Landscaping of Parking Areas

REQUIREMENTS:  
TWO INCHES DBH FOR EVERY SIX PARKING SPACES  
45sf PLANTING SOIL AREA PER TREE WITH 5" MINIMUM ON ANY ONE SIDE  
1 TREE PLANTING BED PER 6,000sf OF PAVED SURFACE

PROVIDED:  
PLANTING BEDS (130,973sf ± = 22 REQUIRED) 48 PROVIDED  
TREES (342 PARKING SPACES @ 1:6 = 57x2 DBH REQUIRED)  
32 TREES @ 2.5" CALIPER + 16 TREES @ 3" CALIPER = 128 DBH

#### LANDSCAPE PLANT LIST - TREES

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AL	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLIANCE SERVICEBERRY	6" HEIGHT	B&B (MULTI-STEM)	DECIDUOUS TREE
ARR	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2.5" CALIPER	B&B	DECIDUOUS TREE
ASG	22	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CALIPER	B&B	DECIDUOUS TREE
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8" HEIGHT	B&B (MULTI-STEM)	DECIDUOUS TREE
CL	7	CLADASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DECIDUOUS TREE
CBF	28	CARPINUS BETULA 'PASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2.5" CALIPER	B&B	DECIDUOUS TREE
GHI	16	GLEDTSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2.5" CALIPER	B&B	DECIDUOUS TREE
MS	4	MALUS SNOWDRIFT	FLOWERING CRABAPPLE	2.5" CALIPER	B&B	DECIDUOUS TREE
NST	14	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2.5" CALIPER	B&B	DECIDUOUS TREE
NSW	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2.5" CALIPER	B&B	DECIDUOUS TREE
PA	19	PICEA ABIES	NORWAY SPRUCE	6" HEIGHT	B&B	EVG. TREE
PAC	10	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2.5" CALIPER	B&B	DECIDUOUS TREE
PO	12	PICEA OMORICA	SERBIAN SPRUCE	6" HEIGHT	B&B	EVG. TREE
QI	4	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CALIPER	B&B	DECIDUOUS TREE
QR	3	QUERCUS RUBRA	RED OAK	2.5" CALIPER	B&B	DECIDUOUS TREE
TON	24	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6" HEIGHT	B&B	EVG. TREE
TTT	6	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DECIDUOUS TREE

NOTE: MULCH ENTIRE ISLAND AREA WITH 3" OF SHREDDED  
HARDWOOD BARK PER PLANTING NOTES.

#### TYPICAL ISLAND MULCHING DETAIL

NOT TO SCALE

#### TYPICAL BIORETENTION PLANTING PLAN

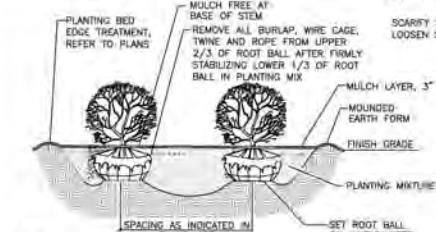
NOT TO SCALE

#### LANDSCAPE PLANT LIST - SHRUBS AND GROUNDCOVERS

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BOV	72	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
EFC	2913	EUDONYMUS FORTUNA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
IMP	20	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
JE	12	JUNCEUS EFFUSUS	COMMON RUSH	3 GALLON	CONTAINER	RUSH
JHB	48	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
JSS	38	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
PAH	152	PENNISETUM ALEUCOIDES 'HAMELI'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS
SMP	51	SYRINGA MEYERI 'PALIBINIANA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	10	VIBURNUM PULICATUM 'TON SHASTA'	SHASTA DOUBLEDLE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	9	VIBURNUM CARLISII	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	8	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPHD	B&B	DECIDUOUS SHRUB
TMW	27	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB

#### EVERGREEN TREE PLANTING DETAIL

NO SCALE



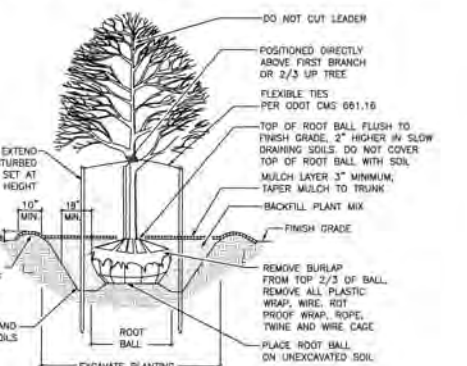
NOTES:  
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.  
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING  
GRADE IN THE PREVIOUSLY PLANTED CONDITION.

#### MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

#### LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.
4. ALL PLANTING MATERIALS SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLW, DISC, OR ROTOTILLER. INSTALL BLACK METAL EDGING WHERE BEDS MEET ALL LAWN AREAS.
6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:  
A. ONE PART EXCAVATED SOIL.  
B. ONE PART EPA RATED CLASS IV COMPOST.  
C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.  
D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.  
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASH SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR, RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY BID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 6 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN.  
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUND COVER (SOODING, SEEDING AND SEED MULCHING):  
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:  
TITAN TALL-TYPE TURF FESCUE 70%  
SR 4100 PERENNIAL PEGLEGASS 20%  
MERIT KENTUCKY BLUEGRASS 10%



#### DECIDUOUS TREE PLANTING DETAIL

NO SCALE

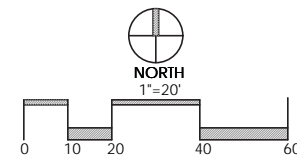
CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020







Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk



CITY OF WORTHINGTON

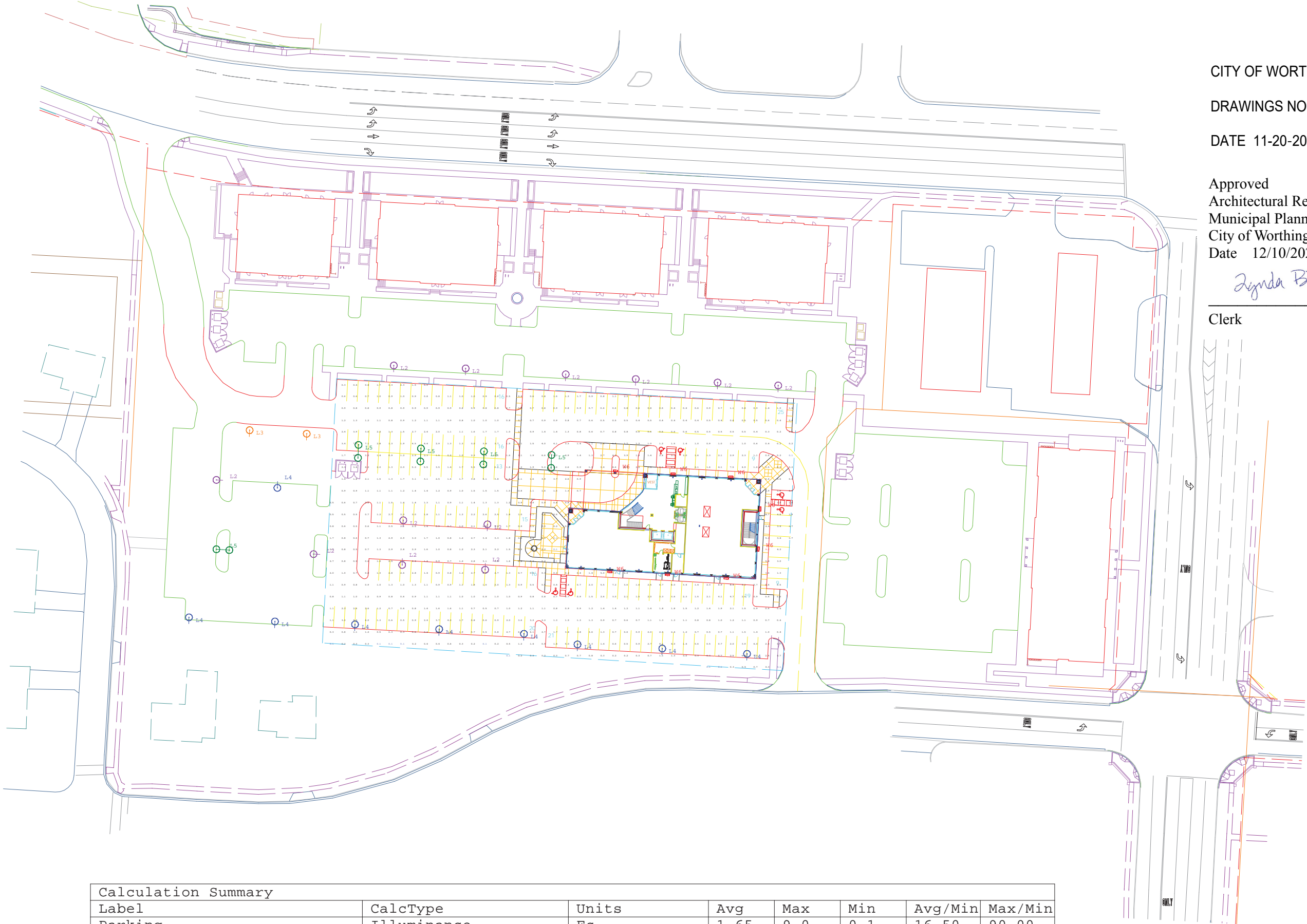
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*Zynda Bitar*

Clerk



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.65	9.0	0.1	16.50	90.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
	12	L2	SINGLE	N.A.	0.900	LSI XDLS-5-LED-SS-WW at 15' AFG	XDLS-5-LED-SS-WW.IES
	2	L3	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 12' AFG	XDLS-FT-LED-SS-WW.IES
	9	L4	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	5	L5	BACK-BACK	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	8	W6	SINGLE	N.A.	0.900	LSI WPSLL-06L-30 at 16.7' AFG	WPSLL-06L-30.ies



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



## TYPE L0, L1, L2

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending.

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**CROWN** - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**OPTICAL UNIT** - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**MOUNTING** - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVERS** - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - 24 lbs. (10.8 kg)

**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XDLS					
		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	8640	8220	71
	HO	9600	8800	8600	106
Neutral White	SS	6610	5940	5680	71
	HO	8810	7900	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.



Project Name: Trivium Worthington

Fixture Type: L0, L1, L2

Q100419

Catalog #

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## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

## PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp.	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>1</sup> Angle Shade	3 - Type III 5 - Type V	LED	SS - Super Saver	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Sahn Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles <sup>3</sup> SA5 - Side Arm Mount for 5" O.D. Round Poles <sup>3</sup>	S - Single D180 - Double D90 - Double T90 - Triple TN120 - Triple Q90 - Quad W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>4</sup> BLS - Bi-level Switching (from external 120-277V signal) <sup>5</sup> Dutton Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120*	DFK480 Double Fusing (480V)	DFK480*
FK277 Single Fusing (277V)	FK277*	FK347 Single Fusing (347V)	FK347*
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240*		

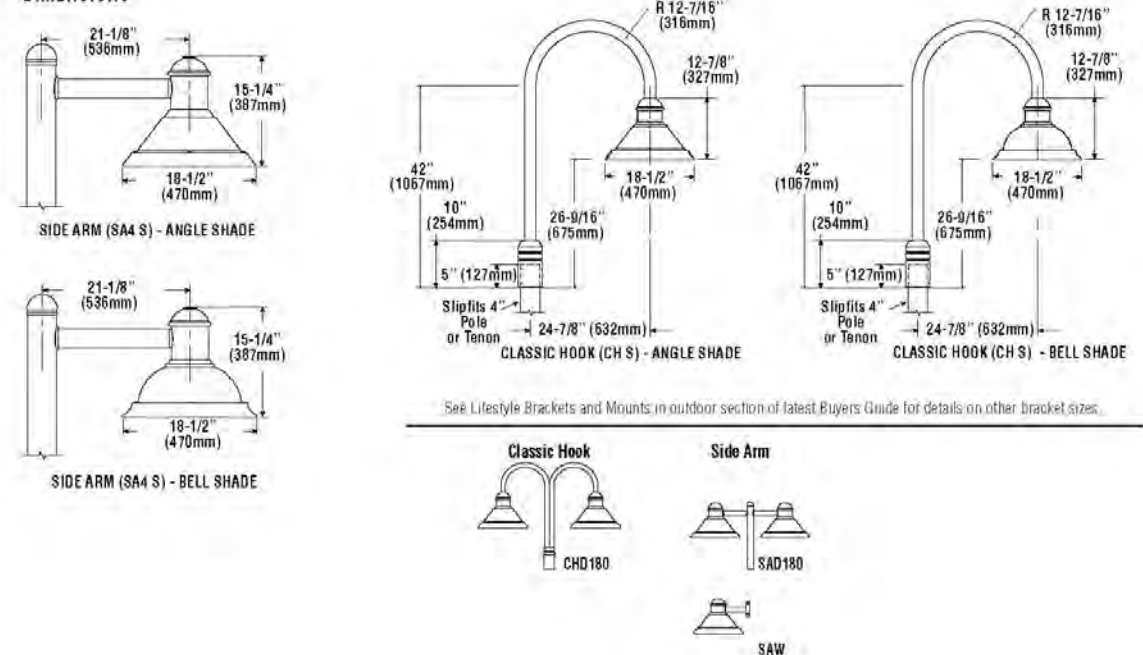
## FOOTNOTES:

- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
- 3" reduced drilling pattern required.
- For use with SA4 and SA5 mounting styles only.
- DIM and BLS cannot be ordered together.
- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS	
Single	1.6
D180°	2.7
D90°	2.8
T90°	3.3
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

## DIMENSIONS



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

## BUG LISTING

XDLS - TYPE 3					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

## TYPE L0, L1, L2

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

TYPE L3, L4



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

Clerk

LIGHT OUTPUT - XDLS					
		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	8640	8220	71
	HO	9600	8990	8900	106
Neutral White	SS	6610	5940	5680	71
	HO	8810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.



Project Name Trivium Worthington

Fixture Type L3, L4

Date 9/29/19

Catalog # \_\_\_\_\_

© 2015 LSI INDUSTRIES INC.

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending.

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**CROWN** - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**OPTICAL UNIT** - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**MOUNTING** - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVERS** - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - 24 lbs. (10.8 kg)

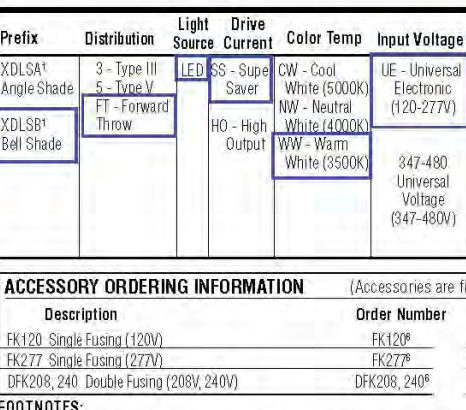
**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

TYPE L3, L4



TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>1</sup> Angle Shade	3 - Type III 5 - Type V	LED	SS - Super Saver	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles <sup>3</sup> SA5 - Side Arm Mount for 5" O.D. Round Poles <sup>3</sup>	U180 - Double D90 - Double <sup>4</sup> T90 - Triple <sup>4</sup> TN120 - Triple <sup>4</sup> Q90 - Quad <sup>4</sup> W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>5</sup> BLS - Bi-level Switching (from external 120-277V signal) <sup>5</sup> Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V
XDLSB <sup>1</sup> Bell Shade	FT - Forward Throw		HO - High Output						

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120*	DFK480 Double Fusing (480V)	DFK480*
FK277 Single Fusing (277V)	FK277*	FK347 Single Fusing (347V)	FK347*
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240*		

**FOOTNOTES:**

1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.

2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.

3- 3" reduced drilling pattern required.

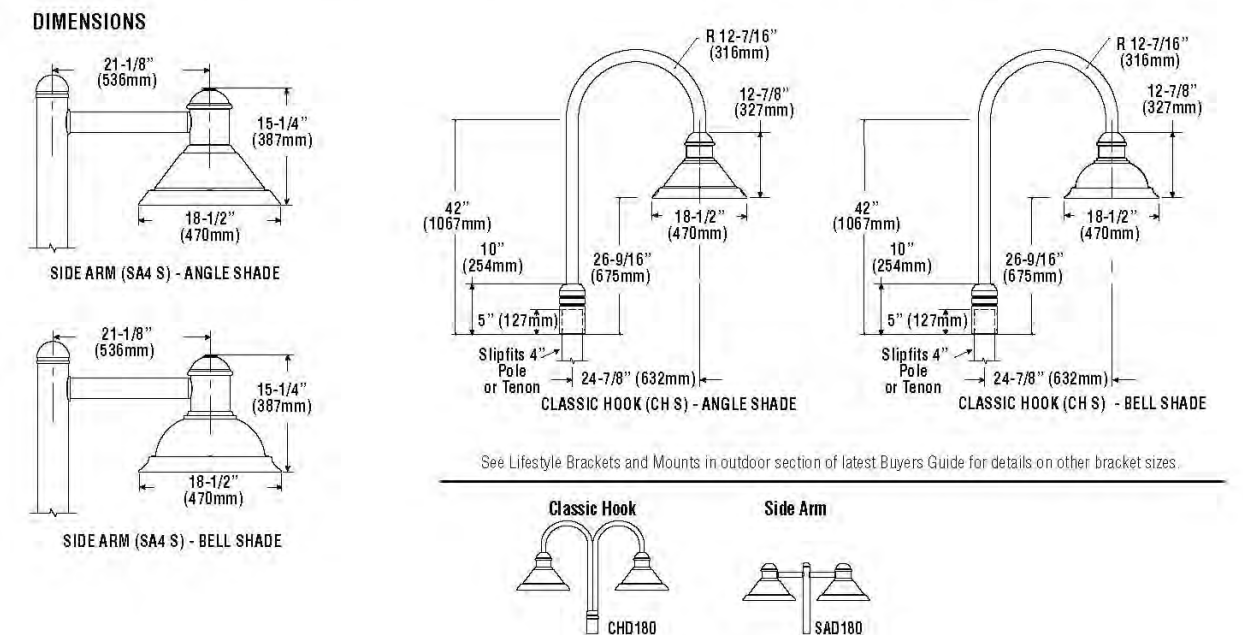
4- For use with SA4 and SA5 mounting styles only.

5- DIM and BLS cannot be ordered together.

6- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS		
Single		1.6
D180°		2.7
D90°		2.3
T90°		3.3
TN120°		3.4
Q90°		4.1

Note: Includes Bracket



## LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING					
XDLS - TYPE 3					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT					
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

CITY OF WORTHINGTON  
DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



TYPE L5

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

**DISTRIBUTION PATTERN** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**CROWN** - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

**SHADES** - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

**OPTICAL UNIT** - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

**BRACKETS** - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

**MOUNTING** - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVERS** - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - 24 lbs. (10.8 kg)

**LISTINGS** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XDLS					
		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	8540	8220	71
	HO	9600	8890	8600	106
Neutral White	SS	6510	5340	5680	71
	HO	8810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.



Project Name Trivium Worthington

Fixture Type L5

2/03/19

Catalog #

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LSI INDUSTRIES INC.

TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XDLSB 3 LED SS CW UE BLK CH S PCI120

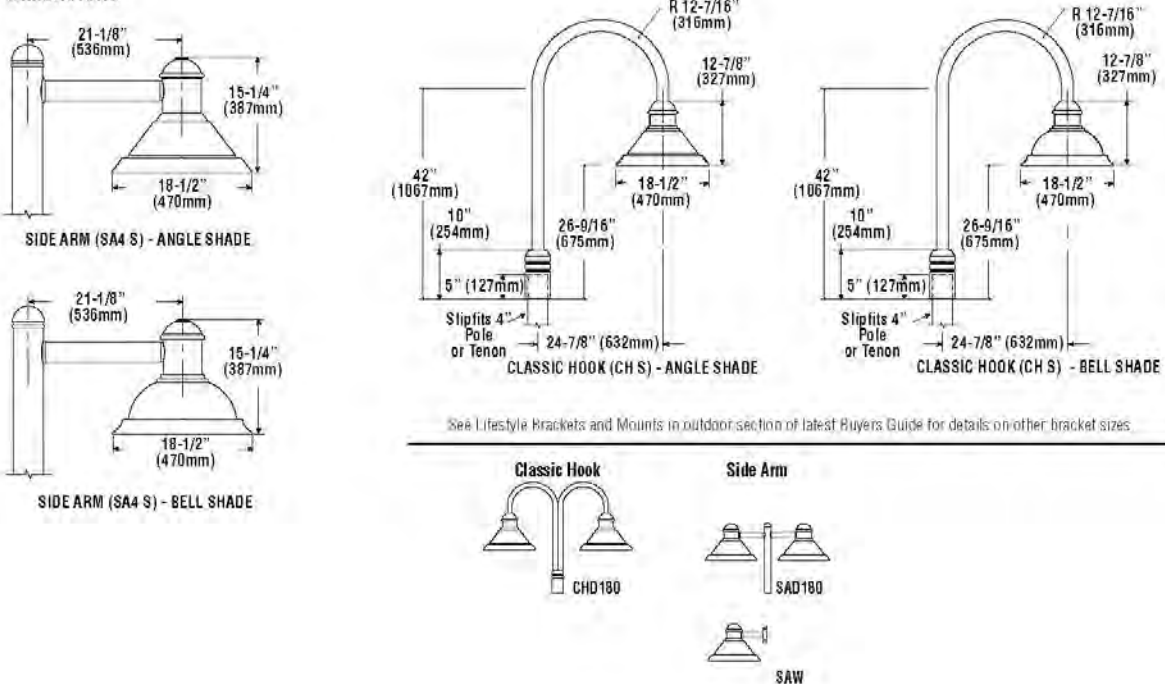
Prefix	Distribution	Light Source	Drive Current	Color Temp.	Input Voltage	Finish	Mounting Style <sup>1,2</sup>	Mounting Configuration <sup>1,2</sup>	Options
XDLSA <sup>3</sup> Angle Shade	3 - Type III 5 - Type V	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHI - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles <sup>5</sup> SA5 - Side Arm Mount for 5" O.D. Round Poles <sup>5</sup>	R - Single D180 - Double D90 - Double <sup>6</sup> T90 - Triple <sup>6</sup> TN120 - Triple <sup>6</sup> D90 - Quad <sup>6</sup> W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) <sup>5</sup> BLS - Bi-level Switching (from external 120-277V signal) <sup>5</sup> Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120 <sup>6</sup>	DFK480 Double Fusing (480V)	DFK480 <sup>6</sup>
FK277 Single Fusing (277V)	FK277 <sup>6</sup>	FK347 Single Fusing (347V)	FK347 <sup>6</sup>
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 <sup>6</sup>		

- FOOTNOTES:**
- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures; and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
  - See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
  - 3-3" reduced drilling pattern required.
  - 4- For use with SA4 and SA5 mounting styles only.
  - DIM and BLS cannot be ordered together.
  - 6- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS	
Single	1.6
D180°	2.7
D90°	2.8
T90°	3.8
TN120°	8.4
D90°	4.1
Note: Includes Bracket	

DIMENSIONS



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

		XDLS - TYPE 3			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

		XDLS - TYPE 5			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
	CW	6225	71	88	B3-U0-G1
SS	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

		XDLS - TYPE FT			
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
	CW	6543	71	92	B1-U0-G2
SS	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

\* Color Temperature: WW-3500K, NW-4000K, CW-5000K

TYPE L5

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020





Catalog #: Type W6

Project: Trivium Worthington

Prepared By:

Date:

# Slim Wall Pack (WPSLL)

## Large LED Slim Wall Pack



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk

OVERVIEW	
Lumen Range	4,000 - 8,000
Wattage Range	40 - 80
Efficacy Range (LPW)	106 - 130
Weight lbs(kg)	7.9 (3.6)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Dimensions](#)[Photometrics](#)

### FEATURES & SPECIFICATIONS

#### Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Add sux CWBB for Emergency Battery Back Up. Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes. Requires deep back housing.
- Shipping weight: 7.9 lbs in carton.

#### Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.

- Minimum CRI of 71.

- Zero uplight.

#### Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10%- 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Minimum Operating Temperature of -20°C
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

#### Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

#### Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

#### Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

#### Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/GPL](http://www.designlights.org/GPL) to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Specifications and dimensions subject to change without notice.



TYPE W6

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020

## Large LED Slim Wall Pack (WPSLL)



### ORDERING GUIDE

TYPICAL ORDER EXAMPLE: WPSLL LED 6L UNV DIM 30 PC120 BZA

Family Prefix	Lumen Package	Voltage	Color Temp	Controls	Options	Finishes
WPSLL - Large Slim Wall Pack	4L - 4000 Lumens	UNV - Universal (120V-277V)	30 - 3000K	PC120 - 120V Photocontrol	CWBB - Emergency Back-up*	BZA - Bronze
	6L - 6000 Lumens	HV - 347-480V Universal Voltage	40 - 4000K	PM208-277 - 208-277V Photocontrol		WHT - White
	8L - 8000 Lumens		50 - 5000K			BLK - Black

\*4L and 6L lumen packages only

### PERFORMANCE

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
4L	4147	110.74	4147	110.74	4858	130.34	40*
6L	6513	111.93	6513	111.93	7401	128.08	60
8L	8060	106.01	8060	106.01	9332	121.01	80

\*For emergency back-up only

LED		HID		Annual Savings	
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
40*	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94
60	\$26	200	232	\$128	\$102
		250	295	\$150	\$124
		400	458	\$226	\$200
80	\$35	200	232	\$128	\$83
		250	285	\$150	\$115
		400	458	\$226	\$191

\*For emergency back-up only

### PHOTOMETRICS

#### WPSLL-6L-40

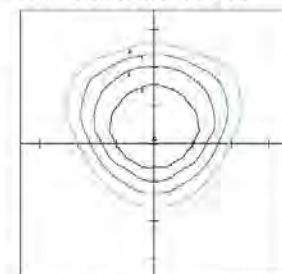
##### Luminaire Data

Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,957
Watts	58.1
Efficacy	120
IES Type	Type III - Very Short
BUG Rating	B2-U0-G1

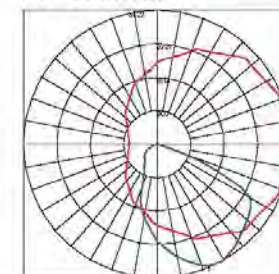
##### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30°)	2025.1	29.1%
Medium (30-60°)	3812.2	54.8%
High (60-90°)	1105.7	15.9%
Very High (90-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

#### ISO FOOTCANDLE PLOT

10' Mounting Height/10' Grid Spacing  
10 FC 5 FC 2 FC 1 FC

#### POLAR CURVE



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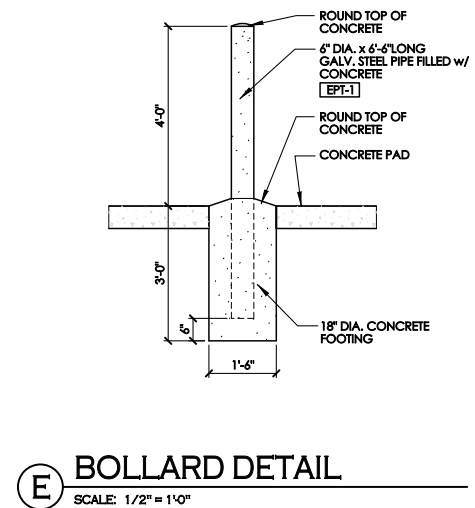
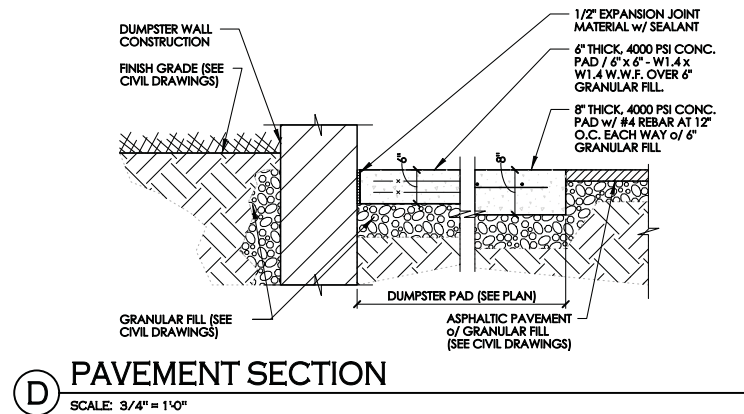
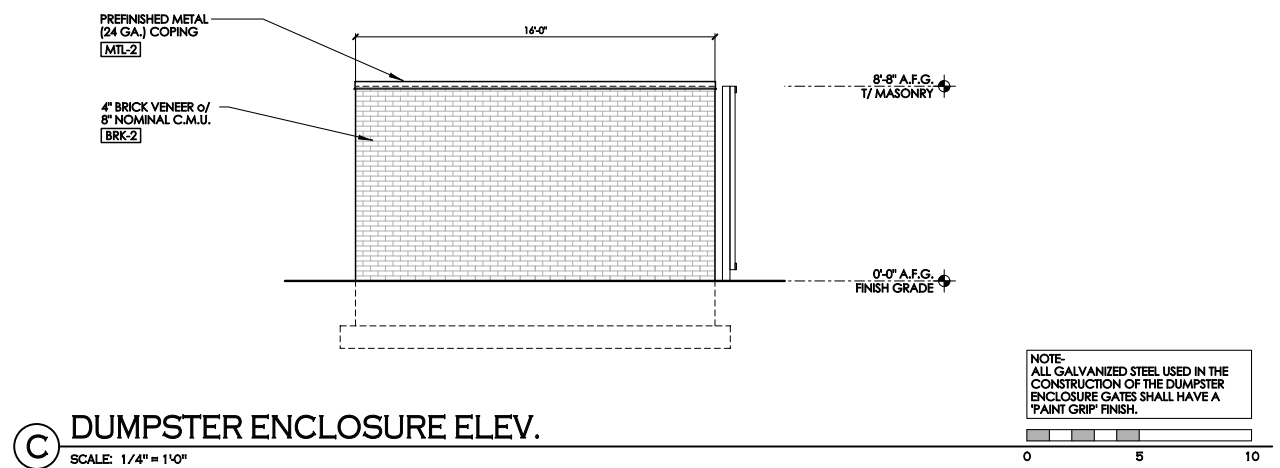
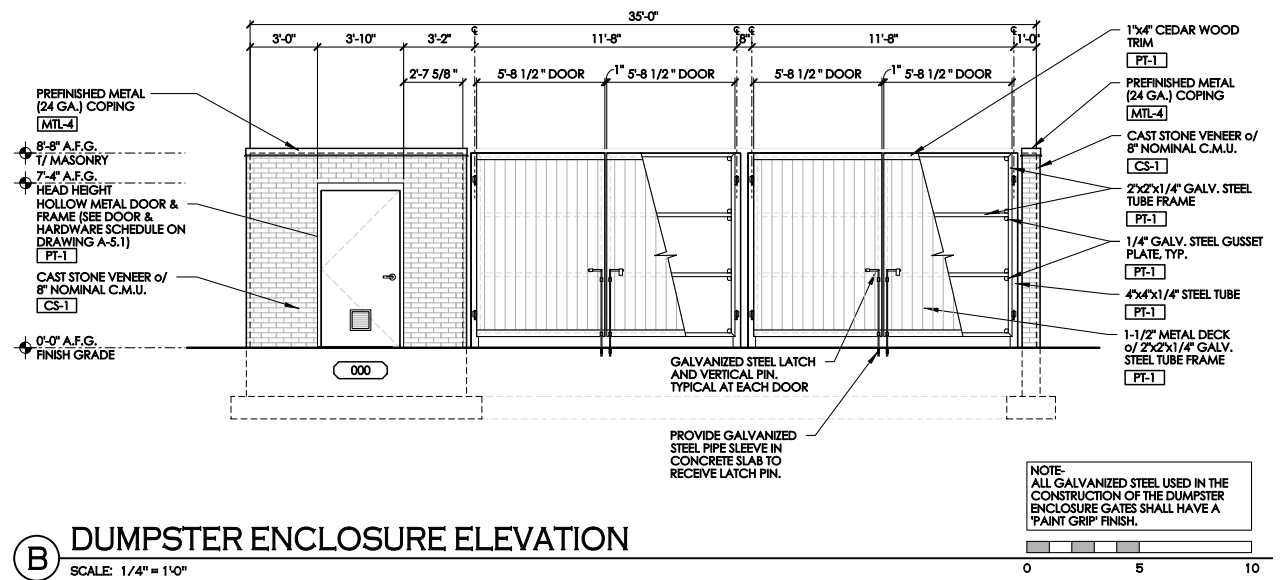
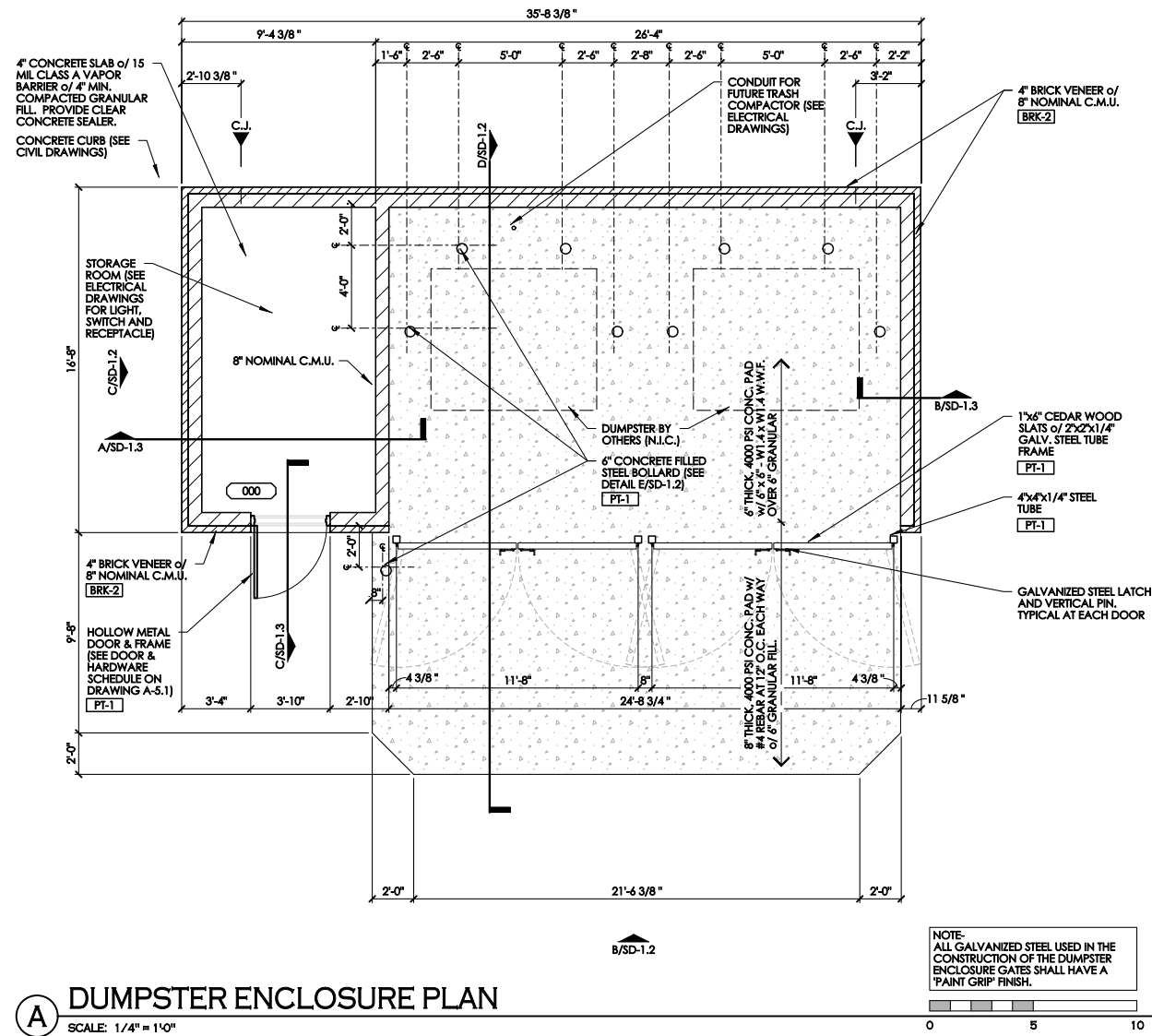
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SPEC.1025.A.0420



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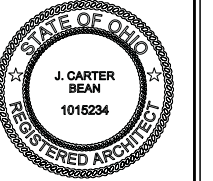
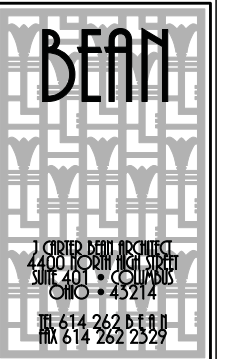
Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitan*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
DATE 11-20-2020



J. CARTER BEAN, LICENSE #1015234  
EXPIRATION DATE: 12/31/2020  
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J. CARTER BEAN ARCHITECT  
AND MAY NOT BE LOANED, REPRODUCED OR ALTERED  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIAM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIAM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020
DRAWING TITLE	
DUMPSTER DETAILS	
DRAWING NUMBER	
SD-1.1	
BEAN #00000.00	

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Bitar*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020

BEAN

J. CARTER BEAN, ARCHITECT  
4400 NORTH HIGH STREET  
SUITE 401 • COLUMBUS  
OHIO • 43214  
TEL 614 262 5111  
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7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

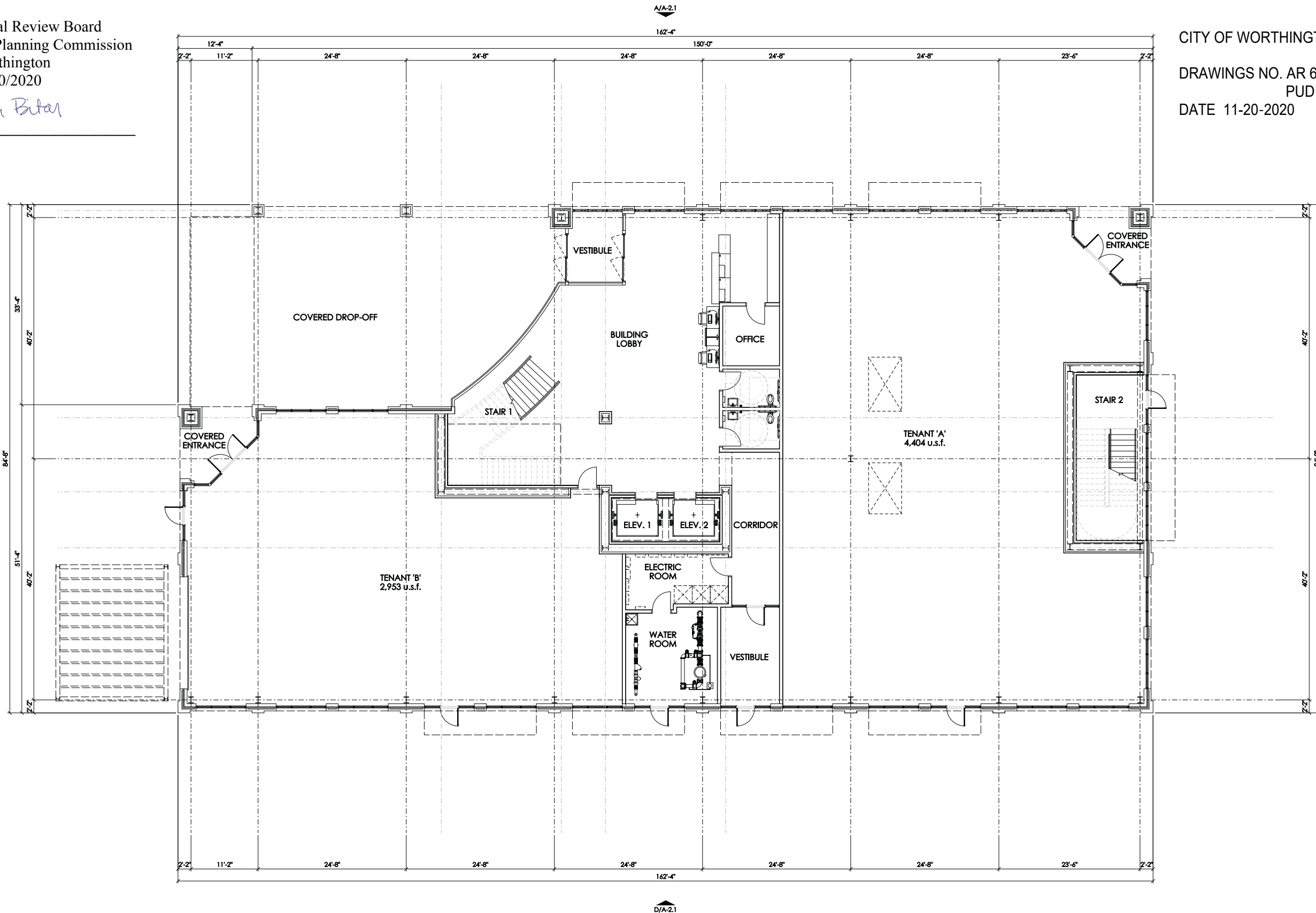
DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE  
CONCEPTUAL  
GROUND  
FLOOR PLAN

DRAWING NUMBER

A-1.1

BEAN #00000.00



**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GROUND FLOOR: 11,277 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020

BEAN

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WORTHINGTON, OHIO 43085

FOR  
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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

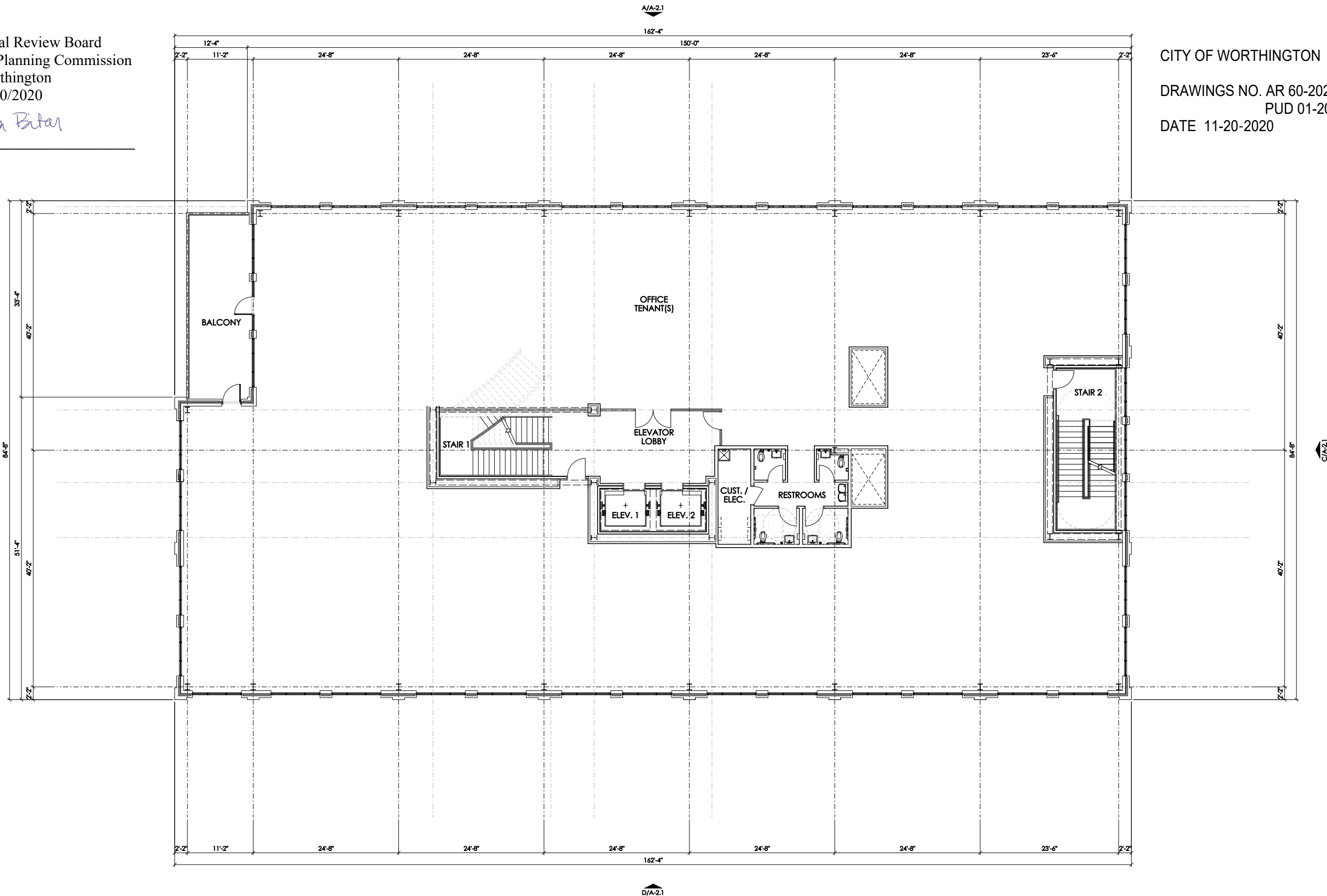
DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE  
CONCEPTUAL  
SECOND  
FLOOR PLAN

DRAWING NUMBER

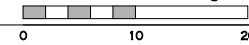
A-1.2

BEAN #00000.00



**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SECOND FLOOR: 13,031 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.





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Municipal Planning Commission  
City of Worthington  
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*Synda Butar*

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CITY OF WORTHINGTON

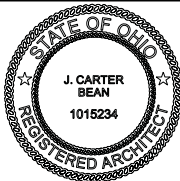
DRAWINGS NO. AR 60-2020

PUD 01-2020M

DATE 11-20-2020

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7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

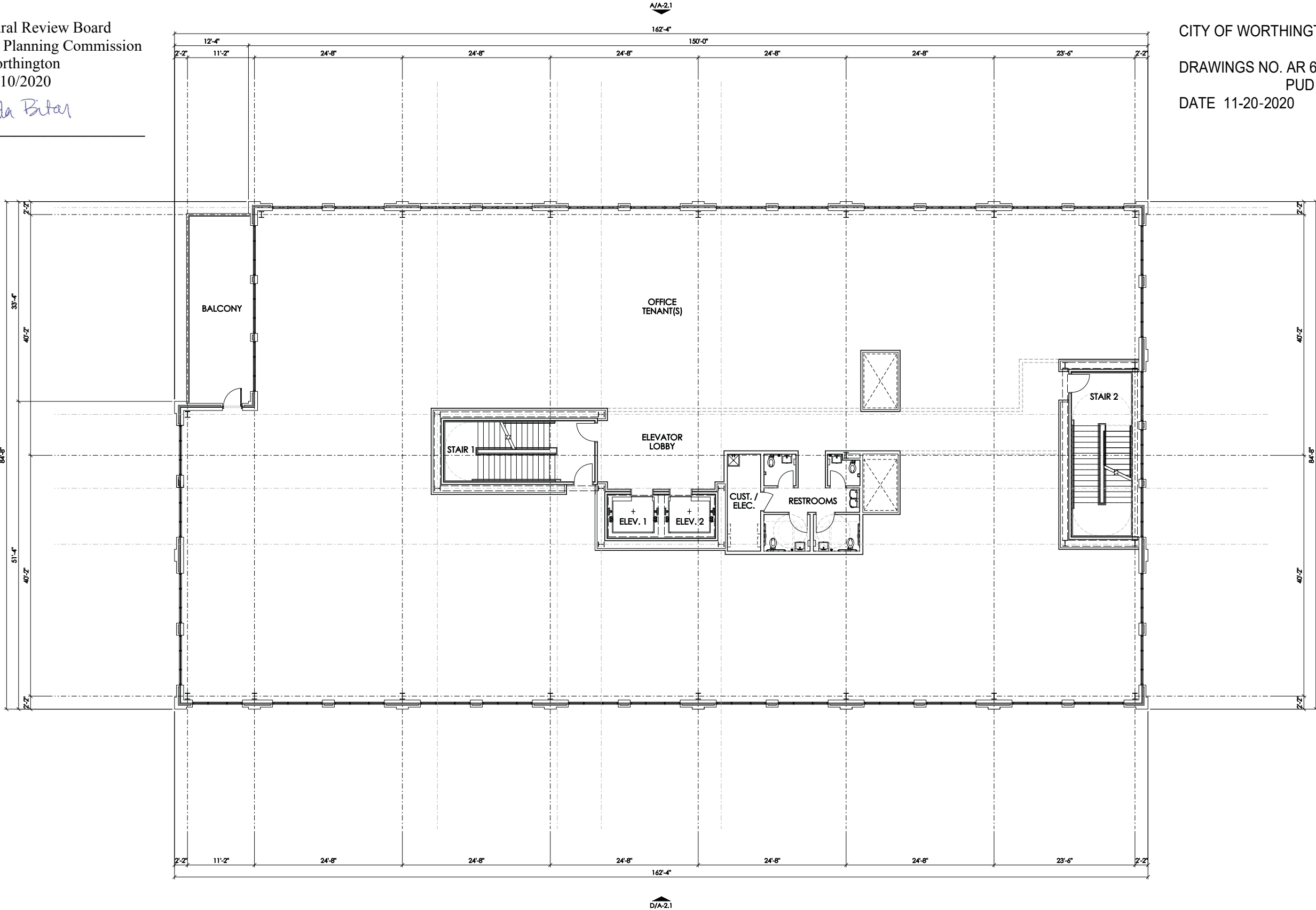
DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE  
CONCEPTUAL  
THIRD  
FLOOR PLAN

DRAWING NUMBER

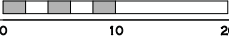
A-1.3

BEAN #00000.00



**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

THIRD FLOOR: 13,031 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.



Approved  
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City of Worthington  
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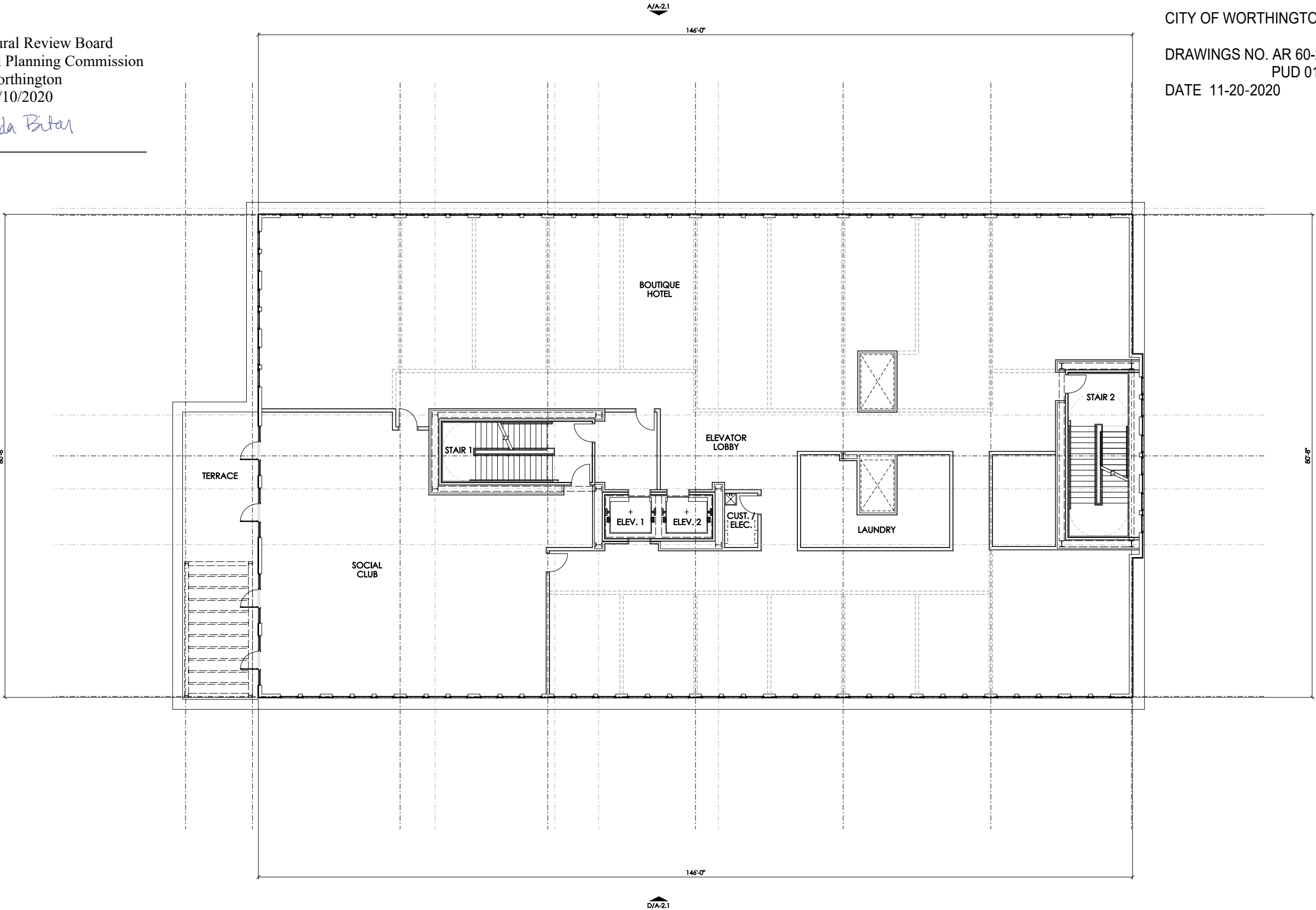
STATE OF OHIO  
J. CARTER BEAN  
1015234  
REGISTERED ARCHITECT

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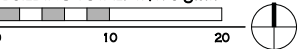
TRIVIMUM WORTHINGTON MIXED-USE  
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WORTHINGTON, OHIO 43085  
FOR  
TRIVIMUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020
DRAWING TITLE	
CONCEPTUAL FOURTH FLOOR PLAN	
DRAWING NUMBER	
A-1.4	
BEAN #00000.00	



**A** CONCEPTUAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

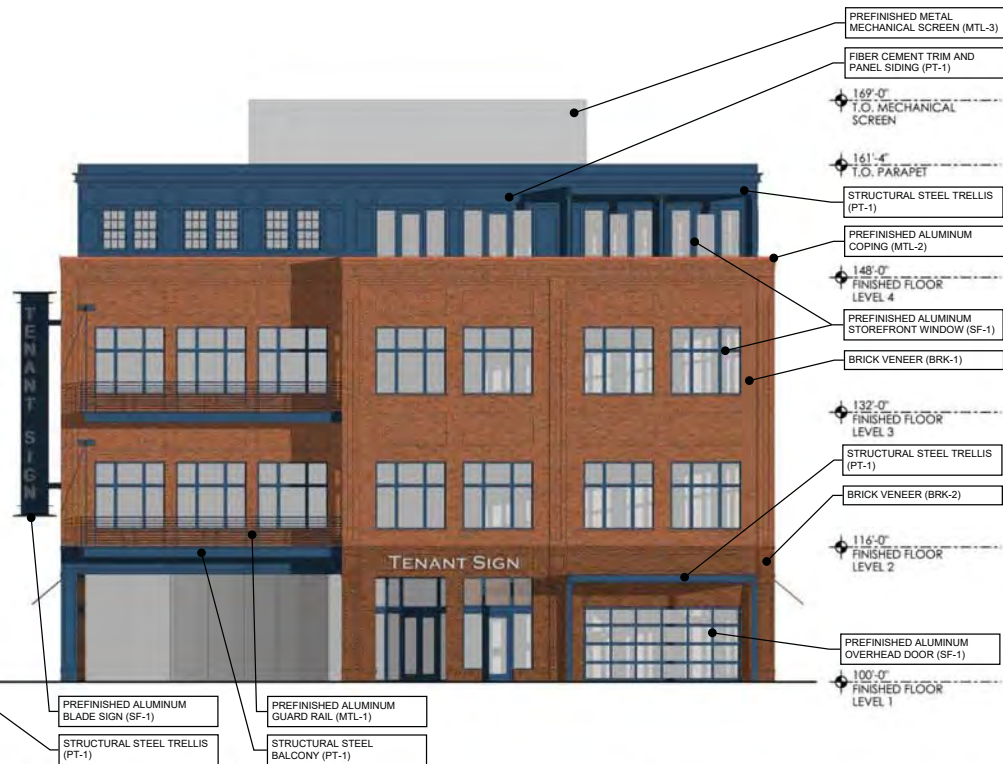
FOURTH FLOOR: 11,834 g.s.f.  
BUILDING TOTAL: 49,173 g.s.f.







**(A) NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

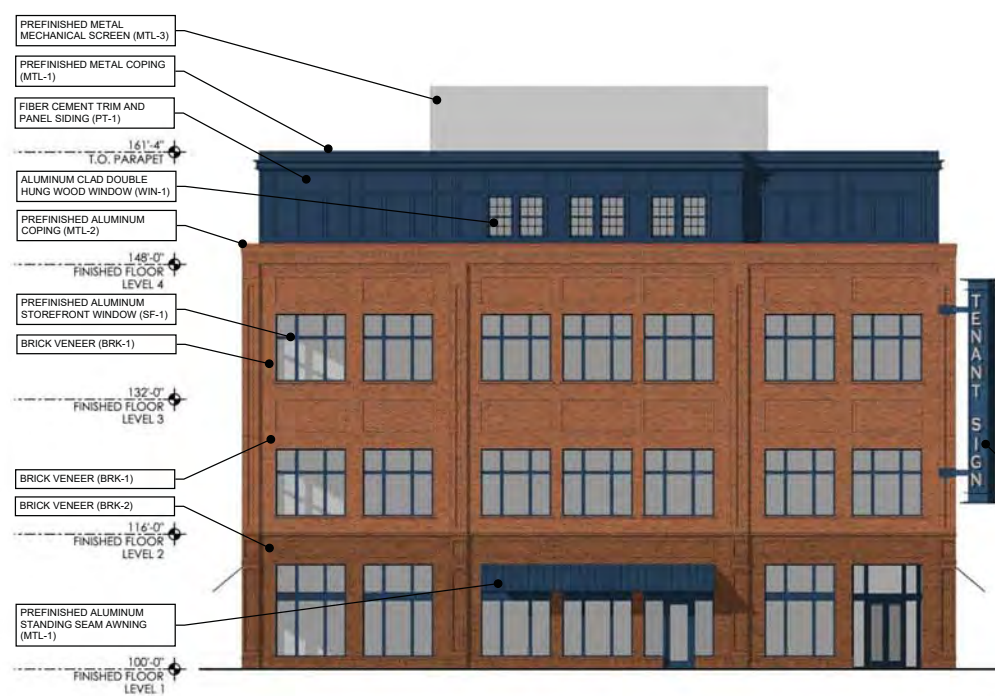


**(B) WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

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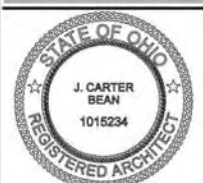
**(C) EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**(D) SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020  
PUD 01-2020M  
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WORTHINGTON, OHIO 43085  
FOR  
TRIVIUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS		DATE
STATUS	CONCEPTUAL REVIEW	NOV 20, 2020

DRAWING TITLE	
BUILDING ELEVATIONS	
DRAWING NUMBER	
A-2.1	
BEAN 000000.00	



3D IMAGE FOR REFERENCE ONLY  
AERIAL LOOKING SOUTHWEST - N.T.S.



Approved  
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City of Worthington  
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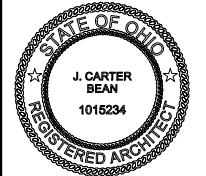
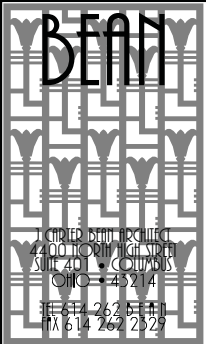
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CITY OF WORTHINGTON

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PUD 01-2020M

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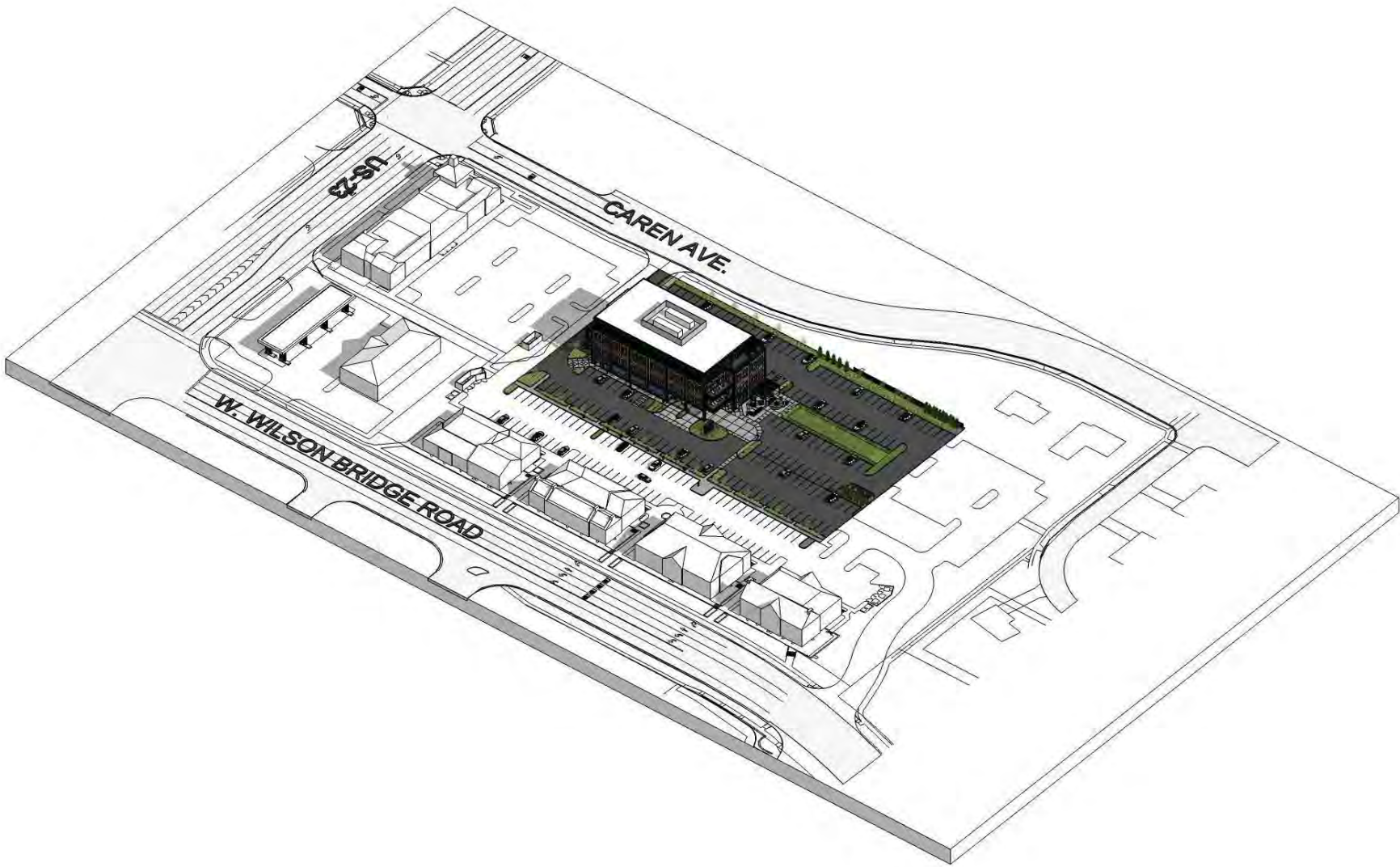
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.1		
BEAN2020.00		

3D IMAGE

FOR REFERENCE ONLY

AERIAL LOOKING SOUTHEAST- N.T.S.

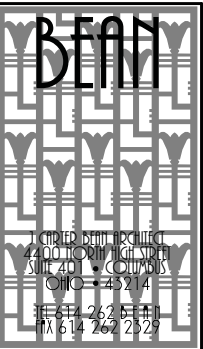


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City of Worthington  
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.2		
BEAN/2020.00		



# 3D IMAGE

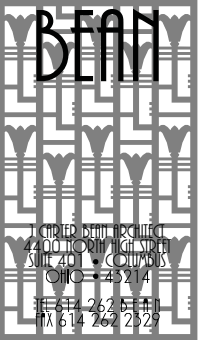
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## AERIAL LOOKING SOUTHEAST - N.T.S.



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CITY OF WORTHINGTON  
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 PUD 01-2020M  
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.3		
BEAN/2020.00		



3D VIEW LOOKING SOUTHEAST - N.T.S.



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TRIVIMUM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET

7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR

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210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Code	Description
NOV. 20, 2020		
DRAWING TITLE 3D IMAGE		
DRAWING NUMBER  R-1.4		
BEAN00200.00		



3D IMAGE FOR REFERENCE ONLY  
3D VIEW LOOKING EAST - N.T.S.



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210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE  
3D IMAGE

DRAWING NUMBER  
R-1.5

BEAN/2020.00



3D IMAGE

FOR REFERENCE ONLY

AERIAL VIEW LOOKING NORTHEAST - N.T.S.



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City of Worthington  
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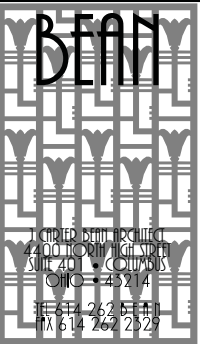
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No.	Date	Description
1	NOV. 20, 2020	3D IMAGE
DRAWING NUMBER		
R-1.6		



3D IMAGE FOR REFERENCE ONLY  
3D VIEW LOOKING NORTHWEST - N.T.S.

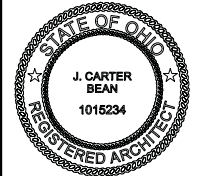
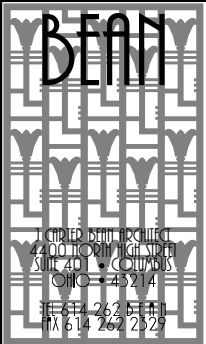


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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.7		
BEAL2020.00		



# 3D IMAGE

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3D VIEW LOOKING SOUTHWEST - N.T.S.



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City of Worthington  
Date 12/10/2020

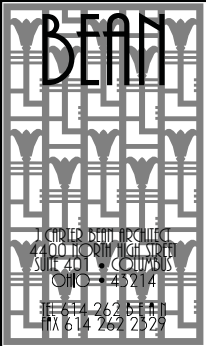
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE		
3D IMAGE		
DRAWING NUMBER		
R-1.8		

BEAS2020.00



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AERIAL LOOKING SOUTHEAST - N.T.S.



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City of Worthington  
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DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT  
200 NORTH HIGH STREET  
COLUMBUS, OHIO 43214  
TEL: 614-263-5511  
FAX: 614-263-2222

STATE OF OHIO

J. CARTER BEAN  
1015234

REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234  
EXPIRATION DATE: 12/31/2020

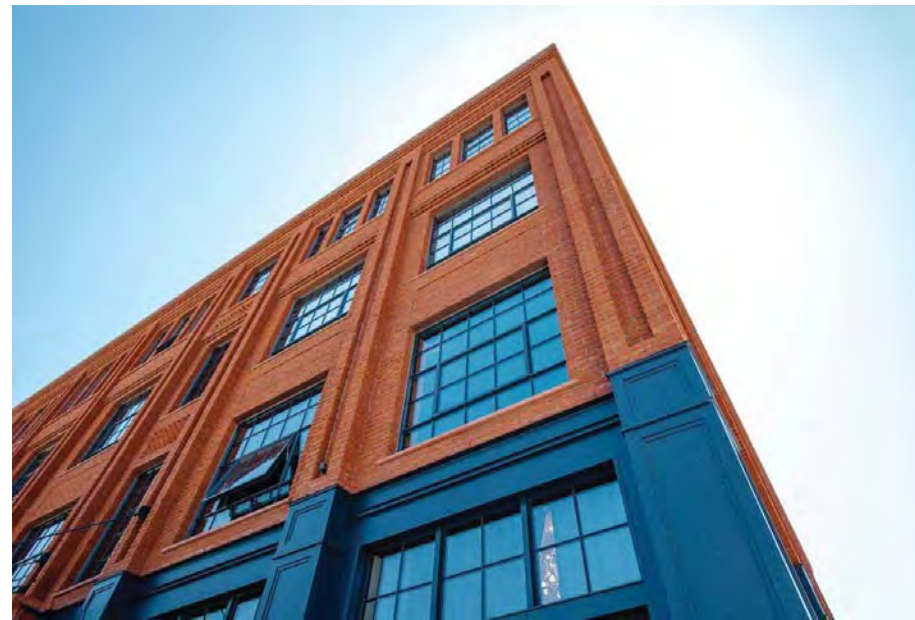
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No.	Date	Description
	NOV. 20, 2020	
DRAWING TITLE 3D IMAGE		
DRAWING NUMBER R-1.9		

BEAN/2020.00





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Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

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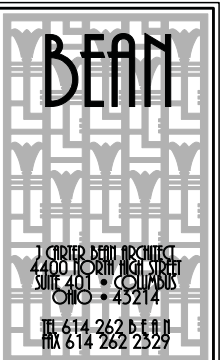
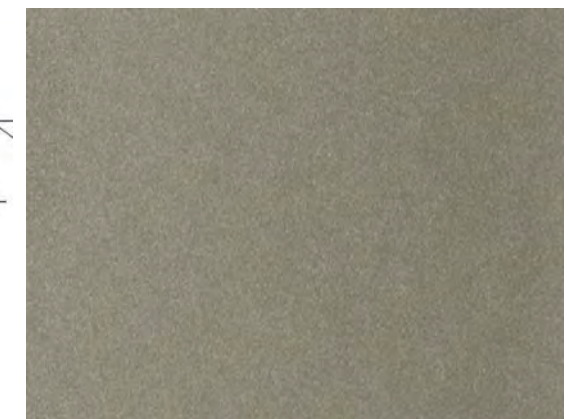
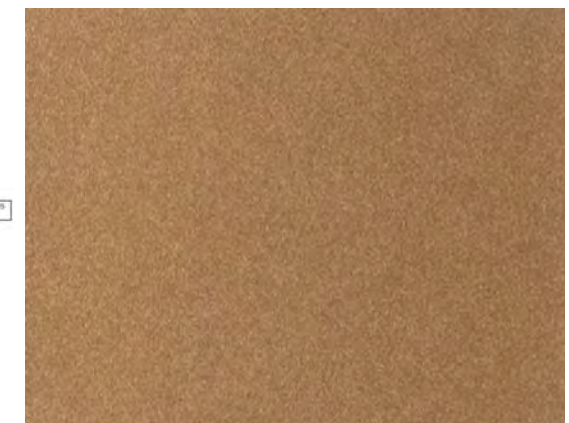
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DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020



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TRIVIMUM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS		
STATUS		DATE
CONCEPTUAL REVIEW		NOV. 20, 2020

**DRAWING TITLE**

**EXTERIOR  
MATERIALS &  
FINISHES**

**DRAWING NUMBER**

## M-1.1

FAN #00000.00

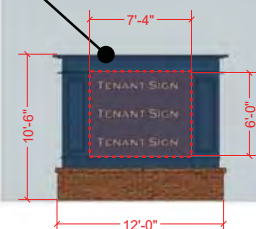




**TYPICAL WALL SIGN**  
 2'-0" TALL x 18'-8" LONG SIGN AREA  
 (38 s.f.)  
 INTERNALLY-ILLUMINATED  
 INDIVIDUALLY CUT LETTERS / LOGOS

**BLADE SIGN**  
 23'-4" TALL x 2'-8" WIDE SIGN AREA  
 (63 s.f. EA. SIDE)  
 INTERNALLY-ILLUMINATED  
 PUSH-THROUGH LETTERS / LOGOS

**MONUMENT SIGN**  
 6'-0" TALL x 7'-4" WIDE SIGN AREA  
 (44 s.f.)  
 INTERNALLY-ILLUMINATED  
 PUSH-THROUGH LETTERS / LOGOS



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 FOR  
 TRIVIMUM DEVELOPMENT  
 210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

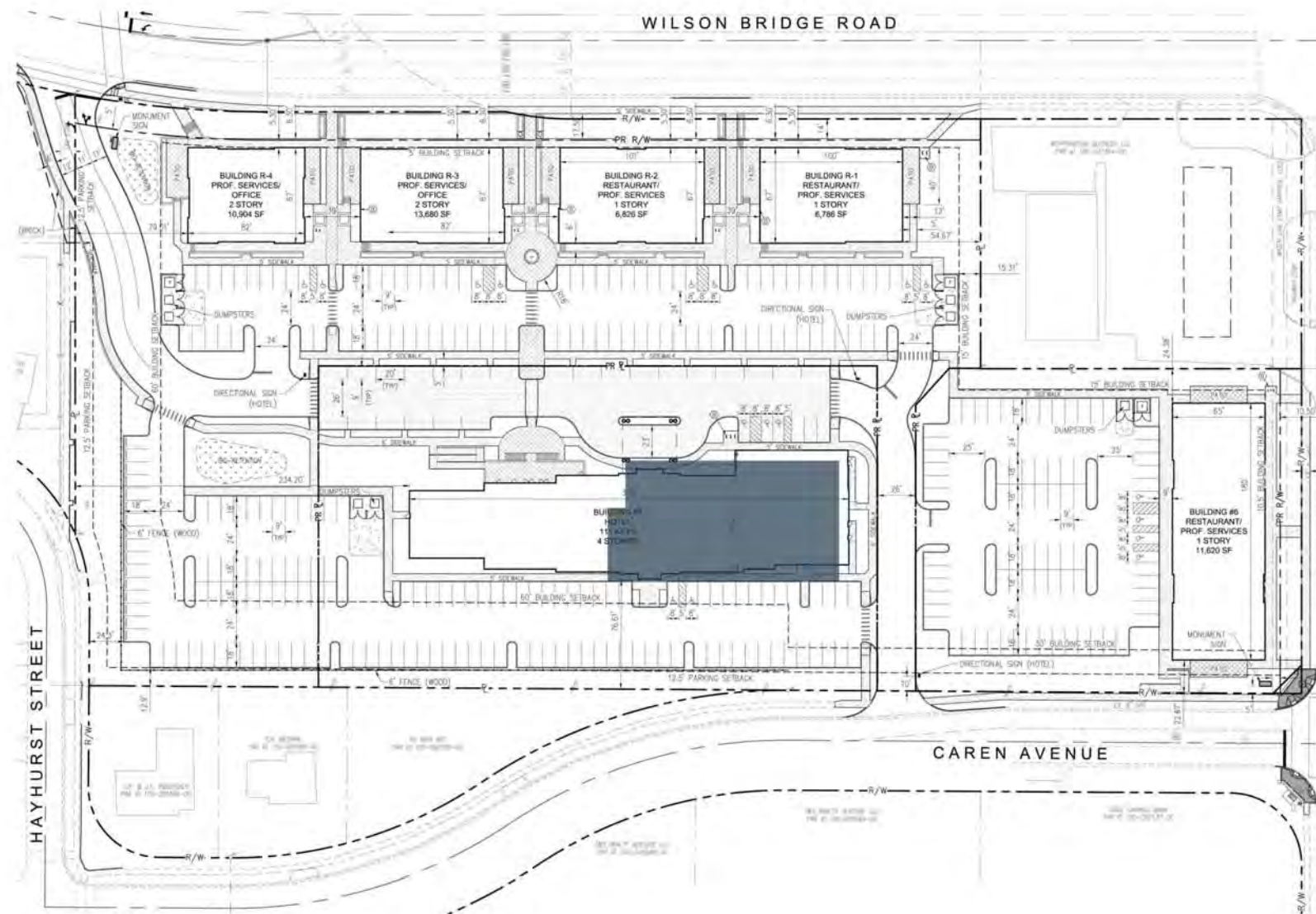
SIGNAGE

DRAWING NUMBER

S-1.1

BEAN 000000.00





AREA COMPARISON



HEIGHT COMPARISON

CITY OF WORTHINGTON

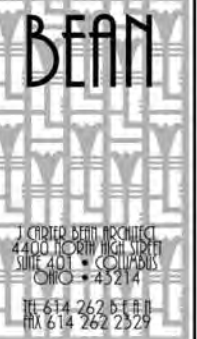
DRAWINGS NO. AR 60-2020  
PUD 01-2020M

DATE 11-20-2020

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 12/10/2020

*Zynda Butar*

Clerk



J. CARTER BEAN, LICENSE #1015234  
EXPIRATION DATE: 12/31/2020  
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WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIAM WORTHINGTON MIXED-USE  
7007 NORTH HIGH STREET  
WORTHINGTON, OHIO 43085  
FOR  
TRIVIAM DEVELOPMENT  
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
CONCEPTUAL REVIEW	NOV 20, 2020

DRAWING TITLE  
HEIGHT &  
AREA  
COMPARISON

DRAWING NUMBER  
EX-1

BEAN 000000.00

## 1. Introduction

The subject property is 7± acres located at the northwest corner of North High Street and Caren Avenue with frontage along Wilson Bridge Road (the “Property”) which sits vacant as the Hotel has been demolished. The Property is bordered on the west by single family homes and a condominium development, to the north is a shopping center, to the south are office buildings and to the east is a gasoline station and North High Street. The property ~~was previously currently~~ **was previously** zoned C-4 **and was rezoned to a PUD and subdivided into three separate parcels by City Council on March 18, 2019.** ~~The site is developed with a hotel and its ancillary uses and parking.~~

The **original** request is **was** to rezone the property from C-4 to PUD, Planned Unit Development as provided for by Chapter 1174 of the City of Worthington Zoning Code. The proposal is **was** to demolish the existing hotel and redevelop the site with a mixed-use development consisting of new ~~hotel, and~~ buildings that will contain office, retail, personal services, **hotel, social activities**, and restaurant uses. ~~There will be six (6) or seven (7) buildings developed on the site (depending on the future development of the lot located at Caren Avenue and North High Street).~~ The site ~~be split~~ **was split** into three (3) parcels for financing purposes. The three (3) parcels ~~will be~~ **are** stand-alone subareas that can be rezoned independently of the other parcels, to preclude the need to rezone the entire 7± acre site if the need arises in the future. The **original** layout of the buildings, parking, signage, setbacks, landscaping, etc. **was** thoroughly vetted by the Architectural Review Board, Municipal Planning Commission and the Board of Zoning Appeals as all necessary steps to develop the property with the proposed layout (except for the proposed lot at the corner of Caren Avenue and North High Street **which was reviewed and approved by the Architectural Review Board and Municipal Planning Commission on December 12, 2019**) and approved. The desire of the parties was to place the property in the PUD district to facilitate the financing of the development plus to identify and fund the necessary infrastructure associated with the introduction of new public and private amenities for the property. The 7± acre site ~~will be~~ **was** split into three (3) separate parcels with the required easements to provide vehicle and pedestrian access as well as cross parking provisions.

**Trivium Development is modifying the original PUD to include a mixed-use building on the 2.05-acre lot in the location of the previously approved hotel.**

## II. Development Standards

### A. Allowable Uses

- Offices – minimum amount – 18,000 square feet – **Parcel #100-006791**
- **Offices – minimum amount – 20,000 square feet – Parcel #100-006792**
- Hotels
- Restaurants



- **Social Activities**

- Breweries, Distilleries and Wineries
- Sale of goods at retail – limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

B. Design Regulations

1. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are ~~five (5)~~ **six (6)** buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street ~~will be~~ **was** separately submitted to the Architectural Review Board and the **Municipal Planning Commission Board of Zoning Appeals** for all necessary approvals under the Worthington Planning & Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes **for the proposed mixed-use building.**

Buildings #1, ~~and #2~~ **and # 6** are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four-story ~~hotel with a lower-level~~ **mixed-use building.** All the buildings are designed as ‘four-sided architecture’. By using the same materials on all four sides of each building, the design will not interrupt, and all parts are perceived as a unified whole. ~~The elevations of the five (5) buildings are contained in this application as they have been reviewed and approved by the Architectural Review Board.~~

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style. **The four-story mixed-use building will also utilize traditional style, tri-partite design (base, middle, top). The design shall incorporate brick veneer and fiber cement paneling. While the four-story building will have a flat roof, the fourth floor shall be articulated with a change in façade material to visually break up the elevations. Signage (wall signs, blade sign and**

monument sign) for the four-story building is proposed to utilize internal illumination with push-through acrylic lettering and/or graphics.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric **or standing seam metal**.

## 2. Screening

Landscaping and screening shall be installed in compliance with the **original** Landscaping Plan **and proposed Landscaping Plan** included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

## 3. Tract Coverage

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. ~~The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.~~

## 4. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

## 5. Graphic/Signage

An **updated** signage package **for the new mixed-use building** is included in this submittal. **The original signage package remains for the previously approved portion of the site, and has been approved by the Architectural Review Board and the Board of Zoning Appeals.** The submitted package includes all the wall signage, freestanding signage and directional signs ~~for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.~~ **The four-story mixed-use building will submit a sign package for review and approval by the Architectural Review Board.**

## C. Traffic & Parking

a. Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized, and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. ~~The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan.~~ New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site



per the site plan.

b. The original A-traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process. An updated traffic analysis was submitted and reviewed to reflect the revised vehicular trips related to the mix of uses for the new building.

## 2. Parking

The parking areas are shown on the site plan which provides for 342 404 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will was previously split into three (3) lots and easements will be were provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

## D. General Requirements

### 1. Environmental

#### a. Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

#### b. Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

#### c. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

#### d. Public Area Payments

The applicant will comply with Code Section 1174.05(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the proposed square footage of the new buildings is 136,195 98,989 so no payment is required under the above Code Section.

#### e. Public Space Amenities

The applicant will comply with Section 1174.05(c)(4) by providing a minimum of twenty-seven public space amenities in various locations on the Property. Public space amenities are provided and incorporated at various locations around the site.

The public amenities shall be:

- (1) Public Right-of-Way dedication
- (2) Decorative Street lighting
- (3) Bike Parking (4 total) for each building
- (4) New Pedestrian sidewalks
- (5) Wilson Bridge Road intersection improvements – Traffic lighting and configuration corrections
- (6) Plaza / Meeting area
- (7) Bio-Retention areas
- (8) New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- (9) Street trees (along the rights-of-way)
- (10) Paver parking and maneuvering areas
- (11) Upgraded Landscaping
- (12) Decorative retaining walls
- (13) Patio areas (~~8~~ 11 total)
- (14) New green lawn area along Wilson Bridge Road
- (15) Decorative planting areas along entry ways to site along Wilson Bridge Road
- (16) Decorative Trash Reception (10 total)
- (17) New green lawn area extending from outdoor patio space of four-story mixed-use building
- (18) Decorative benches.





**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 30, 2020

To: Matthew H. Greeson, City Manager

From: Tom Lindsey, Law Director

Subject: Chapter 121 amendments

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**EXECUTIVE SUMMARY**

This ordinance amends Chapter 121 of the Codified Ordinances regarding changing the time or location of regular meetings, notice requirements for special meetings, cancellation of regular and special meetings, and technical corrections.

**RECOMMENDATION**

Introduce for Public Hearing on January 19, 2021

**BACKGROUND/DESCRIPTION**

A working draft ordinance and memo explaining the changes was previously circulated to Council Members last month. It was prepared in response to Council direction regarding the issue of Council holding special meetings with less than 24-hour notice. Council Member David Robinson originally raised the issue in the context of mutual aid and other police activities regarding protests and demonstrations.

The proposed ordinance includes two changes to the working draft ordinance. The first change added new subsection (d) to Section 121.05 to include the ability for the Council President and President Pro Tem to jointly request a change in the time or location of a regular meeting.

(d) The time or location of a regular meeting may be changed by the Clerk of Council upon the joint request of the President of Council and the President Pro Tem at least twenty-four hours in advance of the regularly scheduled time. The Clerk of Council shall deliver notice of the new time or location to each member of Council in person or by telephone, email, text, or other electronic delivery at least twenty-four hours before the new time set for the meeting. The Clerk of Council shall post notice of the new time or location at the City building and on the City's website and provide it to the news media that have requested notification.

This was suggested by Assistant City Manager Robyn Stewart to address the recent situation in which a separate special meeting had to be scheduled immediately prior to a regular meeting. The amendment would prevent the need to hold two separate meetings.

The second change revised subdivision (e) in Section 121.06 to limit the ability to cancel a special meeting to the same person or persons that requested the special meeting.

~~(e) A special meeting may be cancelled in the same manner as provided for a regular meeting in Section 121.05(e)~~ In case of an emergency, such as inclement weather or other unforeseen circumstances, or the absence of sufficient business to warrant a meeting being held, a special meeting may be cancelled by the Clerk of Council upon the request of the person or person that requested the special meeting.

This was suggested by Council Member David Robinson to preserve the right of three Council Members to request a special meeting as currently provided in Section 121.06(a). The earlier draft had treated special meeting the same as regular meetings. This inadvertently would have permitted two Council Members (Council President and President Pro Tem) to cancel a meeting that was called by three Council Members.

Here is an explanation of all of the changes to Chapter 121.

Chapter 121.06 (b) of the Codified Ordinances currently requires the clerk to deliver notice of a special meeting to Council members' residences at least 24 hours prior to the special meeting.

ORC 731.46 provides that special meetings may be called upon 12-hour notice to each Council member served personally or at the member's residence. ORC 121.22 (The Open Meetings Law) requires that notice be provided to the media at least 24 hours in advance of a special meeting. However, the 24-hour notice is not required "in the event of an emergency requiring immediate action". The Ohio Supreme Court has held that municipalities have Home Rule Authority, subject to their charters, to not follow ORC 121.22.

The City Charter requires that the times and circumstances of Council meetings be



established by ordinance. However, the City Charter does not contain any limitation on the method or time for providing notice of a special meeting. Therefore, Council can determine its own method and time for providing notice.

I reviewed special meeting ordinances from municipalities from across Ohio. A number of municipalities permit emergency special meetings with less than 24-hour notice. Some municipalities require notice within a minimum time period (1 hour, 4 hours, 12 hours), others did not provide a minimum time period. The proposed ordinance has a blank as to the minimum time period for notice. Council can discuss whether they want to set a minimum time period for notice.

The ordinances also provided a variety of methods of notice, including delivery to the member's residence, email, text, or telephone. The proposed ordinance provides for notice of an emergency special meeting to be provided by telephone, email, text, or other electronic. No change was made in the method of notice for a nonemergency special meeting. However, Council may want to discuss whether to allow electronic notice for those meetings. The proposed ordinance clarifies that notice of all special meetings should be posted at the City building and on the City's website. It also provides that lack of actual notice does not invalidate Council action provided that the Clerk of Council makes a reasonable attempt at the required notice.

Some ordinances included language regarding the waiving of the notice, either in writing by individual members, by attendance at the special meeting, or by a vote of the council at the special meeting. The proposed ordinance provides that members may waive notice of any special meeting and that attendance is a waiver of notice.

The proposed ordinance does not limit the emergency special meetings to mutual aid or other police responses to protests. Instead, the proposed ordinance uses the "in the event of an emergency requiring immediate action" language found in ORC 121.22(F). Council could use a different definition of emergency to either expand or restrict the instances in which an emergency special meeting could be called. The ordinance leaves the final determination of the emergency to the person or persons calling the meeting. This language protects the City from having to defend a legal challenge based solely on whether there was or was not an emergency. The City would still be subject to a challenge as to the action taken at the special meeting.

In addition to the amendments concerning special meetings, the proposed ordinance also provides an additional process for the cancellation of regular and special meetings. Currently, Section 121.05 only permits a regular meeting to be cancelled by a vote of Council at the preceding regular meeting. The proposed ordinance would permit the President of Council and President Pro Tem to jointly request the Clerk to cancel a regular meeting "in case of an emergency, such as inclement weather or other unforeseen circumstances, or in the absence of sufficient business to warrant a meeting being held". A special meeting could be cancelled for similar reasons by the person or persons that requested the special

meeting.

The proposed ordinance also provides an additional process to change the time or location of a regular meeting by a joint request of the President of Council and President Pro Tem.

The proposed ordinance also makes technical corrections by removing male pronouns, salary language no longer permitted by the Charter, and pay for meeting attendance.

## **ATTACHMENT(S)**

Proposed Ordinance No. 03-2021



ORDINANCE NO. 03-2021

Amending Various Sections of Chapter 121  
“Council” of the Codified Ordinances of the City of  
Worthington.

WHEREAS, Section 121.22(F) of the Ohio Revised Code permits a special meeting to be held with less than twenty-four notice to the media “in the event of an emergency requiring immediate official action”; and,

WHEREAS, Section 2.13 of the City Charter provides that Council meetings are to be held “at such times and under such circumstances as are established by ordinance”; and,

WHEREAS, Chapter 121.06 of the Codified Ordinances currently would not permit Council to hold a special meeting with less than twenty-four hour notice in the event of an emergency requiring immediate action; and,

WHEREAS, Section 121.01 of the Codified Ordinances still contains language regarding the President of Council serving as Mayor which is no longer permitted under the City Charter; and,

WHEREAS, Section 121.07 of the Codified Ordinances still contains language regarding members being paid by the meeting which is contrary to the council salary provisions Section 121.03 of the Codified Ordinances;

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

SECTION 1. That Section 121.01 “Duties of Council President; Compensation as President and Mayor” is hereby amended to read as follows:

121.01 DUTIES OF COUNCIL PRESIDENT; COMPENSATION AS PRESIDENT AND MAYOR.

The President of Council shall preside at all meetings of Council when present, maintain order and decorum, rule upon questions of parliamentary procedure, and expedite the business of the Council. ~~When the President of Council is serving as Mayor and receiving the same salary as the Mayor, he shall continue to receive his salary as a Council member so long as he continues to serve as such.~~

## ORDINANCE NO. 03-2021

SECTION 2. That Section 121.05 “Regular Meetings; Recess” is hereby amended to read as follows:

### 121.05 REGULAR MEETINGS; RECESS.

(a) Regular meetings of Council shall be held in the Council Chambers at 7:30 p.m. on the first, second and third Monday of each month or, if such day is a legal holiday, at 7:30 p.m. on the following day.

(b) Council may, by a vote of a majority of a quorum present at a regular meeting, change the day ~~and hour~~ of holding the next subsequent regular meeting, or recess any regular meeting to continue at a future date. No such recess shall continue beyond the date of the next regular meeting of Council.

(c) In case of an emergency, such as inclement weather or other unforeseen circumstances, or the absence of sufficient business to warrant a meeting being held, a regular meeting may be cancelled by the Clerk of Council upon the joint request of the President of Council and the President Pro Tem. The business that was to be conducted at the cancelled meeting shall be presented at the next regular meeting of Council or at a special meeting.

(d) The time or location of a regular meeting may be changed by the Clerk of Council upon the joint request of the President of Council and the President Pro Tem at least twenty-four hours in advance of the regularly scheduled time. The Clerk of Council shall deliver notice of the new time or location to each member of Council in person or by telephone, email, text, or other electronic delivery at least twenty-four hours before the new time set for the meeting. The Clerk of Council shall post notice of the new time or location at the City building and on the City’s website and provide it to the news media that have requested notification.

SECTION 3. That Section 121.06 “Special Meetings; Notice and Service” is hereby amended to read as follows:

### 121.06 SPECIAL MEETINGS; NOTICE AND SERVICE.

(a) A special meeting of Council shall be called by the Clerk of Council on written request of the President of Council, the City Manager or any three members of Council. Such request shall state the purpose for which the meeting is called and the Clerk of Council shall, in ~~the~~~~his~~ notice of the meeting, include such purpose. No other subject may be considered than that specified in the notice except by vote of five members of Council present at such special meeting.

(b) The Clerk of Council shall deliver the notice of any special meeting of Council to each member of Council in person or cause it to be delivered to ~~his~~ the member’s usual place of residence at least twenty-four hours before the time set for convening the special meeting.



## ORDINANCE NO. 03-2021

(c) The Clerk of Council shall post the notice of the special meeting at the City building and on the City's website and provide it to the news media that have requested notification.

(d) Any member of Council may waive, in writing, notice of any special meeting. The attendance by a member at any special meeting shall be deemed a waiver of any required notice required.

(e) In case of an emergency, such as inclement weather or other unforeseen circumstances, or the absence of sufficient business to warrant a meeting being held, a special meeting may be cancelled by the Clerk of Council upon the request of the person or persons that requested the special meeting.

(f) In the event of an emergency requiring immediate official action as determined in the sole and final judgment of the person or persons requesting the special meeting, notice of a special meeting may be provided by telephone, email, text, or other electronic delivery at least \_\_\_\_\_ hours before the time set for the meeting. No other subject may be considered than the purpose specified in the notice.

(g) The requirements of actual notice of any special meeting shall have been complied with if the Clerk of Council makes a reasonable attempt at such notice. No action by City Council shall be invalid for lack of actual notice provided there was a reasonable attempt at actual notice by the Clerk of Council.

SECTION 4. That Section 121.07 "Quorum" is hereby amended to read as follows:

### 121.07 QUORUM.

A majority of all the members elected to Council shall constitute a quorum for the transaction of business at any regular or special meeting of Council. If, at the time fixed for the opening of any such meeting, a quorum is not present, those who are present may adjourn. ~~and those who are then absent shall not be paid for such meeting, while those who are present may be paid.~~

SECTION 5. That Section 121.11 "Petitions" is hereby amended to read as follows:

### 121.11 PETITIONS.

All persons who desire to present problems, petitions or grievances to Council may do so by presenting their views in writing to the Clerk of Council, prior to regular meetings, or by registering their names, addresses and subject matter on a form provided at each Council meeting, to enable the President of Council to allocate appropriate time for oral presentations. ~~He~~ The President of Council may limit the number of speakers to be heard and the length of time to be devoted to any single problem.

ORDINANCE NO. 03-2021

SECTION 6. That Section 121.12 “Reports” is hereby amended to read as follows:

121.12 REPORTS.

The Mayor shall report to Council in writing at least quarterly concerning the duties with which ~~he~~ the Mayor is charged. The City Manager shall report to Council in writing at each meeting.

Written reports shall be made by the Municipal Planning Commission, the Board of Zoning Appeals and other boards and commissions whenever such reports are requested or whenever the business of such agencies requires Council approval, but in no event less frequently than once each year. Minutes of all meetings of the Municipal Planning Commission, the Board of Zoning Appeals, and all other boards and commissions created by Council shall be furnished to Council monthly after each meeting of such board or commission.

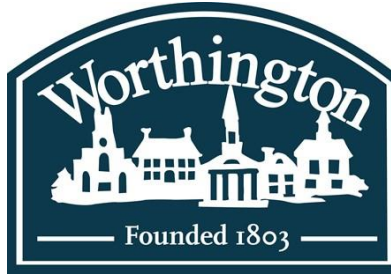
SECTION 7. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center, and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council



**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Robyn Stewart, Assistant City Manager

Subject: VISION WORTHINGTON FINAL REPORT

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**EXECUTIVE SUMMARY**

Representatives of the Visioning Committee will be available to answer questions regarding the Committee's report.

**BACKGROUND/DESCRIPTION**

The Visioning Committee has spent the past year and a half leading the community visioning effort to determine what the community wants to be in the future. In August 2019, the Community Visioning process started with a meet and greet event with the 13 people appointed by City Council to guide the visioning effort. The Committee worked with the consultant, PDG, over the next several months to develop the process and collect background information. In 2020, the Committee launched extensive public engagement to listen to the community and understand the most prominent and widespread ideas about the desired future for Worthington. After collecting feedback from a wide variety of groups and via numerous engagement activities, the Committee drafted vision statements and supporting principles which were publicly distributed for reaction and comments. The vision statements and principles were modified and refined to incorporate the comments, finalized and presented to City Council in November.

The Committee continued its work in November and December to fully document the visioning process and findings in a report which was received on December 22 and distributed to City Council members on December 23. Representatives of the Visioning Committee will be present at the Council meeting to discuss the report and answer questions from members of City Council in advance of the City Council's retreat scheduled for January 9. The full report is available on the City's website at [www.worthington.org/visioning](http://www.worthington.org/visioning).





**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2020**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Director of Parks & Recreation

Subject: **Permission to Bid - Pingree Drive and State Route 161 Crossing Improvement**

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**EXECUTIVE SUMMARY**

Staff requests permission to bid an improved crossing at SR-161 and Pingree Drive utilizing a Rectangular Rapid Flashing Beacon, crosswalk markings and a pedestrian refuge island in the center lane.

**RECOMMENDATION**

Motion to Authorize Staff to Move Forward with Procuring Bids for the Project

**BACKGROUND/DESCRIPTION**

This project was originally recommended by the Bike and Pedestrian Advisory Board to be funded by a portion of the 2019 Capital Improvements Program (CIP) funding for Bike and Pedestrian Improvements. It was advertised for bid in late 2019. Bid results came in much higher than anticipated, and the project was proposed for 2020. Due to COVID-19 operations and budget concerns, the project was deferred. Staff requesting permission to advertise the project for bid and construction in 2021. The updated Engineer's Estimate for the project is \$67,000.00

**FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

The design, construction, materials, and funding to improve the apron will all be covered by the \$100,000 CIP allocation for 2019 Bike and Pedestrian Improvements.

**ATTACHMENTS**

Original Staff Memo dated November 26, 2019



**STAFF MEMORANDUM**  
**City Council Meeting – December 2, 2019**

Date: November 26, 2019

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Director of Parks & Recreation

Subject: **Permission to Bid - Pingree Drive and State Route 161 Crossing Improvement**

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**EXECUTIVE SUMMARY**

Staff requests permission to bid an improved crossing at SR-161 and Pingree Drive utilizing a Rectangular Rapid Flashing Beacon, crosswalk markings and a pedestrian refuge island in the center lane.

**RECOMMENDATION**

Motion to Authorize Staff to Move Forward with Procuring Bids for the Project

**BACKGROUND/DESCRIPTION**

This project is recommended by the Bike and Pedestrian Advisory Board to be funded by a portion of the 2019 Capital Improvements Program (CIP) funding for Bike and Pedestrian Improvements. DLZ has been the consultant utilized on the project and they will present an overview of the process, options considered, and the final recommended design.

The Bike and Pedestrian Advisory Board along with staff finalized the Bike and Pedestrian Master Plan in May 2019. They leaned on the recommendations in the plan along with input they had received from the community to prioritize a project for 2019. The crossing improvement at Pingree Drive and State Route 161 is a project the Board feels has come from the community based on feedback given to them over the past couple of years leading up to and during the recent Master Planning process. The listing below shows some of the ways it has been communicated as a community priority:

1. In February 2018, Council Member David Robinson asked the board to look at connection opportunities between the two parks and research some options.
2. That same month board member Jeannie Martin was approached by residents with the same request and brought it to the board. Other members indicated they had heard residents discuss it.
3. In September of 2018, two other residents (who live on East Granville Road) approached the board at their meeting and requested a crossing and improved sidewalk conditions in the area.
4. Similar to Safe Routes to Schools, the Parks and Recreation Commission and Bike and Pedestrian Advisory Board has put an emphasis on providing safe routes to our parks in hopes of encouraging children and families to get outside and improve their health and wellness. The connection between the two parks and the two neighborhoods sticks out when looking at a map of our parks and who can access them. With improvements to East Granville Road Park scheduled in the current CIP ensuring better pedestrian access to the community is important and the Parks and Recreation Commission has voiced their support for the improved crossing at the park.
5. The Bike and Pedestrian Master Plan included community outreach where residents identified places they do walk/bike, places they would like to walk/bike, and issues to be addressed. These results were collected in person at various venues and on-line utilizing a wiki-maps tool provided by our consultants. The on-line feedback came from 350 unique log-ins and included more than 600 total comments. The results were all entered into the mapping system and the intersection at 161 and Pingree was one of the most commented on locations.
6. The Master Plan utilized the public input and a scoring system that included proximity to schools, community destinations, COTA stops, parks, connection opportunities to existing bike and ped facilities, connections to Old Worthington, and previous crashes. When compared to all other crossing opportunities within these criteria the Pingree/161 intersection ranked fifth highest overall and the highest among all currently uncontrolled (no traffic signals existing) crossing projects. Since one of the major themes of the overall master plan is making connections across our major barriers (High Street, 161, River, RR tracks, Freeways), the board has identified this as one of the most important intersections and since it doesn't involve a major intersection it can be addressed in their budget this year.

The Bike and Pedestrian Advisory Board selected the project as their priority at their March 2019 meeting. After a presentation from staff regarding the Board's recommendation, City Council approved an Ordinance on April 15, 2019, appropriating the 2019 Bike and Pedestrian Improvement allocation of \$100,000 from the CIP. Staff then entered into an agreement with DLZ to design the improvement.

The project was on the Bike and Pedestrian Advisory Board agenda for updates in April and May. During that time, DLZ evaluated the crossing and then presented to the Bike and



Pedestrian Advisory Board their initial recommendations at their June 2019 meeting. Neighbors living adjacent to the crossing were notified of the presentation and invited to attend the meeting or contact staff with questions or concerns. Three neighbors attended the June meeting and two voiced concerns about the crossing, the need for it, and the impacts it might have on traffic, aesthetics for neighbors, and emergency services. The Board decided to delay a recommendation to Council until staff and the consultant could review the concerns and follow up with neighbors. They provided a list of items they wanted taken into consideration in the final design and asked for DLZ to come back with modifications at their July meeting.

DLZ returned to the July Bike and Pedestrian Advisory Board meeting with noted revisions and answers to questions and the Board recommended by vote to move ahead with design that included the Rectangular Rapid Flashing Beacon (RRFB) and a Refuge Island.

In addition to the final design that is included in the packet and that will be presented by DLZ at the City Council Meeting, staff have made plans to set aside funding to address one of the most pressing neighbor concerns which is the clutter on the apron at the northeast corner of the intersection of 161 and Pingree. DLZ and staff were able to avoid adding to the clutter by utilizing the existing light pole to mount the push button and signs for the RRFB. The Board wanted to see if something additional could be done so in an effort to improve the cluttered feel and potential safety concerns we are planning to redo the concrete apron to remove the grade differences between the concrete and catch basin covers. This will be done as a part of the 2020 Street Improvement Program.

#### **FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

The design, construction, materials, and funding to improve the apron will all be covered by the \$100,000 CIP allocation for 2019 Bike and Pedestrian Improvements.

#### **ATTACHMENTS**

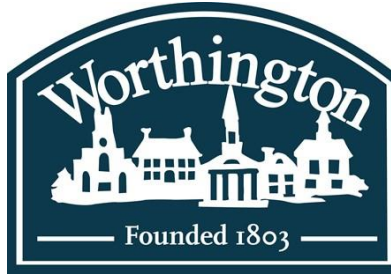
Link to Bike and Pedestrian Advisory Board Agendas and Minutes:

<http://www.worthington.org/620/Bicycle-and-Pedestrian-Advisory-Board>

Final Design of the Pingree Drive and State Route 161 Crossing Improvement from DLZ

Link to the Bike and Pedestrian Master Plan:

[http://worthington.org/DocumentCenter/View/5716/2019\\_Worthington\\_Bike\\_Ped\\_Plan\\_Final\\_reduced](http://worthington.org/DocumentCenter/View/5716/2019_Worthington_Bike_Ped_Plan_Final_reduced)



**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service & Engineering

Subject: Permission to Bid - Griswold and Municipal Building Windows and Doors  
Project Number

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**EXECUTIVE SUMMARY**

Staff is seeking permission to advertise for bids for the Griswold Center and Municipal Building Window and Door Replacement Project

**RECOMMENDATION**

Motion authorizing staff to advertise for bids for this project

**BACKGROUND/DESCRIPTION**

In 2019, Schorr Architects completed an assessment and plan drawings for the replacement of windows and doors at both the Griswold Center and the Municipal Building. The current windows and doors at the Municipal Building are original to the 1992 construction. While some doors have been replaced at the Griswold Center, most windows and doors are original to the 1992 construction. In both buildings, the windows and doors are well beyond their useful life, have significant rot present, and do not provide the same energy efficiencies new ones will. The Engineer's Estimate to complete installation at both buildings is \$322,000.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

The 2021 Capital Improvements Program includes \$425,000 for this project.



**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Parks & Recreation Director

Subject: **Permission to Bid - Community Center Swimming Pool Diamond Brite Replacement**

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**EXECUTIVE SUMMARY**

Staff is seeking permission to bid the Community Center Swimming Pool Diamond Brite Replacement Project.

**RECOMMENDATION**

Motion to permit staff to bid the project

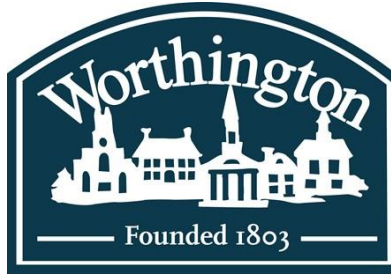
**BACKGROUND/DESCRIPTION**

The swimming pool walls and floors at the Community Center are covered with Diamond Brite surfacing. The facility opened in 2003 and over time the Diamond Brite has worn resulting in pitting and staining. In addition, the abrasive surfaces cause cuts on feet and rough areas on the pool walls and floors. In 2019 we replaced the Diamond Brite in the Lazy River area of the Leisure Pool. This project would complete the remainder of the Leisure Pool and depending on bids, fund a portion or all of the Lap Pool. The work would be completed during our annual shutdown so operations would not be impacted.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

The 2020 Capital Improvements Program (CIP) included \$120,000 for this project, which was deferred due to COVID-19 budget restrictions.





**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service & Engineering

Subject: Huntley Bowl Detention Basin Retrofit-Permission to Bid

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**EXECUTIVE SUMMARY**

Staff is seeking permission to advertise for bid the Huntley Bowl Detention Basin Retrofit project.

**RECOMMENDATION**

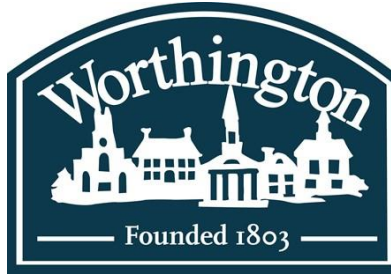
Motion to authorize staff to advertise for bids for this project

**BACKGROUND/DESCRIPTION**

In 2019, the Service & Engineering Department engaged Sustainable Streams to complete a stream assessment of Lower Rush Run. The assessment included evaluation of the Huntley Bowl at the north, to and including Walnut Grove Cemetery to the south and west. Earlier this year, Dr. Robert Hawley of Sustainable Streams presented his report and findings before City Council. In an effort to attenuate peak flows which contribute to stream erosion, the assessment report recommended improvements be made to the Huntley Bowl Detention Basin. Strand & Associates was engaged to complete the design work for the proposed improvements. Site visits were conducted over the summer and final design was completed in November of 2020. The Engineer's Estimate for the construction of the improvements is \$313,100. Staff is seeking permission to advertise the project for bid in early January.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

The 2021 Capital Improvements Program includes \$435,000 for this project.



**STAFF MEMORANDUM**  
**City Council Meeting – January 4, 2021**

Date: December 29, 2020

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service & Engineering

Subject: **Permission to Apply for ODOT Funding - W. Selby Boulevard Bridge Repairs**

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**EXECUTIVE SUMMARY**

The City has the opportunity to apply to the Ohio Department of Transportation (ODOT) to complete repairs to the bridge on West Selby Boulevard.

**RECOMMENDATION**

Motion authorizing the application for funding

**BACKGROUND/DESCRIPTION**

In December 2020, staff received correspondence from ODOT indicating they had identified the bridge on West Selby Boulevard for possible funding by the Municipal Bridge Program based on bridge inspection information. The bridge qualifies for this funding because the inspection last July was conducted through ODOT's bridge program. Under this funding program, ODOT makes funds available for bridge replacement, rehabilitation or demolition. While demolition is eligible, funding priority is given to bridge replacement and rehabilitation projects. The application period opens on January 1, 2021 with completion and submission required by February 15, 2021.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

If approved, ODOT would cover 95% of eligible construction and construction inspection costs. The City would be responsible for the remaining 5% of construction and inspection as well as 100% of preliminary engineering, design and right-of-way costs.

