City Council Agenda (Revised)

Tuesday, January 19, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

Virtual Meeting Information

Link through: worthington.org

Our Government – Live Stream

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

Special Presentation(s)

5. **Oath of Office - Vice Mayor**

Approval of the Minutes

6. **Approval of Minutes**

   Recommendation: Motion to Approve as Presented.

Public Hearings on Legislation

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: Approve as Presented

8. **Ordinance No. 02-2021 Modify PUD to Permit a New Mixed-Use Building at 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: Approve as Presented

9. **Ordinance No. 03-2021 Amend Code Section 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: Motion to Amend and Approve as Amended

New Legislation to Be Introduced

10. **Resolution No. 02-2021 Grants for The Worthington Partnership and the Worthington Historical Society**
    Approving 2021 Grant Funding for The Worthington Partnership and the Worthington Historical Society.
    Executive Summary: This Resolution approves grant funding of $55,000 to support The Worthington Partnership, $51,000 to support the convention and visitors bureau activities of the Worthington Partnership and $32,500 to support the Worthington Historical Society.

    Recommendation: Introduce and Approve as Presented.

11. **Ordinance No. 04-2021 CIP - Rush Run Stream - Huntley Bowl**
    Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Rush Run Stream – Huntley Bowl Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 708-20)
    Executive Summary: The Ordinance will fund the Huntley Bowl Park Retrofit Project and all related expenses.

    Recommendation: Introduce for Public Hearing on February 1, 2021

12. **Ordinance No. 05-2021 CIP - Windows & Doors (Building Improvements) 713-21**
    Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Municipal and Griswold Building Windows and Doors Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 713-21)
    Executive Summary: This ordinance would fund the Window and Door Replacements at the Municipal Building and Griswold Center, and all related expenses.

    Recommendation: Introduce for Public Hearing on February 1, 2021

13. **Ordinance No. 06-2021 CIP - CC Pool Resurfacing (Project 706-20)**
    Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation

from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Community Center Pools Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 706-20)

Executive Summary: This ordinance would fund the replacement of the Diamond Brite coating in the Community Center Pool, and all related expenses.

Recommendation: Introduce for Public Hearing on February 1, 2021

Reports of City Officials

Reports of Council Members

Other

Executive Session

14. To consider the appointment of a public employee or official

Adjournment

15. Motion to Adjourn

Contact: D. Kay Thress, Clerk of Council (Kay.Thress@worthington.org 614-436-3100) | Agenda published on 01/14/2021 at 4:01 PM

City Council Special Meeting

Minutes

Monday, January 4, 2021 at 7:00 pm

6550 N. High Street, Worthington, Ohio 43085

Virtual Meeting Information

Link through: worthingnton.org

Our Government - Live Stream

1. **Call to Order**

Minutes:

Worthington City Council met remotely in Special Session on Monday, January 4, 2021, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 7:00 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, Worthington Mayor Scott Holmes, Clerk of Council D. Kay Thress

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 a roll call vote.

MOTION Mr. Smith moved, Mr. Myers seconded a motion to return to open session at 7:16 p.m.

The motion carried unanimously by a roll call vote.

Adjournment

DRAFT

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 7:17 p.m.

Contact: D. Kay Thress (kay.thress@worthington.org 16144363100) | Minutes published on 12/31/2020 at 10:01 AM

City Council Agenda

Minutes

Monday, January 4, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

Virtual Meeting Information

Link through: worthington.org

Our Government – Live Stream

1. **Call to Order**

Minutes:
Worthington City Council met remotely in Regular Session on Monday, January 4, 2021, 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: 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.

DRAFT

Approval of the Minutes

5. Approval of Minutes

Minutes:

MOTION: Mr. Bucher moved, seconded by Ms. Kowalczyk to approve the minutes of the Regular Meeting of December 7, 2020, the Joint Meeting with Sharon Township of December 7, 2020, the Regular Meeting of December 14, 2020, the Special Meeting of December 21, 2020 and the Regular Meeting of December 21, 2020.

The motion passed unanimously by a voice vote.

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.

Minutes:

Introduced by Mr. Smith

MOTION Ms. Dorothy moved, seconded by Mr. Robinson to adopt Resolution No. 01-2021

President Michael thanked all of the candidates who applied for the Vice Mayor position. It was a difficult decision for Council to select one person because of so many qualified candidates. She stated that the floor was open for nominations.

MOTION: Mr. Robinson moved, seconded by Ms. Kowalczyk to nominate Joseph Mas for the appointment of Vice Mayor

MOTION: Mr. Bucher moved, seconded by Mr. Smith to close nominations.

The motion passed unanimously by voice vote

MOTION: Ms. Dorothy moved, seconded by Mr. Robinson to amend the resolution to insert the name of Joseph Mas.

The motion passed unanimously by a voice vote

The motion to appoint Joseph Mas to the position of Vice Mayor for the remainder of the 2020-2021 Council term passed unanimously by a voice vote

The motion to adopt Resolution No. 01-2021 (As Amended) passed unanimously by a voice vote

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.

Minutes:

Introduced by Mr. Myers

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)

Minutes:

Introduced by Ms. Dorothy

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.

Minutes:

Introduced by Mr. Robinson

Reports of City Officials

10. **Policy Item(s)**

    a. **Vision Worthington Report**

Minutes:

Mr. Greeson explained how Councilmembers received the final Visioning Committee report before Christmas, and it is available to the public online. Tonight is an opportunity for Council to formally accept the report, followed by adopting the vision statements at a later date. Additionally, in preparation for the Council retreat, the Visioning Committee members are in attendance tonight to answer questions about the report. There is no formal presentation this evening, it is just an opportunity for Council as a whole to talk about the report and ask questions of the Visioning Committee members.

President Michael thanked the members of the Visioning Committee for the excellent work they did and all of the time and effort put into this endeavor. There are so many great ideas and thoughts included in this report. The Committee has really helped to shape the future of Worthington in a wonderful way.

Ms. Kowalczyk asked about whether the Visioning Committee is willing to continue meeting with groups and talking about the report in an overview type way. She wondered if there would be a roadshow or some other type of initiative to continue outreach now that the report is completed. Mr. Sherman responded that with the COVID environment, it is difficult to say what this process will look like going forward. Each individual member of the Committee will have an opportunity to continue participating. His sense is that the Committee as a whole has completed their job.

Mr. Myers asked about the enabling legislation for the Visioning Committee and whether there is a sunset section. While the Committee's work is done, the hard work of implementation is just now beginning. It is critical that we have some assistance from the Committee so we do not change what was intended. Mr. Sherman noted in the resolution it stipulates that within 60 days of the final report there would be a sunset on the Committee. From his perspective, each individual needs to make that decision. Everyone would be flattered to continue on, but it is ultimately up to each person. Mr. Myers stated that any role would be in an advisory capacity.

President Michael asked if this is the point where Council has a motion to formally accept the report. Mr. Greeson responded that there is exact way to do this. It has been envisioned that Council would do a motion tonight to accept the

report and then, discuss how to move forward with implementation. Once we are able to articulate and have agreement how to move forward, we would bring back a formal resolution adopting the vision statements themselves.
Ms. Dorothy asked if we found out what percentage of the community participated in the Visioning process. We still have a heavy lift to make sure people are aware of the visions and how to implement it. Mr. Sherman replied that we met the goal of 80% that Council put forward. We reached every household twice through mailers which was a contact point. Mr. Mitchell described how one of the challenges was balancing the amount of information collected, and documenting touch points. Some people participated multiple times. The report tells a great story about the engagement steps. Mr. Robinson explained how in the executive summary over 200 community members participated through public input events, and over 2000 members online. Looking at that as a percentage of the population, that works out to 2% and 13.3%.
Mr. Smith asked if Committee members have any guidance for Council regarding any points of education that could be provided to the community that might be helpful to get from the City. Mr. Sherman expressed that there is a lot of education that can be done, but he is not prepared to give a list out right now. Getting back to the fact we reached every household and how we go forward with the education would be something to be considered as these vision statements are implemented. Mr. Smith wondered if there were any glaring definitions that needed to be worked out, are any parts that are weighted as more important sooner rather than later. Mr. Sherman stated that it comes down to that they reported what was heard. As far as weighting these things is something that will be a job going forward. There are low hanging fruit that can have action taken upon, but he cannot begin to answer that until work begins. It is a matter of getting started and doing something with what you see. Mr. Mitchell added that there was a lot of debate about what should be the best next steps. The final vision statements goes back to putting the hook back into City Council, detailing the expectation of City leaders. That is really a good challenge to Council about how these visions are balanced, and how to work together about the best direction from this. The focus of the Committee was on what are the underlying things that the community aligns on, and one thing that came out clear was that people want Council to work to bring these visions to life. There is a natural tension that exists among all the vision statements that is meant to be worked out by the leaders of our community.
Mr. Bucher asked that since the Committee-members were so intimate with this process and that if you are hearing things from the community, to please share with Council going forwards.
Ms. Kowalczyk said that she assumes the City will be putting out some information on our platforms about the visioning document on social media, the website, and email newsletter. Mr. Greeson explained that the report has

already been posted on the website, but he is unsure if it has been emailed to all of the participants of the process. Ms. Stewart noted that Ms. Brown has been promoting that we have received the report and it is available online.

MOTION: Mr. Bucher moved, seconded by Ms. Kowalczyk to accept the receipt of the report of the Visioning Committee

The motion passed unanimously by a voice vote.

b. Permission to Bid - Pingree Crossing Improvements

Minutes:

Mr. Greeson described how Council may recall that this was an early 2020 CIP item that was bid and we did not receive bids that fit the budget. It was also tabled due to questions about the impact of COVID on our financial situation. We want to move forward with this project with several other projects that Council will hear about this evening.

Mr. Hurley explained how this project bubbled up from the Bicycle and Pedestrian Advisory Board and we were able to go through a process with DLZ to do some design of the crossing. It was recommended to do the rectangular flashing beacon and the refuge island in the middle. It is believed this is the best timing to go ahead with this to get the best pricing. This would be taking us back to the 2019 Bike and Ped funding. Once this project is complete, they are working on the prioritization for the remainder of 2019, 2020, and 2021 funding.

MOTION: Ms. Dorothy moved, seconded by Mr. Robinson to give staff permission to bid for the improved crossing at State Route 161 and Pingree Drive

The motion passed unanimously by a voice vote

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

Minutes:

Mr. Greeson stated that this is a self explanatory project, if you are around either of these buildings it is evident that the windows and doors need to be replaced. We have been kicking this project down the road each year, but it cannot be postponed any further.

Mr. Whited described how the doors and windows are nearly 30 years old and the typical life is 20 years. There are about 48 windows and one door at the Griswold, and at City Hall there are 34 windows and a couple doors. One point that is important is that this will also help improve energy efficiency in both buildings.

Ms. Dorothy stated that she appreciates that we have been doing what we can within our budget, but asked if we have a overall, global idea about the liabilities for our assets. We seem to have quite a bit of liability for our buildings, roads, and waterlines. Mr. Whited replied that is something we are putting together currently. Our new Building Supervisor Scott Treadway is beginning that process, and we are looking at buying some software to aid with that putting all

the information in one database.
Mr. Myers asked if the windows and doors will be of the same style that they are currently. Mr. Whited replied that they are, and are aluminum clad windows that are acceptable to the architectural review standards.
Mr. Bucher noted that the budget allocation is $100,000 more than the estimate, and asked if there is a way we will get to the upper cap that is allocated. Mr. Whited replied that it relies on the quantity and quality of bids as well as unknown conditions that could be encountered in the process. The hope is that we will get the lower price but that is unknowable. Mr. Myers asked if there is any rot in the windows, and he would be surprised if there was not rot in the sills. Mr. Whited replied is contemplated in the estimate that we got. Ms. Stewart brought up that the CIP estimates often include additional design and inspection costs under contract beyond the construction cost that gets charged to the project amount in the CIP.
MOTION: Mr. Smith moved, seconded by Mr. Myers to allow staff to advertise for bids on the Griswold Center and Municipal Building window and door replacement project.
The motion passed unanimously by a voice vote

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

Minutes:
Mr. Hurley detailed how this project was in the CIP last year and deferred due to COVID. Over time, there is pitting and abrasions in the diamond brite surfacing in the pools, and this re-does the surfaces of the pool. The bidding is tricky due to many contractors not doing this type of work. We have been in touch with some contractors already and are confident there will be bids received.
MOTION: Mr. Bucher moved, seconded by Ms. Kowalczyk to grant staff permission to bid the Diamond Brite project for the Community Center pools.
The motion passed unanimously by a voice vote

e. Permission to Bid - Huntley Bowl Retrofit Project

Minutes:
Mr. Greeson explained how there was an extensive study of Rush Creek conducted and one recommendation was improvement of our existing Huntley Bowl.
Mr. Whited said that the approach is to re-grade the bottom and sides of that basin, retrofitting the outlet structure to attenuate flow at a different weight which would help to reestablish and stabilize the stream banks. This is not nearly as expensive of a project as it could be, and is a good deal if successful.
Ms. Dorothy commented that doing something to mitigate the storm water at Rush Run is something we have needed to do and she is excited to move forward.
MOTION: Mr. Smith moved, seconded by Mr. Myers to give permission to staff

to advertise to bid for the Huntley Bowl Retrofit Project

The motion passed unanimously by a voice vote

f. Permission to Apply - ODOT Funding for Bridge Repairs

Minutes:

Mr. Whited brought up how in early 2020 we signed an agreement with the Ohio Department of Transportation to evaluate bridges, and they found the majority to be in good to great shape. However, the bridge at West Selby Boulevard has some structural degradation and is in need of repair in the next couple years. ODOT also has an opportunity to apply grant funding for the construction of such projects. They do not fund design, which would need to be self-funded, but they have invited us to apply for that funding for this project.

Ms. Kowalczyk asked when if we get this funding, the work would begin. Mr. Whited replied that we reduced the load limits on the bridge to limit potential problems but the bridge should last for another five or more years. However, this project would not come to fruition for at least another three years for building a replacement bridge.

Mr. Bucher asked when they may make awards. Mr. Whited replied he was not aware of when, but would imagine within a few months.

MOTION: Ms. Dorothy moved, seconded by Mr. Robinson to allow the City to apply for the ODOT funding to complete bridge repairs to the bridge on West Selby Boulevard.

The motion passed unanimously by a voice vote

Mr. Myers asked anyone had been to Park Boulevard Park to look at the bridge located there, some of the decking is getting suspect in addition to the pavers on both sides. It is not critical, but he would appreciate an answer at some point. Mr. Hurley said they are aware of it and will be doing some work on it soon.

11. Reports of City Officials

Minutes:

Mr. Lindsey expressed that he wanted to make Council aware prior to the public hearing at the third meeting of this month, of two additional possible changes to Section III and Section IV of Code Chapter 121 changes being proposed in Ordinance No. 03-2021. The current language in 121.06(A) refers to a request stating the purpose for which a special meeting might be called, it does not indicate a time or place for that meeting. He advised that this is a change worth making, inserting time, date, and place as well as purpose for the request and the Clerk's call of that meeting. In 121.06(E), one of the proposed changes, adding the word, "Only" to make sure it is clear when cancelling a meeting you have to be the person or persons that originally requested the meeting. The other change relates to Section IV of the ordinance pertaining to 121.07, there was a question in the current language defining a quorum, the question becomes whether "currently serving" needs to be added to that

language. He thinks we should consider having "elected or appointed" because there could be a vacancy filled. Looking at the charter language, it does define a vacancy as an election, so he was less worried, and may not need the qualifier "elected to". Upper Arlington uses language, "current Councilmember". There are cities that refer to a specific number of Councilmembers. He is not a fan of identifying a number because there is the potential due to an event there could be few Councilmembers. Unless he hears objection from Council, he will be making the changes he has suggested improving the language. He did not want to change the quorum language without some direction from Council.

Mr. Greeson reminded Council that there would be a virtual retreat held on Saturday, beginning at 8:30am, finishing hopefully before 3:00pm. It will be facilitated by Marty Jenkins, who is a Worthington resident and who has facilitated Council retreats in the past. The agenda package was sent out today.

Ms. Kowalczyk asked about the updated Use of Force policy that will be implemented by the Division of Police, she wanted a brief summary of the changes and rationale for making the changes. She assumes there is nothing Council must do, but this is just for informational purposes. Mr. Greeson described how this is a policy that has been issued by the Chief of Police and is a Division level policy that he has the authority to issue. We have been reviewing various police policies as a part of our ongoing professional review process that we do all the time, as well as a Presidential executive order that we are required to comply with to be able to access Department of Justice federal funds for law enforcement purposes that we do receive periodically. That Presidential order also requires that compliance be done by a credentialed entity as designated by the Department of Justice, who designated the Ohio Collaborative in Ohio. The updates are a variety, some are for clarity, there was some language updated to clarify the responsibilities for officers to intercede and report, language about alternative tactics such as de-escalation, and clarifying language about the reasonableness of force. One important thing that was talked about was regarding chokeholds. Essentially, we sought to more explicitly restrict or limit those techniques to only those instances where deadly force is authorized. There is a lot of other language to clarify warnings, moving vehicles, clarifications and updates on reporting the use of force and how supervisors are notified, clarification about the duty to provide medical assistance, and training requirements on de-escalation.

Ms. Kowalczyk asked if there was a plan on how we would be training officers on implementing these changes. Chief Ware replied that our policy was silent before on the vascular neck restraint, so we did not recognize it as a control technique, and the proper terminology for chokehold is the respiratory neck restraint. What we found is that some publications and orders comingled those two terms. We felt in order to be clear and in compliance, and still provide the officer and the City some protection from liability if they were to engage in a lethal encounter using those techniques, that it needed to be in our policy explicitly spelled out. In the process of doing so, we are going to train to those techniques, so that the officers fully understand what they do, how they are applied, and what happens if you were to apply those in a lethal force

encounter. He has instructed his use of force team to develop a training curriculum and a schedule to get that out to the officers this year.

Reports of Council Members

12. Reports of Council Members

Minutes:

President Michael described how she, along with Mr. Myers and Mr. Greeson spent time with Eddie Pauline from the Community Relations Commission, and there are a couple things she wants to mention as a report back on that meeting. City Council adopted a resolution last summer that recognizes the impacts of racism, condemning racism in all forms, and committing to promoting racial equity. The CRC's efforts are to provide educational and other programs and opportunities to foster understanding, positive relations, and a strong sense of community from diverse educational, racial, ethnical, cultural, and economic backgrounds. The CRC has two upcoming programs. First, on January 12th there will be a showing of Cincinnati Goddamn, a CRC documentary discussion focused on racism and the power of grassroots activism. Details can be found of the CRC section of the City's website. Second, the annual Martin Luther King, Jr. celebration will be presented virtually on MLK day on January 18th, 2021. The program will include music, remarks, and video reflections about Dr. King's legacy from community members. Everyone is encouraged to participate in these events. The CRC is going to continue conducting educational programs and will post on their website as new programs are developed.

Mr. Myers brought up how on January 14th, the Lifestyle Communities application for rezoning the UMCH property will be on the MPC's agenda. That agenda has been reorganized and will be the only item on the agenda that night. There is a project page created on the City's webpage. The development text is quite lengthy and onerous for the project. If this proceeds as anticipated, this will be a first reading where LC will present, there will be questions and feedback, and there will be at least one more meeting before a vote is held. We have received over 100 letters regarding this, and they have been forwarded to the MPC.

Ms. Dorothy asked to talk about the mountain biking proposal submitted by Kelly Shaw. She thought that it was a very well researched proposal, and got significant support from existing community members. One thing that was researched was the potential for a grant to get matching funds for new trails and/or design work. She wondered if we were actively looking into that. Mr. Hurley responded that they were very impressed with the presentation, and they are familiar with the grants that were suggested. The challenge is that the cycle for those are in the first quarter, and we would need to move quickly to apply in this cycle. It is a little premature to say we would recommend applying this year, but it is something we could pursue. Staff will be further assessing the proposal, circling back with the Parks Commission for recommendations. Ms. Dorothy expressed that she hoped we were looking into whether this proposal was viable for not.

Mr. Robinson brought up the SwimInc ordinance to be discussed on the 19th, asking if Council will be expected to vote on their request, or if that will be an introduction of some sort. Mr. Greeson explained that it was introduced this evening, and they will most likely be available to present on the 19th. Council could act upon it that night, or it could be tabled and acted upon at another meeting. Over the last month since the request was made, Mr. Bartter has reviewed their financials and we believe their request has merit. If their mission is important and their financial sustainability is important, then it is worthy of consideration. Mr. Robinson expressed he supports the mission of SwimInc, but this issue has been going on for years and it is a complex situation. We have asked for years for a new business plan from them, if we are being asked to grant $85,000, he would like to see what their plans are moving forward. Mr. Greeson described how there are conversations ongoing with the schools regarding a Joint Recreation District, and it is anticipated that issue will come back to Council in the first quarter. Maybe there can be a brief update on a more urgent timeline. This request from SwimInc is due to COVID, and the loss of revenues they have suffered. Mr. Robinson expressed that he has had the pleasure of riding over at the Gator Mountain Bike Park off of Hard Road near Granby Elementary, and it is a spectacular asset. He would like to see something constructed off the Olentangy Path. Lastly, he noted that on the Use of Force policy he is disappointed that this issue was brought to Council in the form of a staff memo. He does not know if it would have been discussed had Ms. Kowalczyk not asked the question, and it is a missed opportunity for Council, staff, and the Division of Police. The stated mission of the Division of Police is to foster a partnership with the community, and he does not think we do that by not talking very proactively and thoroughly about an issue of such magnitude and importance such as use of force. Specifically the use or misuse of force that precipitated the Black Lives Matter protests. He personally has asked repeatedly this last fall that we discuss Use of Force policy, how it is developed, and why it is shaped the way it is, publicly. The public deserves to know how this critical policy is developed and enacted in our community. He would like to see this topic on a City Council meeting agenda so the public can see how this policy is developed and what exactly its contents are. He would like to have a question and answer session to dig into this vital matter.

Other

Executive Session

13. Executive Session

Minutes:

MOTION: Mr. Bucher moved, Ms. Kowalczyk seconded a motion to go into Executive Session to discuss land acquisition.

The motion carried unanimously by a roll call vote.

Council adjourned to executive session at 8:49 p.m.

MOTION: Mr. Smith moved, Mr. Myers seconded a motion to return to open session at

DRAFT

9:01 p.m.

The motion carried unanimously by a roll call vote.

Adjournment

14. Motion to Adjourn

Minutes:

MOTION: Ms. Dorothy moved, Mr. Robinson seconded a motion to adjourn. The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 9:02 p.m.

DRAFT

City Council Agenda

Minutes

Monday, January 11, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

Virtual Meeting Information

Link through: worthington.org

Our Government – Live Stream

1. **Call to Order**

Minutes:

Worthington City Council met remotely in Regular Session on Monday, January 11, 2021, 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: 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, Communications Director Anne Brown, Management Assistant Ethan Barnhardt

3. **Pledge of Allegiance**

Minutes:

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

Special Presentation

4. **Columbus Public Health**

DRAFT

Minutes:

Dr. Mysheika Roberts with Columbus Public Health expressed how she and Mike Fielding are pleased to join Council this evening to give an update on where we are with COVID-19. Since the pandemic began in March of 2020, there have been 98,736 cases reported in Franklin County, of those cases, 845 of them reside in the City of Worthington. Ages of cases have ranged from 0 to 100, and 5% of cases in Worthington have required hospitalization. We are eleven months now into this pandemic and we now have hope in the form of a vaccine.

The FDA gave emergency use authorization to two vaccines in December from Pfizer and Moderna. Both vaccines are safe and effective, and are available in Ohio. The Pfizer vaccine requires two dosages and is approved for individuals ages 16 or older, and is 95% effective. The Moderna vaccine also requires two dosages and is approved for individuals ages 18 or older, and is 94% effective. There have been many questions about the vaccines in our community, especially about how they got to the market so quickly. She described how we first learned about COVID-19 in December 2019, and quickly learned that this sickness discovered in Wuhan, China was caused by a SARS virus. That virus was not new to many people in the scientific community. Since 2003 when scientists identified the MERS virus, they have been studying the SARS virus. In December 2019 when COVID-19 was identified, we were missing the fingerprints of the virus, which was then discovered in January, prompting scientists to quickly move towards developing a vaccine. Knowing we were in a global pandemic, studies and production of this vaccine were ramped up through support from the federal government. Research was done concurrently, which is a major reason the vaccine was developed so quickly. Clinical trials with thousands of people were completed. This vaccine has been approved for pregnant and nursing mothers.

In Ohio, the vaccine is being distributed in a phased approach, with the first shipments arriving in the second week of December, 2020. Columbus Public Health (CPH) received their allotment of vaccine on December 22nd, 2020, and have been going through the phased distribution plan as outlined by the Ohio Department of Health. Phase 1-A includes all healthcare and EMS workers, with CPH vaccinating 5,750 individuals. They have also redistributed 1,800 vaccines to primary care physicians, and federally qualified health centers. CPH is actively administering vaccines where they can vaccinate over 700 individuals per day at their site at the fairgrounds. The Governor has announced that next week the state will move into Phase 1-B, for individuals over age 65, those born with congenital or developmental disabilities, and those who work in K-12 education in close contact with students. Phase 1-B will be a phased approach, starting on January 19th for individuals over the age of 80, and dropping down 5 years every week. The next week, we will begin vaccinating those with congenital or developmental issues, and then on February 1st begin vaccinating those who work in K-12 settings. At this point in time CPH does not have knowledge about who will be involved in Phase 2 or Phase 3 and are waiting on the state to provide guidance. Vaccination is the key to getting us on the other side of this pandemic.

Mr. Robinson asked about the number of cases and deaths within the City of Worthington. Dr. Roberts responded that there have been 845 cases and 44 deaths in Worthington.

Ms. Dorothy asked how people are able to sign up for vaccines once they fall into the guidelines to be eligible. Dr. Roberts replied that when individuals are eligible to be vaccinated, they can sign up on CPH's website at www.columbus.gov/coronavirus for an appointment to get a vaccine, or call CPH at 614-645-1519. At this point, registration is closed and has not been opened to those 80 or over.

President Michael asked what is the status for vaccination of law enforcement. She expressed that our police officers are putting themselves at risk of being exposed. Dr. Roberts explained that she does not know what comes after Phase 1-B, that will be something determined by the state. Health commissioners from around the state have been lobbying that law enforcement need to be included in the next round, and recommend that law enforcement advocate for themselves at the state level.

Mr. Robinson questioned if there was any sense about when the vaccine will be made available to the general public where people could come into a facility, without registering to receive a vaccine. Dr. Roberts described how she is optimistic that the vaccine will be readily available by late spring for everyone who wants it.

Ms. Kowalczyk wondered if there was an effort to reach out to the 80 plus age to identify any challenges they may have to signing up and getting to a facility for the vaccine. Dr. Roberts replied that was part of the reason they added the phone number system to register for vaccines. Many older individuals have technology challenges and they are trying to make it accessible through that phone option. Transportation will be a concern and they encourage people to assist those in need in getting to the fairground. Once we get through the majority of these groups, they are optimistic about opening up mobile clinics where a large number of people can get vaccinated. Right now, they do not have the capacity to do that. There will be challenges with mobile clinics, but this vaccine is very fragile with how it needs to be stored which makes the logistics complicated. The state has assured that the vaccine will be available at places other than just the local health departments soon, including at provider's offices that are attached to hospitals, and at Kroger.

President Michael asked if there is a Phase 1-C because she had a resident ask about that. Dr. Roberts stated that she was unaware of a Phase 1-C at this time.

Ms. Kowalczyk brought up how there has been a no-waste provision started, where you can sign up and if there is any leftover, you could be notified if you are in certain categories. Dr. Roberts explained how they cannot throw vaccine away, and on occasion when there are a lot of no shows there may be dosages that need to be given out so they are not wasted. They have tried to prioritize people on the no-waste list that are in Phase 1-B. At this point, the no-waste list is at capacity and no one else is being added right now. When the no waste list reopens, it will be publicized on their website.

Mr. Greeson explained how staff involved with the incident command structure are here tonight to provide a brief update to Council on the City's response to COVID-19.

The staff leading each of the sections will provide a report on their activities. Assistant Chief Craig detailed how in the Division of Fire and EMS there have been over 95% of the department receiving the vaccine so far. They have completed training and protocols to be able to administer the vaccine when it comes available. The department is still operating under some of the guidelines that were established prior, but are hoping to return to normal operations as the vaccine becomes more available. There are still quite a few EMS runs for symptomatic patients, but their manpower and supplies are holding strong.

Ms. Stewart updated Council that the planning group has been coordinating closely with Assistant Chief Craig around the vaccines, and what can be done to assist with that. The two items that are still on their area of focus includes checking in with departments to make sure they have the staffing needed to provide services, and if there are plans in place for continuity of operations if there are illnesses. There have been some cases among staff, but we have been able to continue providing services in the community. They are also discussing activities and events that regularly occur, and in what format those events can occur.

Mr. Oliver explained how the logistics group has been focused on ensuring we have an adequate supply of PPE and cleaning materials to maintain safety protocols. Departments monitor their utilization and trends, and there have been no issues to report. They also transitioned staff to working from home and enable virtual meetings. There are no issues to report at this time.

Mr. Bartter described how we received a little over $1.4 million in CARES Act funding, the second report of how those funds were used was due to OBM on January 6. We have reported all of the dollars as used except for a little over $16,000, that is encumbered for two pieces of equipment in the Division of Fire and EMS.

Mr. McCorkle brought up how Council did approve $400,000 in total funding that is out and being utilized. $300,000 went towards ReBOOT to support our small businesses in need. We have been able to support approximately 65 businesses using those dollars and the average business is down about 60% year to date revenue. The second piece is $100,000 that went towards not-for-profit community grants to 11 organizations in the greater Worthington area. Those dollars were prioritized for mental health concerns and financial concerns. Mr. Greeson added that he spoke with Ray Lees with Worthington Bridges who gave several examples of families that have been helped by the funds that the City Council allocated.

Ms. Brown described how in communications she continues to track, monitor, and research information resources provided by our health partners and state and local officials. She works closely with the public information and communications folks at Columbus Public Health. There have also been quite a few questions from the public that she has been answering, helping to direct people to resources as needed and finding ways to collaborate. She continues to update our coronavirus website with Worthington specific information along with important state and regional news. The updates are currently going out weekly unless there is something that needs to go out sooner. As information about the vaccine rollout becomes more available, it will be a

large undertaking to provide information and resources to the community. President Michael thanked staff for the great job being done and making sure that all the different focus areas are being looked at for the citizens of Worthington.

Reports of City Officials

5. **Policy Item(s)**
   a. **Financial Report - December 2020**
   The Financial Report for the month of December is attached

Minutes:
Mr. Bartter reported that we received a third Bureau of Workers Compensation refund of $1,439,000 which brings the 2020 total of BWC refunds to $2,373,423. Combined with one-time money from CARES Act funding, the City has received $3,786,595 between those two sources. That is having a significant impact on the ending fund balance, and we are in a much better financial position than we ever could have hoped in March and April.
Mr. Greeson added that when doing the year-end report, that we may make some recommendations about one-time expenditures that would be appropriate given the availability of funds.
Mr. Robinson asked about the third BWC refund, and what portion is applied to the 2021 premium. Mr. Bartter responded $133,000 was applied to the 2021 premium, and withheld by BWC. Mr. Robinson observed that not only did one time dollars help significantly, but also the year-to-date income tax collections are above the budgeted projections. Mr. Bartter explained that we had a strong December, and looking at the micro-economy of Worthington, we have not had a significant impact from the coronavirus impact on income tax withholdings. The businesses that have been dramatically impacted are not our usual, major employers. Mr. Robinson asked about what the future might portend regarding people working from home and if there is an update on where that stands with state legislation. Mr. Bartter replied that the big issue is the lawsuit pending against the City of Columbus that is in a holding pattern. RITA has made some adjustments to their forms to potentially account for any outcome of that case.
MOTION: Mr. Myers moved, seconded by Ms. Dorothy to accept the December 2020 financial report.
The motion passed unanimously by a voice vote

Reports of Council Members

6. **Reports of Council Members**

Minutes:
Mr. Myers explained how on this Thursday, the Municipal Planning Commission will have the first hearing on the Lifestyles PUD zoning change application. He wants to give an overview of how the meeting will proceed and what will be in front of the MPC and possibly City Council in the future. It will be a virtual meeting, which presents

some obstacles, but the itinerary for the meeting is that it will convene at 7pm with the applicant having an hour to make a presentation on their application. At 8pm there will be an hour for public comment. There have been 139 letters from citizens that have been sent to MPC members. The MPC memo has been circulated. The application itself is on the City's website. Public comment will be limited to 25 persons who can ask for a reservation to be admitted to the meeting. Mr. Brown went back and listened to the 2015 public meeting, and counted 20 or 22 people who actually gave comments. We have found people have gotten very good at consolidating their remarks and not repeating remarks. Given past practice and courtesies of the people who present, and the ability to provide written comments, 25 persons was an adequate number. At 9pm, there will be a ten minute break before another 50 minutes of public comments. At 10pm there will be an hour of deliberation and comment from the board, and there will be no vote as is typically the case on the application. It will be up to the applicant after comments from the public and the board as to whether they want to proceed in two weeks, or go back and revise their plans to the extent they feel they cannot be on the agenda in two weeks. It is not unusual to have anywhere from two to six, or eight public hearings before a final decision is made.

Currently the parcel is a mix of S-1 and commercial zoning. They are requesting the entire parcel be rezoned to a Planned Unit Development. PUD is set out in 1174 of our code, and he recommends reading that code section to get a general idea of what is reviewed when looking at a PUD application. In the PUD context, the actual development text they propose and is negotiated by staff and the board, becomes the zoning for the property. It is guided by the City planning documents, existing zoning code, and the needs of the City. Their application seeks to rezone 37.8 acres, reserving out the Tucker Creek area. They are proposing 730 residential units, 24 single family, 94 multi-family townhomes with garages, 74 multifamily townhomes and flats, and 520 multi-families with a parking garage. They are also proposing 60,000 square feet of commercial and retail, and 25,000 square feet of medical office. If and when this comes to Council, Mr. Lindsey will need to describe what Council's duty would be. If MPC denies the zoning application, the applicant has the right to waive their ability to appeal to Council. It could die at MPC. If it is recommended for approval, it will come to Council which will have the final vote with a public hearing on the application.

Mr. Robinson asked if Mr. Myers or MPC received the questions that Councilmember Dorothy and himself prepared, consolidated by Ms. Stewart. Mr. Myers said that did and MPC has seen those questions. He would not be surprised given the time constraints, that all the questions will be gotten to, but they are aware of the questions that have been raised. Mr. Robinson said he had no expectations his questions would be specifically addressed. Mr. Myers explained that if the matter comes to Council, that Mr. Lindsey educate Council about their duties to deliberate and vote on that matter. Some of the questions while germane and pertinent do not address our standard of review for a PUD. When it comes to that time, we will want to

be a little more focused in questioning at that time. Mr. Robinson asked if he was correct that staff in their memo are recommending denial of the proposal unless LC chooses to offer substantial changes. He asked if it is wise or necessary that there could be a vote this Thursday in accord with staff recommendations. Mr. Myers responded that would be very out of character. He cannot remember another application of this significance that received a vote at the first hearing. It is the Worthington way to present the applicant with the objections, giving them an opportunity to cure and then come back. If the objections are lengthy, that is why there may be a several month delay between the first hearing and the second hearing. A lot depends on how LC responds to the objections.

Other

Executive Session

Adjournment

7. Motion to Adjourn

Minutes:
MOTION: Mr. Bucher moved, seconded by Ms. Kowalczyk to adjourn.
The motion passed unanimously by a voice vote.
President Michael declared the meeting adjourned at 8:19 p.m.

DRAFT

STAFF MEMORANDUM
City Council Meeting – January 19th, 2021

Date: December 28, 2020

To: Matthew H. Greeson, City Manager

From: Scott F. Bartter, Finance Director

Subject: Ordinance No. 01-2021 – SwimInc Grant

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
Approve as Presented

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

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

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

Board of Directors

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Vice President
Tammy Ament

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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.

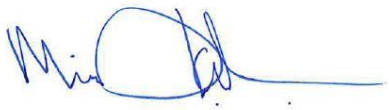
On top of this 77% decline in revenues, costs of operation and maintenance have increased due to extra cleaning and other measures to keep Worthington Pools free of Covid-19. To be specific, combined expenditures from March through August 2020 amounted to $133,000 – $53,000 (or 66%) more than the $80,000 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 or 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 subsides, 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."[1]

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

[1] 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:

Account No.	Description	Amount
101.1140.540544	SwimInc Support	$ 85,260
	General Fund Total	**$ 85,260**

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: January 15, 2021

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

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.

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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.

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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.

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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.

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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.

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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 and the attached meeting minutes.

Attached:

- PUD Ordinance
- Exhibit A – Development Text & Development Plan
- PUD Application & Materials
- Development Text – 12.10.2020 – Track Changes
- ARB/MPC Meeting Minutes

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

EXHIBIT "A"

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

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1. Character

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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.

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

Zynda Bitar

Clerk

EXHIBIT "A"

CITY OF WORTHINGTON

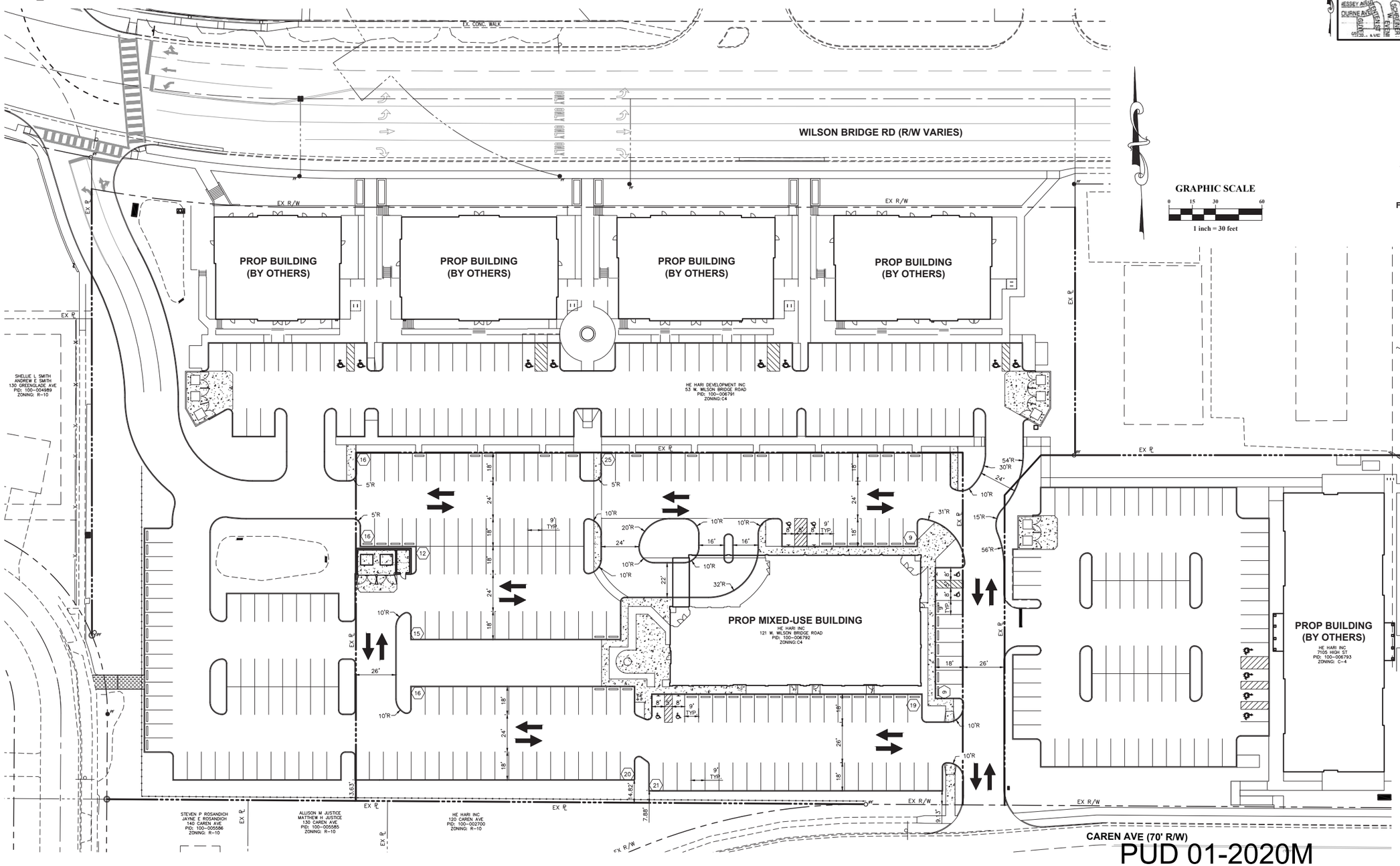
DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

LEGEND

TRAFFIC FLOW ARROW

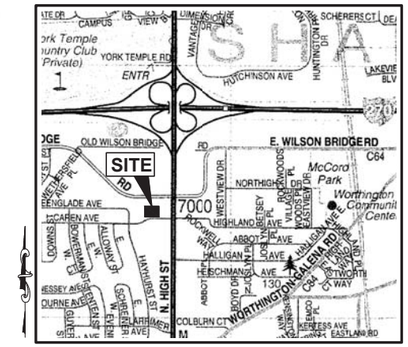
DENOTES PARKING COUNT



GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet



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

PUD 01-2020M

Z:\20-0035-344\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0035-344 ARB.dwg 24x36 Nov 20, 2020 - 2:06:29pm tsullivan

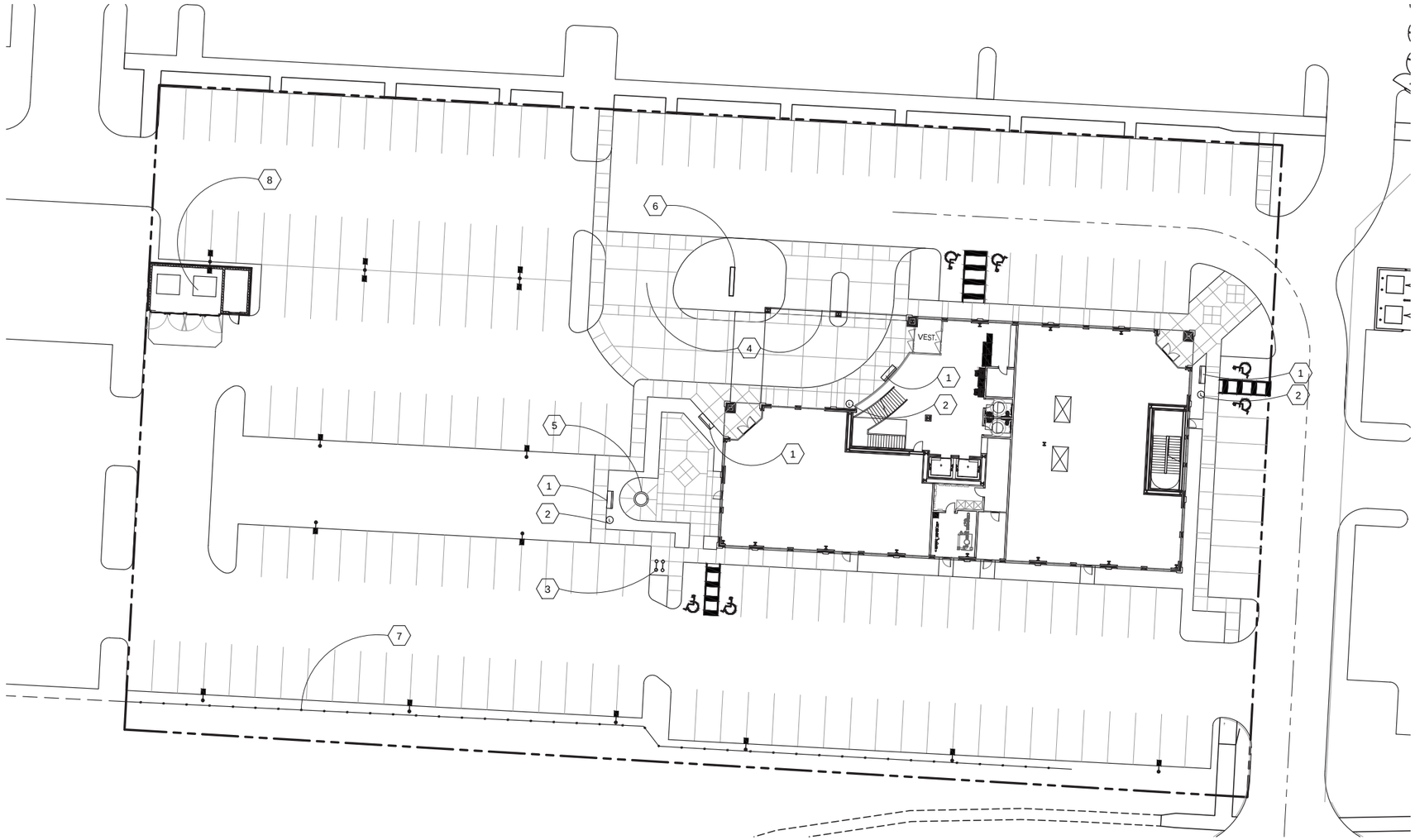


EXHIBIT "A"

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 Bitar

Clerk

CITY OF WORTHINGTON

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

NORTH
1"=20'
0 20 40 60

PUD 01-2020M

REVISIONS	

SITE AMENITIES

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

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-1

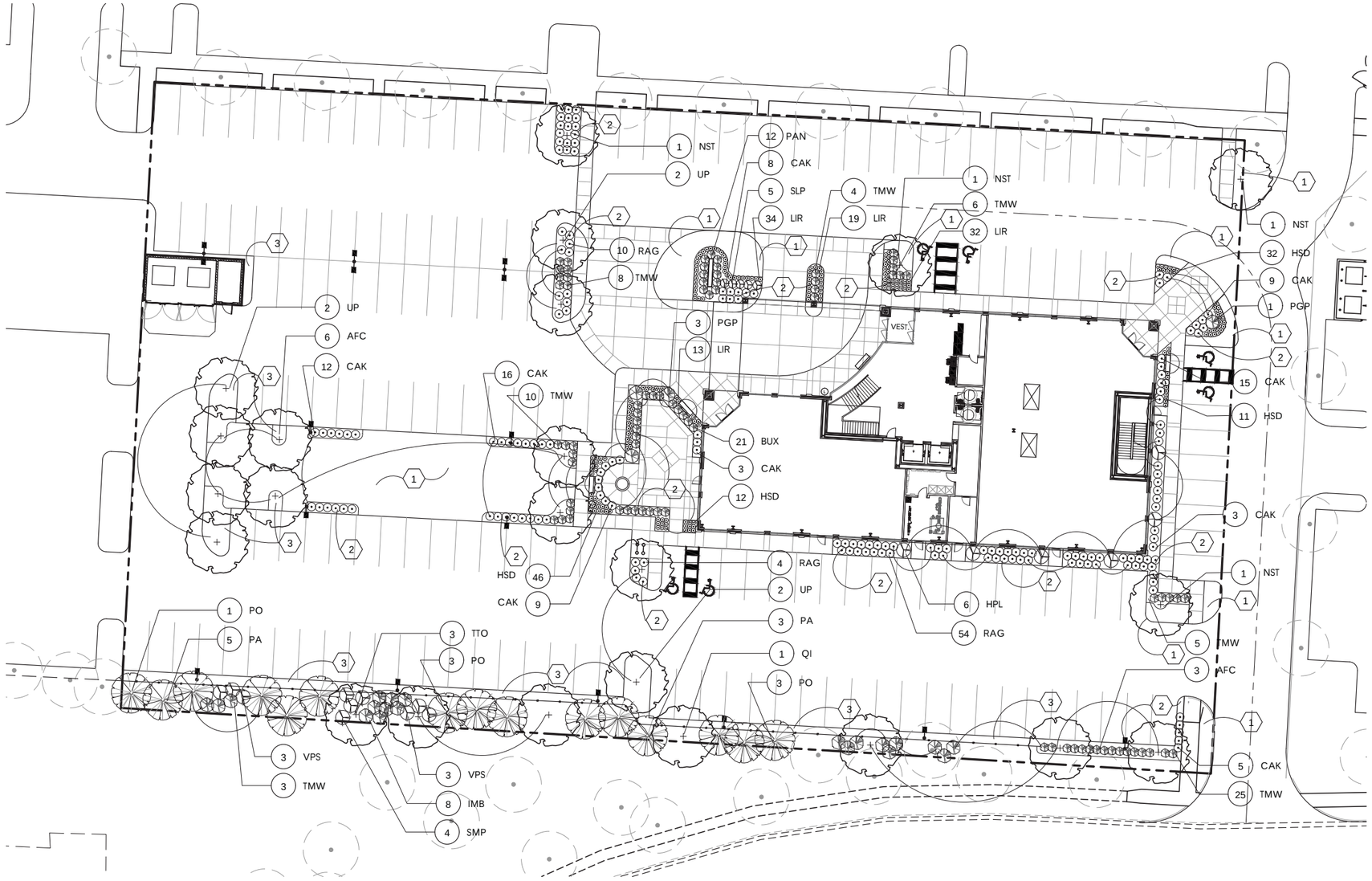


EXHIBIT "A"

GENERAL PLANTING NOTES:

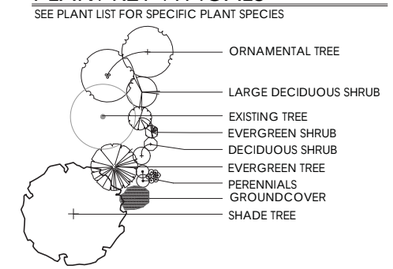
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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	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.	

CITY OF WORTHINGTON

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

DATE 11-20-2020

NORTH
1"=20'
20 0 20 40 60

PUD 01-2020M

REVISIONS

LANDSCAPE PLAN

TRIVIUM WORTHINGTON
MIXED USE
PREPARED FOR
TRIVIUM DEVELOPMENT LLC
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PROJECT	XXXXXX
SHEET	

L-2

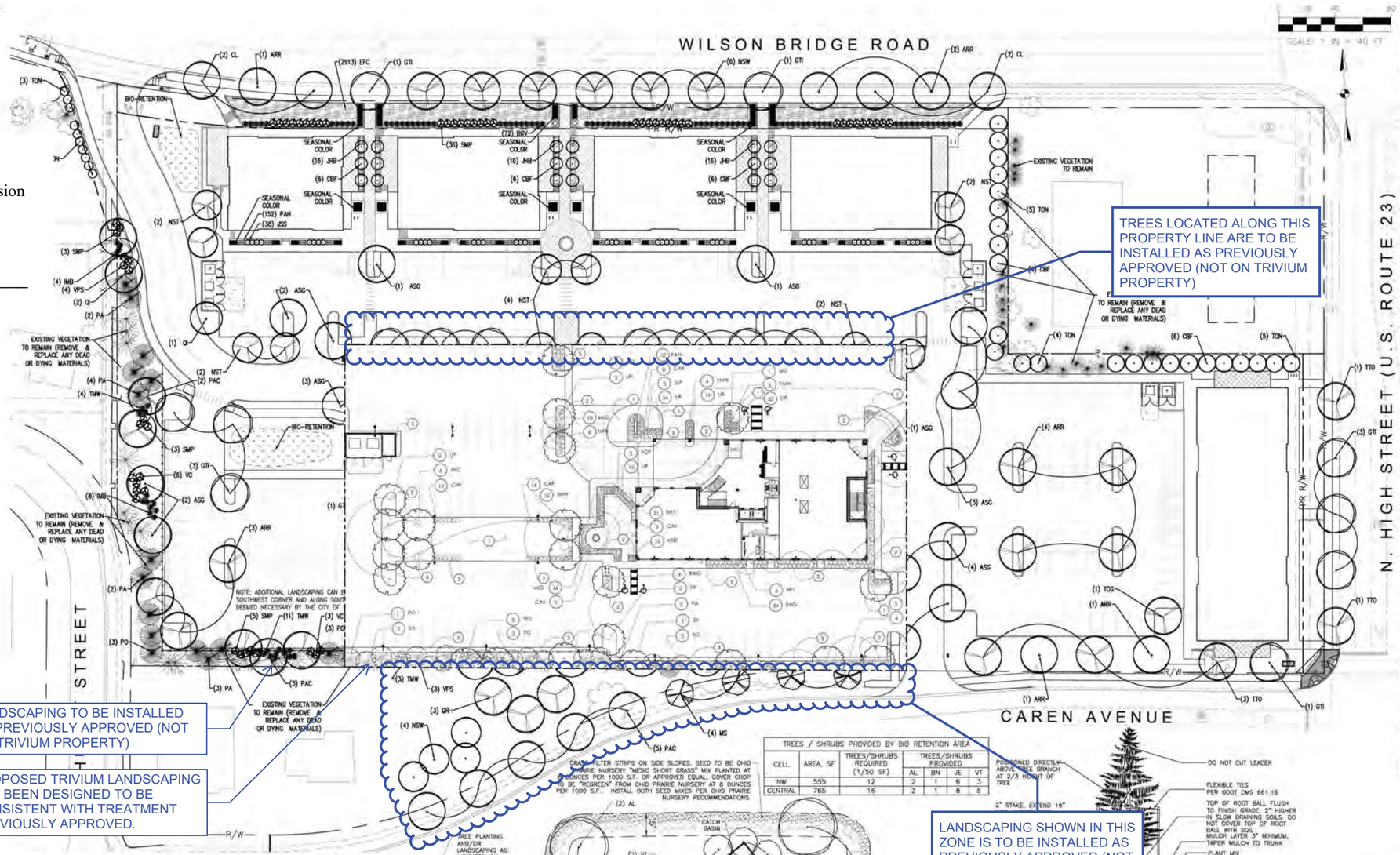
Approved
Municipal Planning Commission
City of Worthington
Date 02/14/19

Clerk

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

Clerk

EXHIBIT "A"



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 PLOW, DISC, OR ROTO-TILLER. 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 BASIN 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 RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 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 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 GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 5 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

1171.02(h) Landscaping of Parking Areas

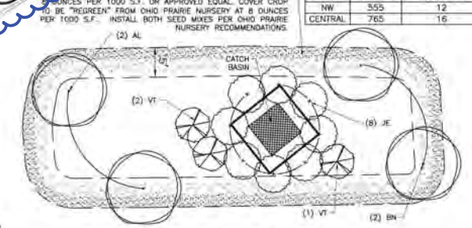
REQUIREMENTS:
TWO INCHES DBH FOR EVERY SIX PARKING SPACES
45sf PLANTING SOIL AREA PER TREE WITH 5' MINIMUM ON ANY ONE SIDE
1 TREE PLANTING BED PER 6,000sf OF PAVED SURFACE

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

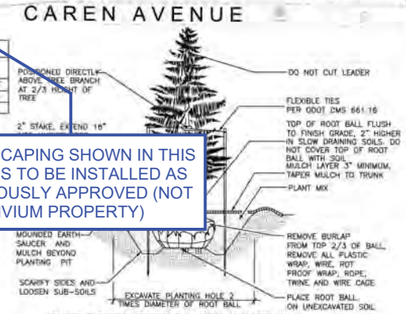
TYPICAL ISLAND MULCHING DETAIL
NOT TO SCALE

TREES / SHRUBS PROVIDED BY BIO RETENTION AREA						
CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	555	12	2	1	6	3
CENTRAL	765	16	2	1	8	5

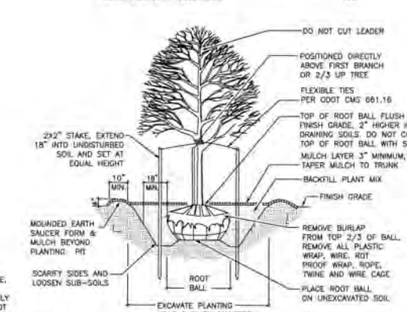
GRASS FILTER STRIPS ON SIDE SLOPES. SEED TO BE OHIO PRAIRIE NURSERY "MESIC SHORT GRASS" MIX PLANTED AT 5 OUNCES PER 1000 S.F. OR APPROVED EQUAL. COVER CROP TO BE "REGREEN" FROM OHIO PRAIRIE NURSERY AT 8 OUNCES PER 1000 S.F. INSTALL BOTH SEED MIXES PER OHIO PRAIRIE NURSERY RECOMMENDATIONS.



TYPICAL BIORETENTION PLANTING PLAN
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



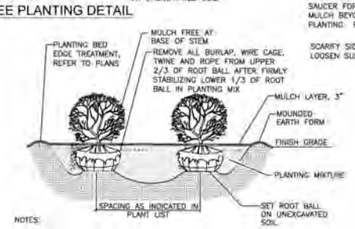
DECIDUOUS TREE PLANTING DETAIL
NO SCALE

LANDSCAPE PLANT LIST - TREES

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AL	4	AMELANCHER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLANCE 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	BITULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' HEIGHT	B&B (MULTI-STEM)	DECIDUOUS TREE
CL	7	CLADRASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DECIDUOUS TREE
CBF	28	CARPINUS BETULA "FASTIGIATA"	UPRIGHT EUROPEAN HORNBEAM	2.5" CALIPER	B&B	DECIDUOUS TREE
GTI	16	GLEDITSIA 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	NYSAA SYLVATICA "TUPLEO 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	PLATINUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2.5" CALIPER	B&B	DECIDUOUS TREE
PO	12	PICEA OMORIKA	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
TDN	24	THUJA OCCIDENTALLIS 'NIGRA'	DARK GREEN ARBORVITAE	6' HEIGHT	B&B	EVG. TREE
TTO	6	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DECIDUOUS TREE

LANDSCAPE PLANT LIST - SHRUBS AND GROUNDCOVERS

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	72	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
EFC	2913	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
IMB	20	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
JE	12	JUNCUS 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 SCOPULRUM "SKYROCKET"	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
PAH	152	PENNISETUM ALEUCOIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS
SMP	51	SYRINGA MEYERII "PALIBINMAN"	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	10	VIBURNUM PLICATUM TOM. "SHASTA"	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	9	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	8	VIBURNUM TRILOBUM "COMPATCTUM"	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DECIDUOUS SHRUB
TMW	27	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB



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 PRE-PLANTING CONDITION.

MASS SHRUB PLANTING DETAIL (BIO-RETENTION)
NO SCALE

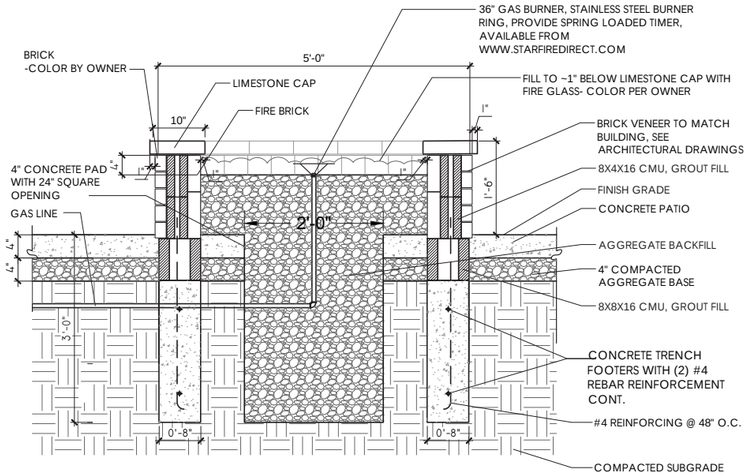
CITY OF WORTHINGTON

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

DATE 11-20-2020

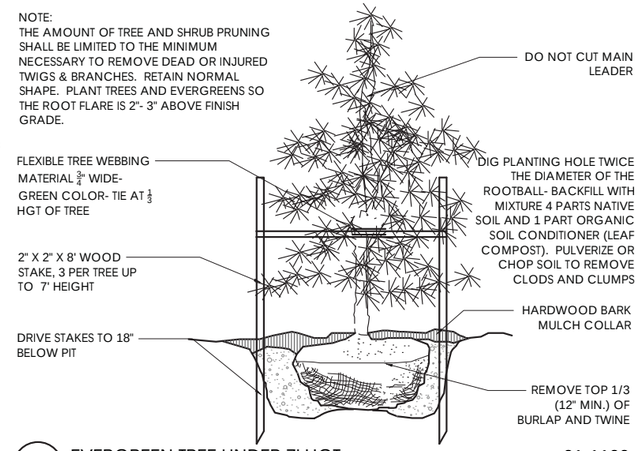
PUD 01-2020M

EXHIBIT "A"



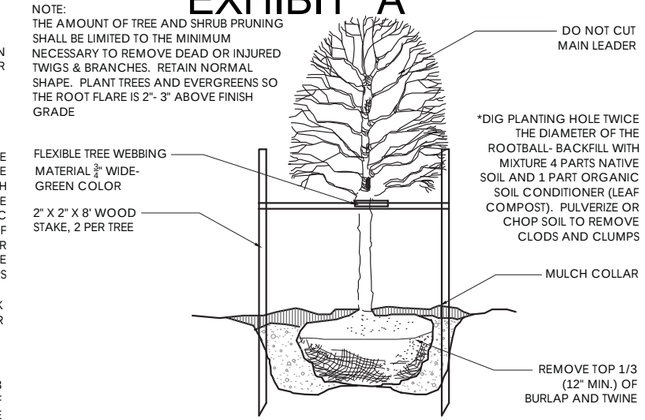
3 FIRE PIT DETAIL
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



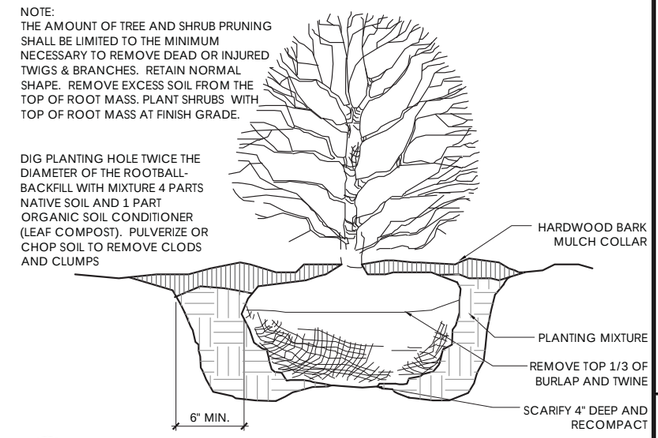
2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



1 DECIDUOUS TREE 01-1001
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

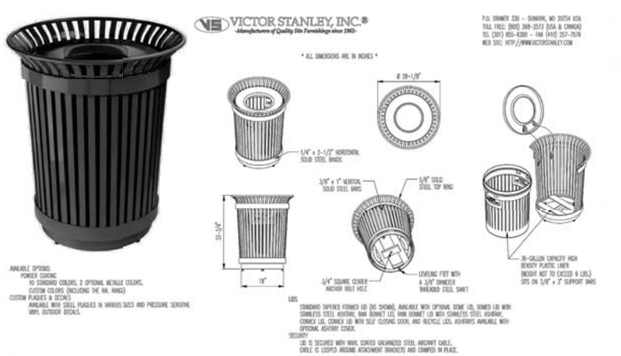


4 SHRUB PLANTING DETAIL 01-1300
N.T.S.

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

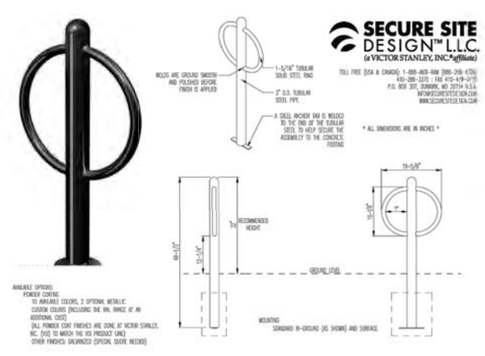
Zynda Bitar

Clerk



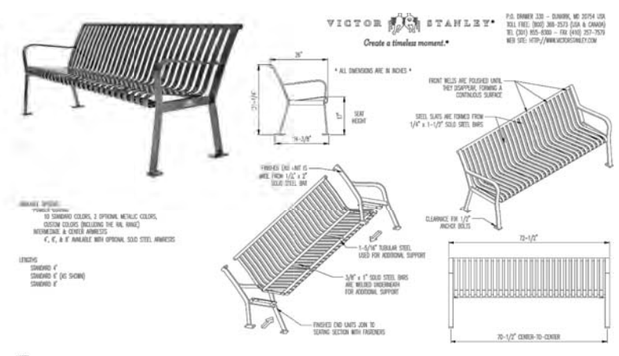
7 RB-36 STEELSITES™ RB SERIES 36-GALLON LITER RECEPTACLE SHOWN: STANDARD TAPERED FORMED LID

PROPOSED TRASH RECEPTACLE
NOT TO SCALE



6 BRBS-103 CYCLE SENTRY™ SERIES BIKE RACK SHOWN: STANDARD IN-GROUND MOUNT

PROPOSED BIKE RACK
NOT TO SCALE



5 RB-28 STEELSITES™ RB ALL STEEL CONTOURED BENCH SHOWN: STANDARD 6-FOOT LENGTH

PROPOSED 6' BENCH
NOT TO SCALE

CITY OF WORTHINGTON

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

PUD 01-2020M

NORTH
1"=20'
0 20 40 60

REVISIONS	

LANDSCAPE DETAILS

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

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-3

EXHIBIT "A"

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

Faris Planning & Design, LLC

Conceptual Design
Trivium Worthington Mixed-Use
Worthington, Ohio

TRIVIUM DEVELOPMENT LLC

EXHIBIT "A"

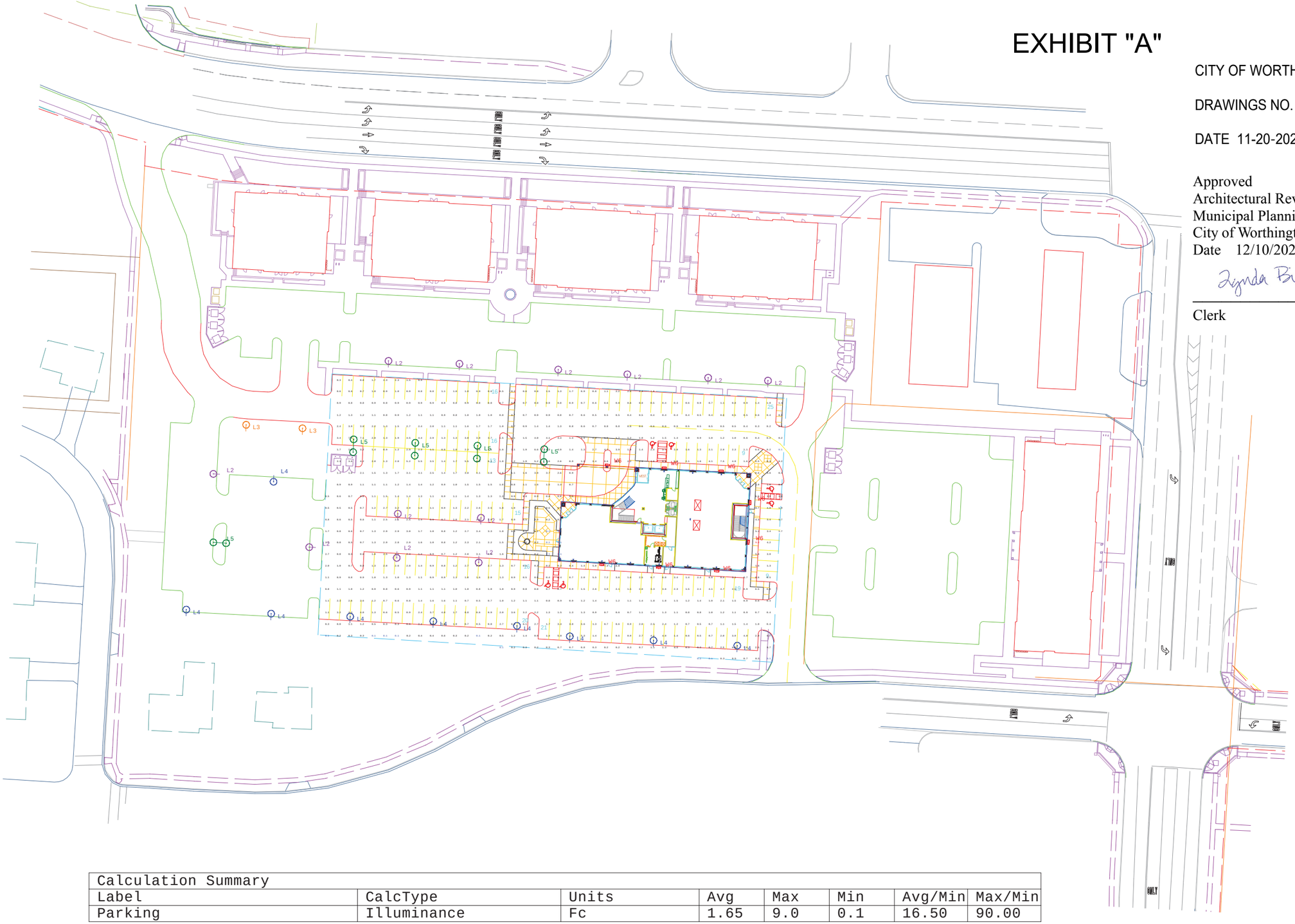
CITY OF WORTHINGTON

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 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

PUD 01-2020M

EXHIBIT "A"

TYPE L0, L1, L2

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 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 - 0-10volt 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.

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 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.

ARRA Funding Compliant · wet location · RoHS · FC

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

Zynda Butler

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	5840	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 L0, L1, L2 | Catalog # | 9/09/19

©2019 LSI INDUSTRIES INC.

TYPE L0, L1, L2

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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208_240 Double Fusing (208V, 240V)	DFK208_240[6]		

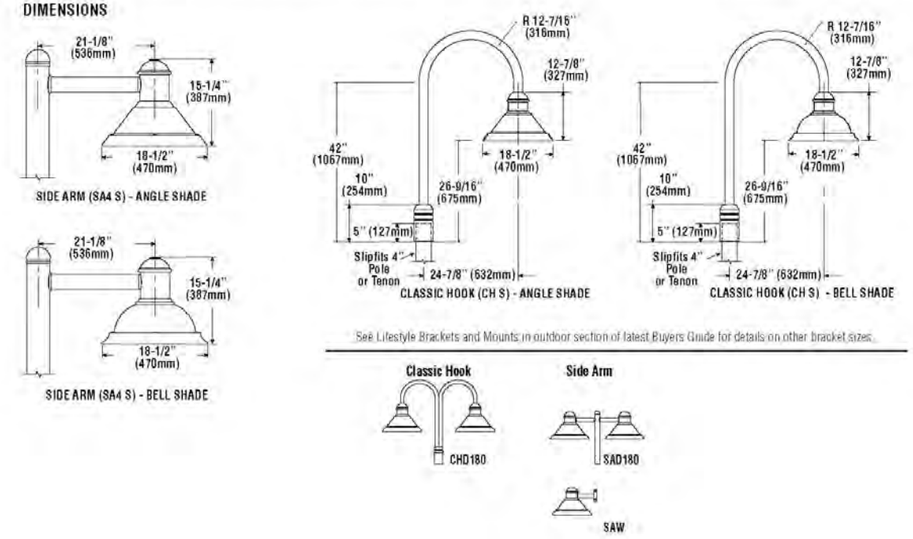
FOOTNOTES:
1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets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

DIMENSIONS



TYPE L0, L1, L2

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-G2

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

CITY OF WORTHINGTON

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

PUD 01-2020M

EXHIBIT "A"

TYPE L3, L4

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

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 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.

ARRA Funding Compliant · wet location · RoHS · FC

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

Linda Bitar

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	6340	6680	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 | 9/09/19
Catalog # | ©2019 LSI INDUSTRIES INC

TYPE L3, L4

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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

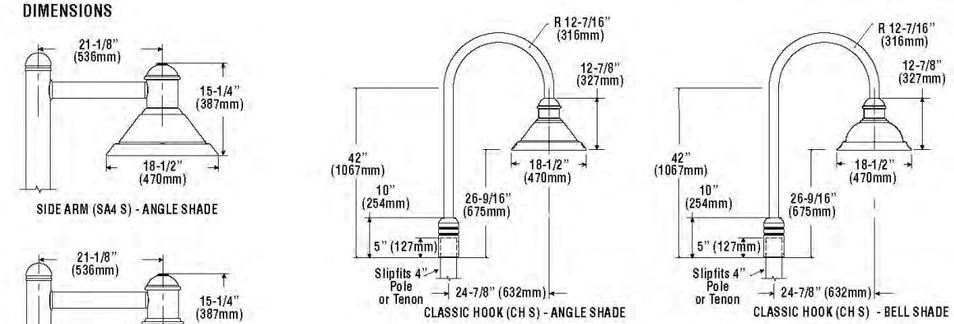
LUMINAIRE EPA CHART - XDLS

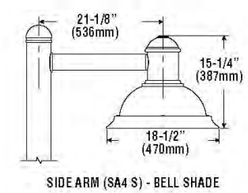
Single	1.6
D180°	2.7
D90°	2.3
T90°	3.3
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

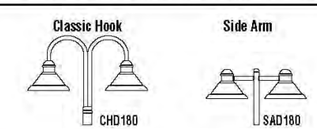
FOOTNOTES:
1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets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

DIMENSIONS





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



TYPE L3, L4

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

PUD 01-2020M

TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 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

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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.

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Date 12/10/2020

Zynda Bitar

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8600	106
Neutral White	SS	6510	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 L5 · Catalog # _____

9/09/19
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EXHIBIT "A"

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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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 WH1 - 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[5] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

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.

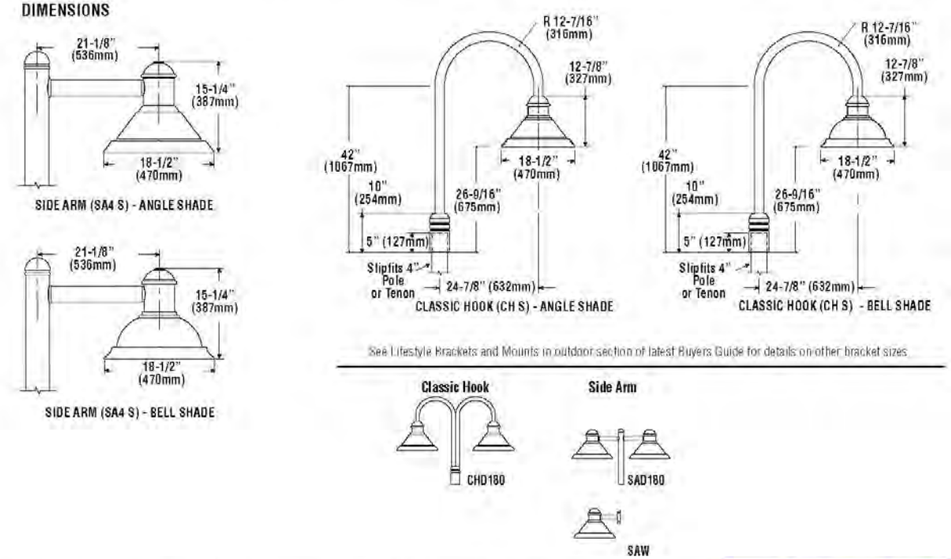
6- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS

Single	1.6
D180°	2.7
D90°	2.9
T90°	3.8
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

DIMENSIONS



TYPE L5

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-G2

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

CITY OF WORTHINGTON

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

DATE 11-20-2020

PUD 01-2020M

CITY OF WORTHINGTON

XHIBIT "A"

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

Catalog # : Type W6 Project : Trivium Worthington

Prepared By : Date :

TYPE W6

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack

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

Zynda Bitar

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 Photocontol.
- 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/QPL 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.

Large LED Slim Wall Pack (WPSLL)

TYPE W6

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 Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
4L	4147	110.74	4147	110.74	4869	130.34	40*
6L	6513	111.93	6513	111.93	7401	128.09	60
8L	8060	106.01	8060	106.01	9332	121.81	80

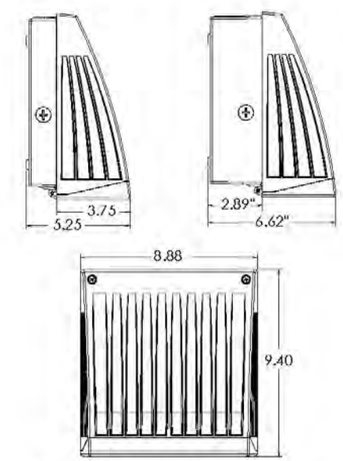
*For emergency back-up only

LED		HID			
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	$93
		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

PHOTOMETRICS

Back to Quick Links

WPSLL-6L-40

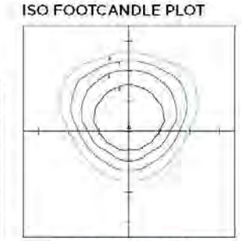
Luminaire Data

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 (60-80°)	1105.7	15.9%
Very High (80-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

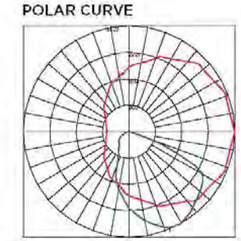
ISO FOOTCANDLE PLOT



10' Mounting Height/10' Grid Spacing

10 FC | 5 FC | 2 FC | 1 FC

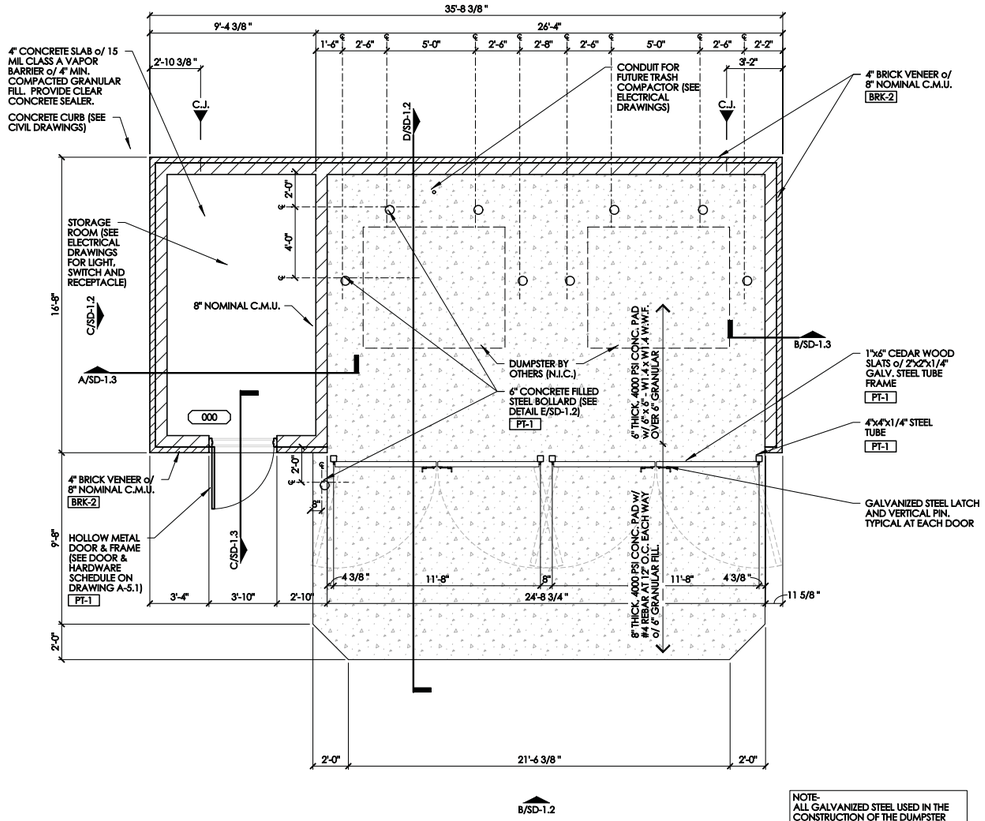
POLAR CURVE



PUD 01-2020M

EXHIBIT "A"

NOTE:
1. SEE DRAWING A-3.1 FOR EXTERIOR MATERIAL FINISH KEY.

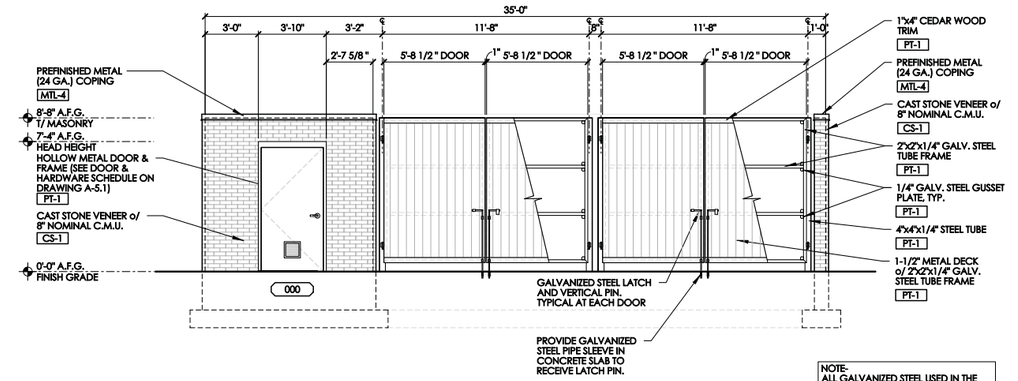


(A) DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

0 5 10

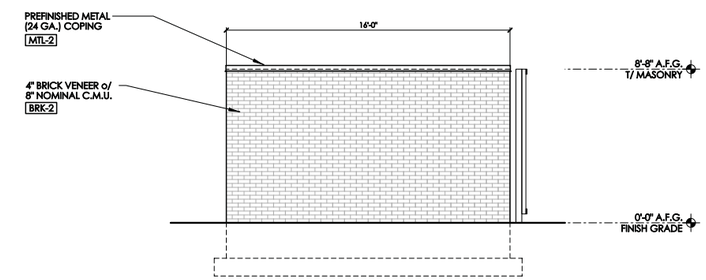


NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

(B) DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

0 5 10

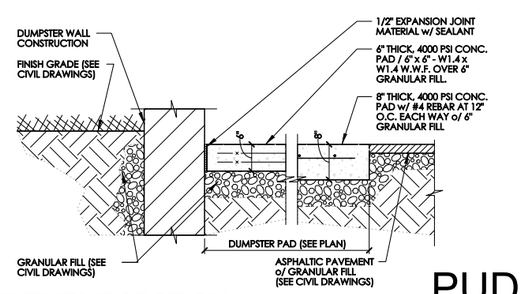


NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

(C) DUMPSTER ENCLOSURE ELEV.

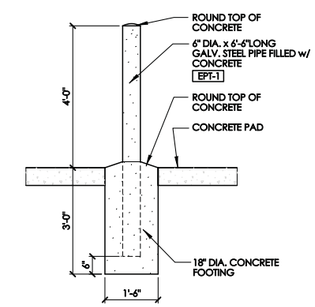
SCALE: 1/4" = 1'-0"

0 5 10



(D) PAVEMENT SECTION

SCALE: 3/4" = 1'-0"



(E) BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

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

Lynda Bitar

Clerk

CITY OF WORTHINGTON

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

PUD 01-2020M

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FOR

TRIVIUM 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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City of Worthington
Date 12/10/2020

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EXHIBIT "A"

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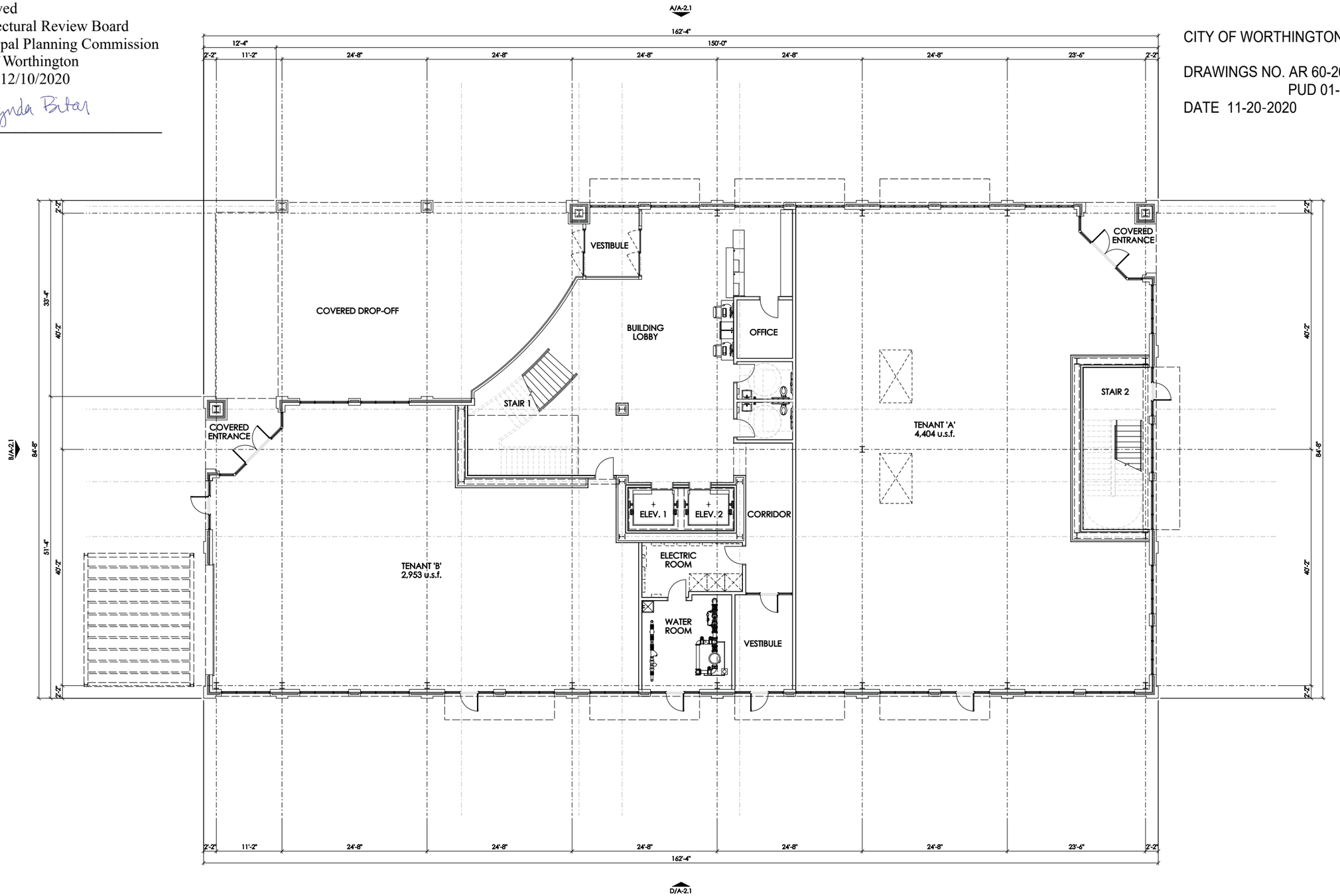

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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DRAWING STATUS

STATUS	DATE
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DRAWING TITLE
CONCEPTUAL GROUND FLOOR PLAN

DRAWING NUMBER
A-1.1

BEAN #00000.00

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City of Worthington
Date 12/10/2020

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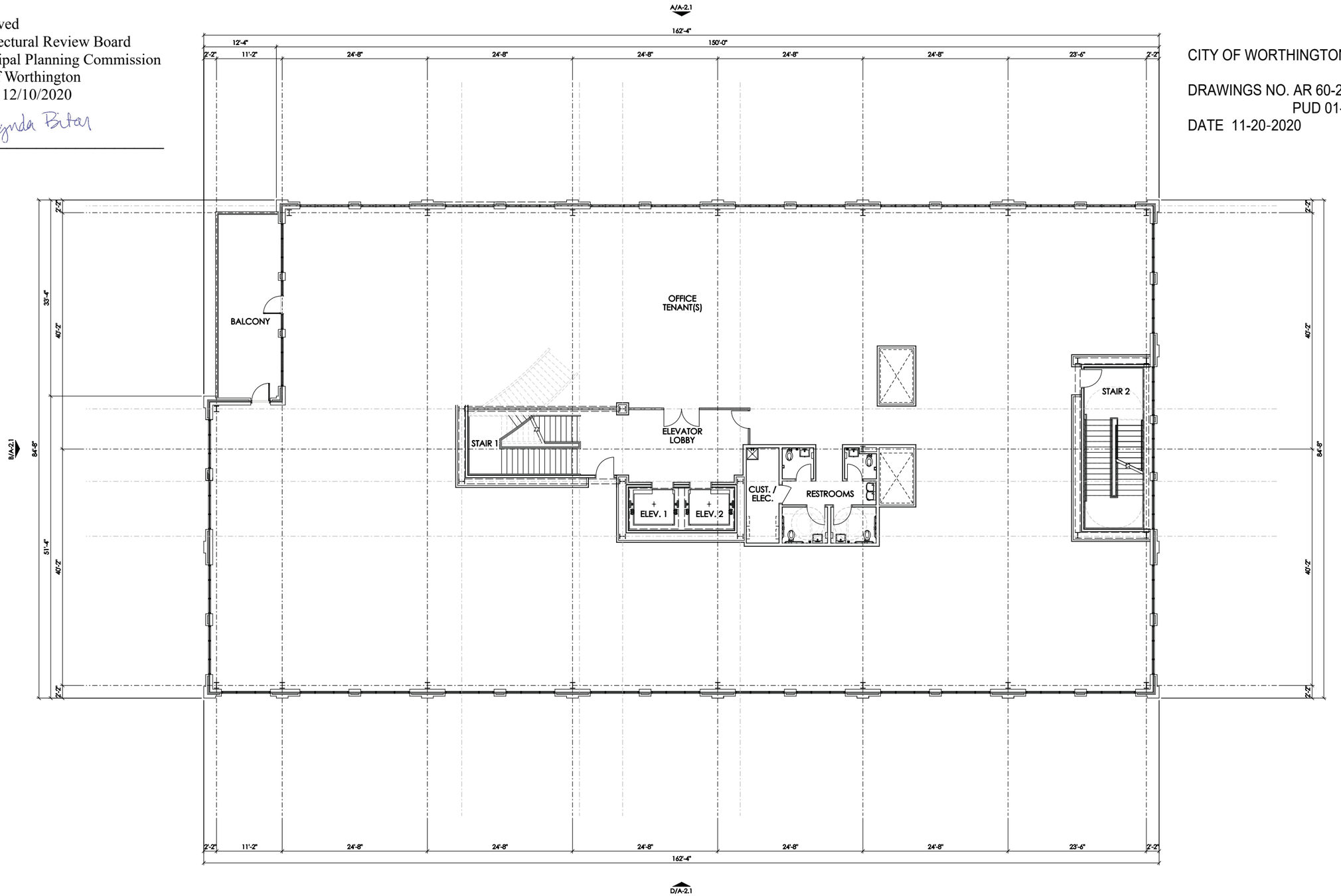

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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DRAWING STATUS

STATUS	DATE
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DRAWING TITLE
CONCEPTUAL SECOND FLOOR PLAN

DRAWING NUMBER
A-1.2

BEAN #000000.00

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City of Worthington
Date 12/10/2020

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PUD 01-2020M

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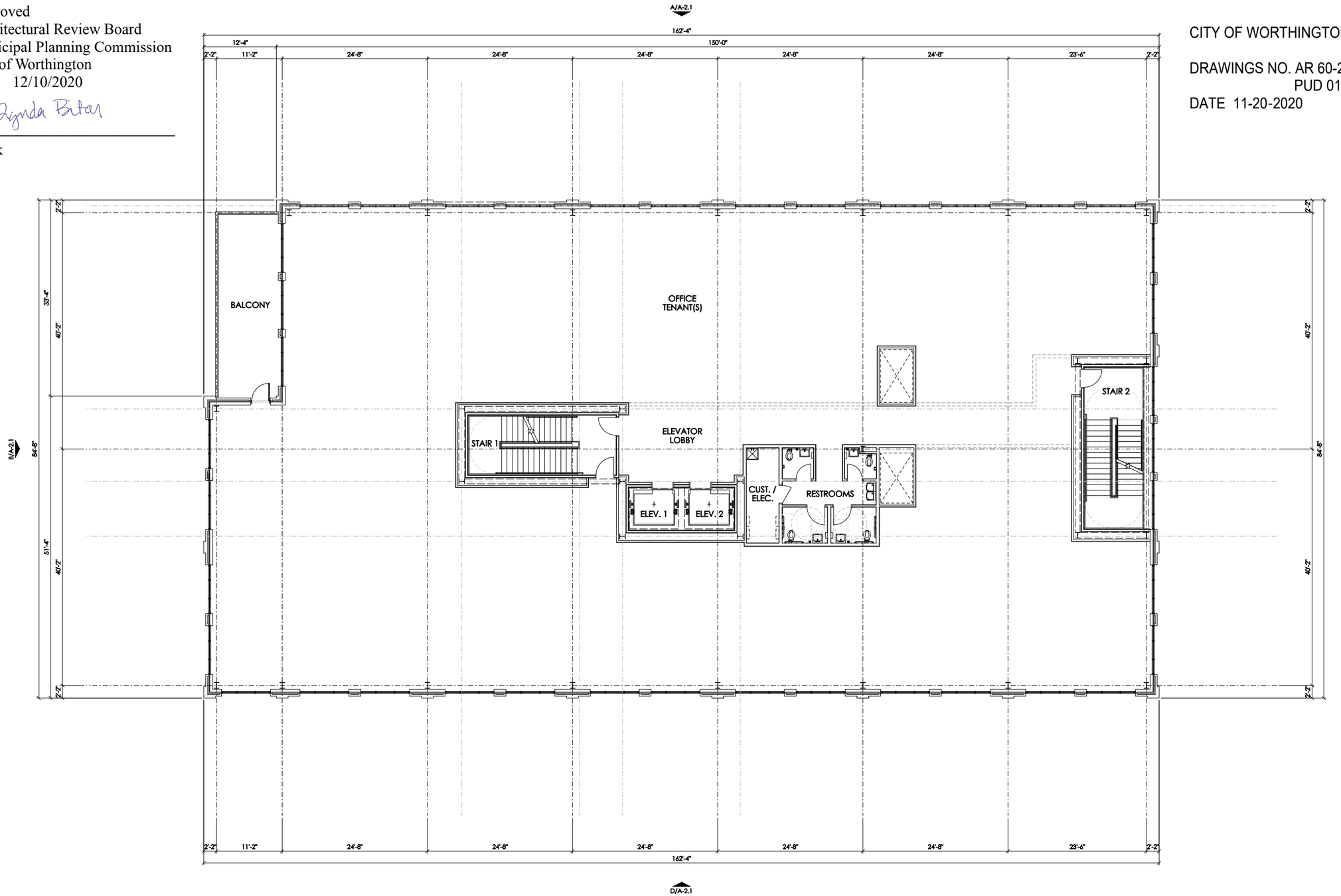

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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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 #000000.00

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

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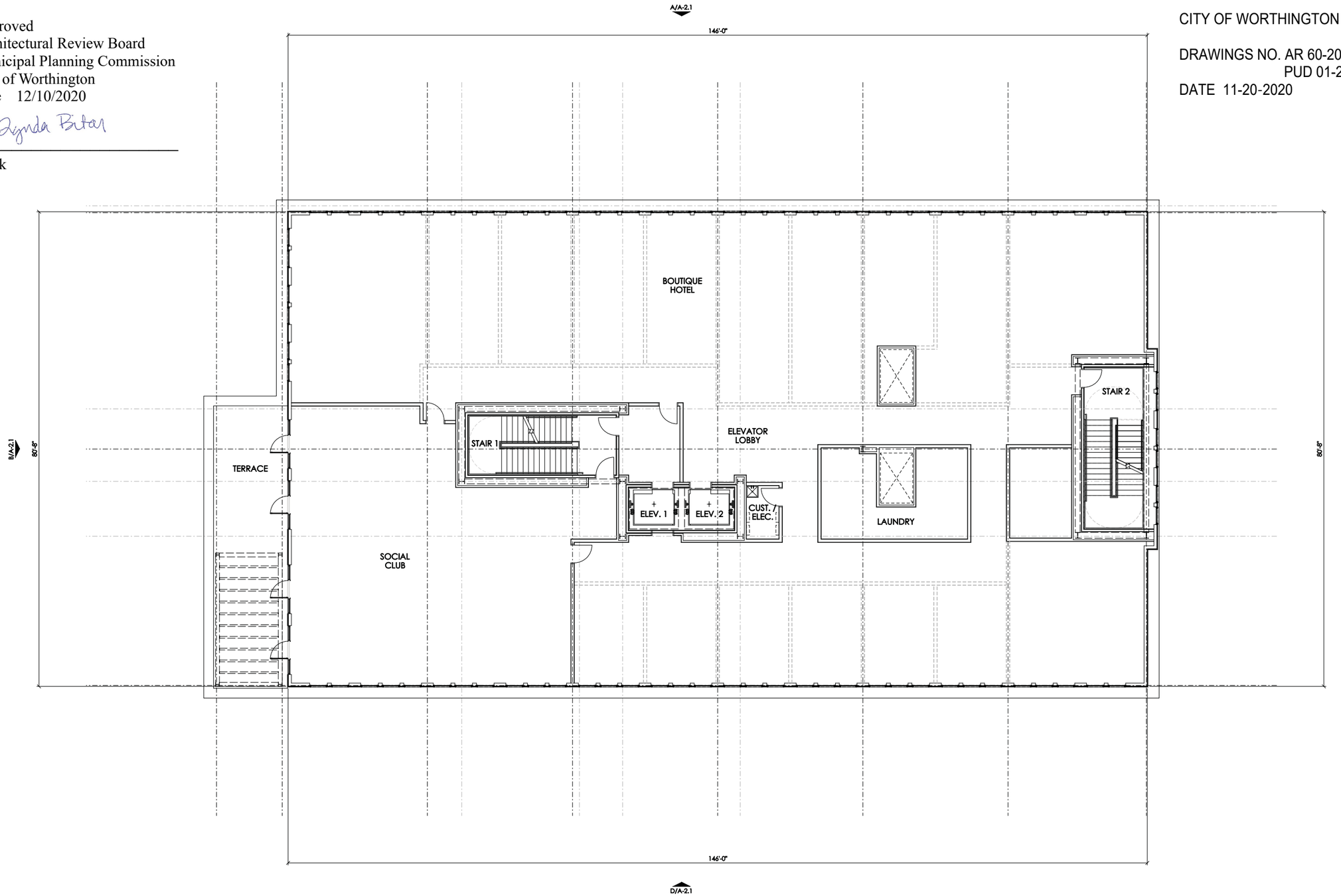
DATE 11-20-2020



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

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

0 10 20

PUD 01-2020M

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WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

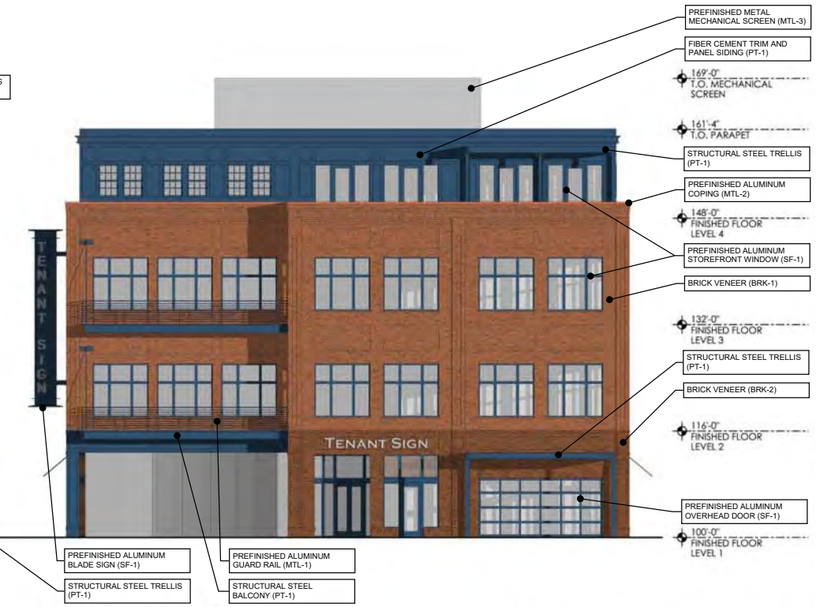
DRAWING TITLE
CONCEPTUAL FOURTH FLOOR PLAN

DRAWING NUMBER
A-1.4

BEAN #00000.00

EXHIBIT "A"

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

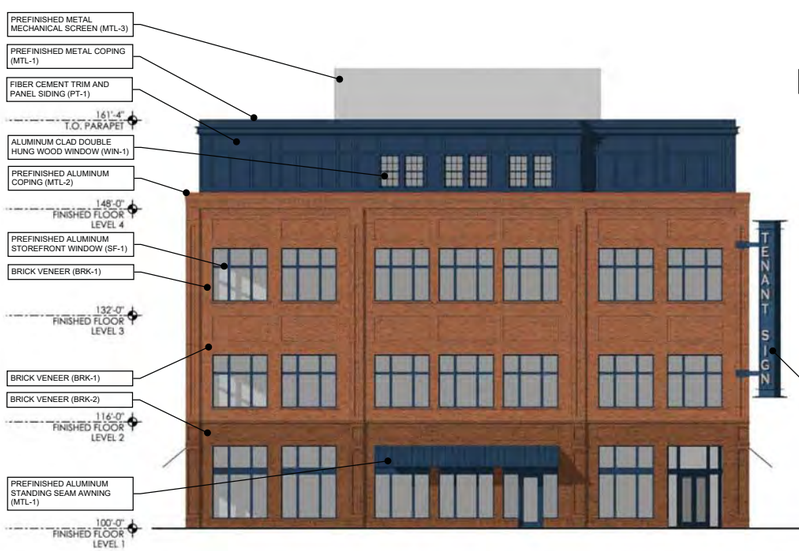


B WEST ELEVATION
SCALE: 3/32" = 1'-0"

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

Zynda Butler

Clerk



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

DATE 11-20-2020

-2020M

BEAN
J. CARTER BEAN ARCHITECT
4400 HORIZON HILL DRIVE
SUITE 40 • COLUMBUS
OHIO • 43214
TEL 614 262 5 B E A N
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

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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

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A-2.1

BEAN #00000.00

EXHIBIT "A"

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

Lynda Bitar

Clerk

CITY OF WORTHINGTON

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

PUD 01-2020M

BEAN

J. CARTER BEAN ARCHITECT
440 OLD WORTHINGTON RD
SUITE 200 • COLUMBUS
OHIO • 43214
TEL: 614 262 5161
FAX: 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

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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-1.3

BEAN2020.00

12/20/2020 12:43:31 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

EXHIBIT "A"

3D IMAGE FOR REFERENCE ONLY

3D VIEW LOOKING SOUTHEAST - 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

BEAN

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FAX 614 262 2329

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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-1.4

BEAN2020.00

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EXHIBIT "A"

3D IMAGE FOR REFERENCE ONLY

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

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

Linda Bitar

Clerk

CITY OF WORTHINGTON

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

PUD 01-2020M

BEAN

J. CARTER BEAN ARCHITECT
440 OLD WORTHINGTON RD
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TEL 614 262 8511
FAX 614 262 2329

STATE OF OHIO
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1015234
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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-1.5

BEAN2020.00

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AM

EXHIBIT "A"

3D IMAGE FOR REFERENCE ONLY

AERIAL VIEW LOOKING NORTHEAST - 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

BEAN

J. CARTER BEAN ARCHITECT
440 OLD WORTHINGTON RD
SUITE 200 • COLUMBUS
OHIO • 43214
TEL 614 262 8787
FAX 614 262 2929

STATE OF OHIO
J. CARTER BEAN
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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

BEAN2020.00

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EXHIBIT "A"

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

BEAN

J. CARTER BEAN ARCHITECT
440 OLD WORTHINGTON RD
SUITE 200 • COLUMBUS
OHIO • 43214
TEL 614 262 5781
FAX 614 262 2329

STATE OF OHIO
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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

BEAN2020.00

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EXHIBIT "A"

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

Linda Bitar

Clerk

CITY OF WORTHINGTON

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

PUD 01-2020M

BEAN

J. CARTER BEAN ARCHITECT
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FAX 614.262.2929

STATE OF OHIO
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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

BEAN2020.00

11/20/2020 12:43:32 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt
DWG

EXHIBIT "A"

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

Lynda Bitar

Clerk

CITY OF WORTHINGTON

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

DATE 11-20-2020

PUD 01-2020M

BEAN

J. CARTER BEAN ARCHITECT
440 OLD WORTHINGTON ROAD
SUITE 210 • COLUMBUS
OHIO • 43214

TEL 614 262 8481
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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EXPIRATION DATE: 12/31/2020

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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

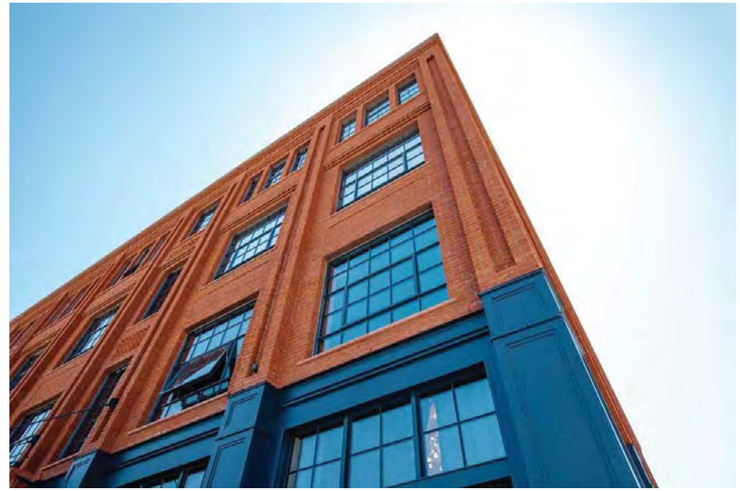
DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.9

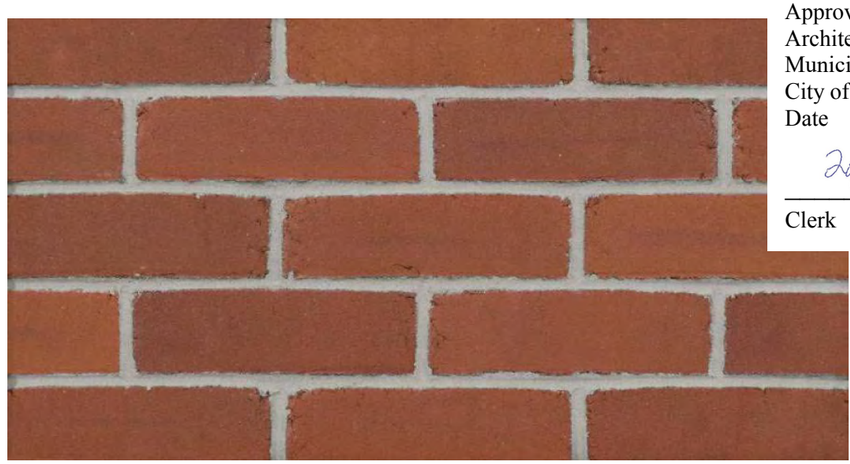
BEAN2020.00

11/20/2020 12:43:32 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

EXHIBIT "A"



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

Linda Bitar

Clerk

PT-1
SHERWIN WILLIAMS
SW #6510

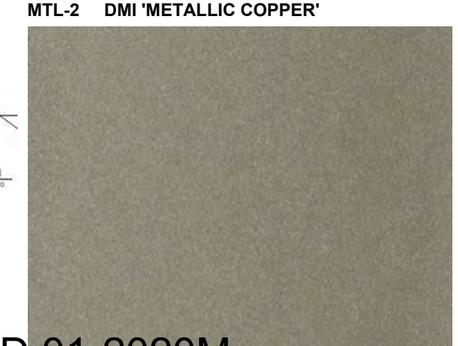
CITY OF WORTHINGTON

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

JD 01-2020M

MTL-1 DMI 'ROYAL BLUE'

MTL-2 DMI 'METALLIC COPPER'



MTL-3 DMI 'CHAMPAGNE'

BEAN

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL 614 262 BEAN
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
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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

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

EXTERIOR MATERIALS & FINISHES

DRAWING NUMBER

M-1.1

BEAN #000000.00

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 Bitar

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 40 • COLUMBUS
OHIO • 43214

TEL 614 262 BEAN
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

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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

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

SIGNAGE

DRAWING NUMBER

S-1.1

BEAN #00000.00

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 STATEMENTAND 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 Bitar
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 Mller	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) _____ Date _____

Property Owner (Signature) _____ Date _____

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

Lynda 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.

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

Lynda Bitar

Clerk

CITY OF WORTHINGTON

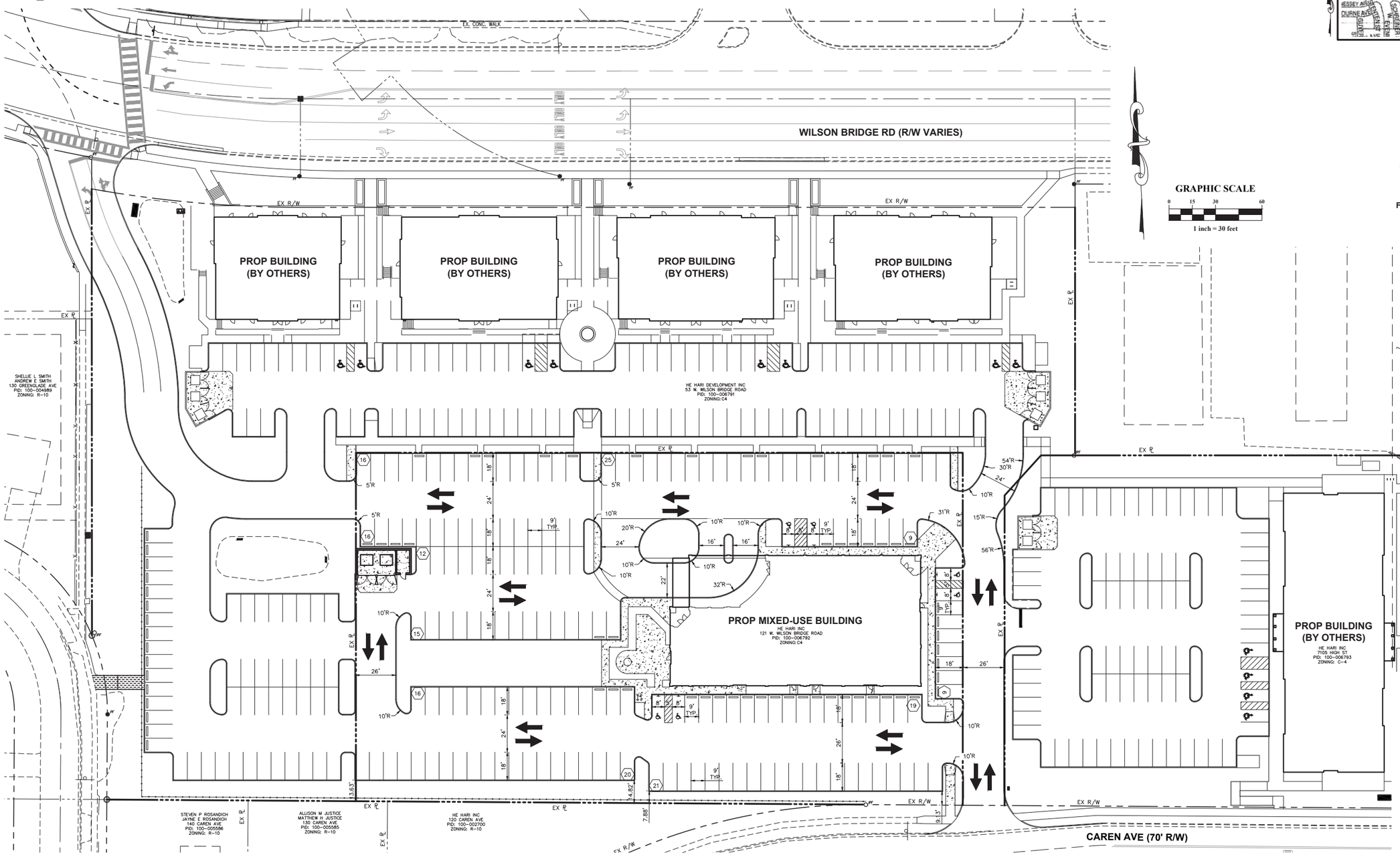
DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

LEGEND

TRAFFIC FLOW ARROW

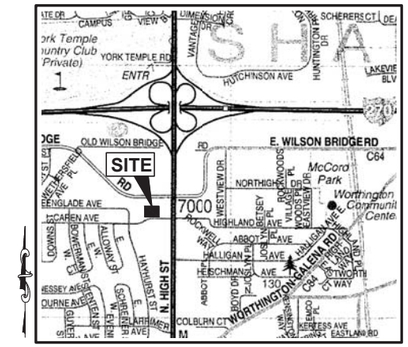
DENOTES PARKING COUNT



GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet



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:

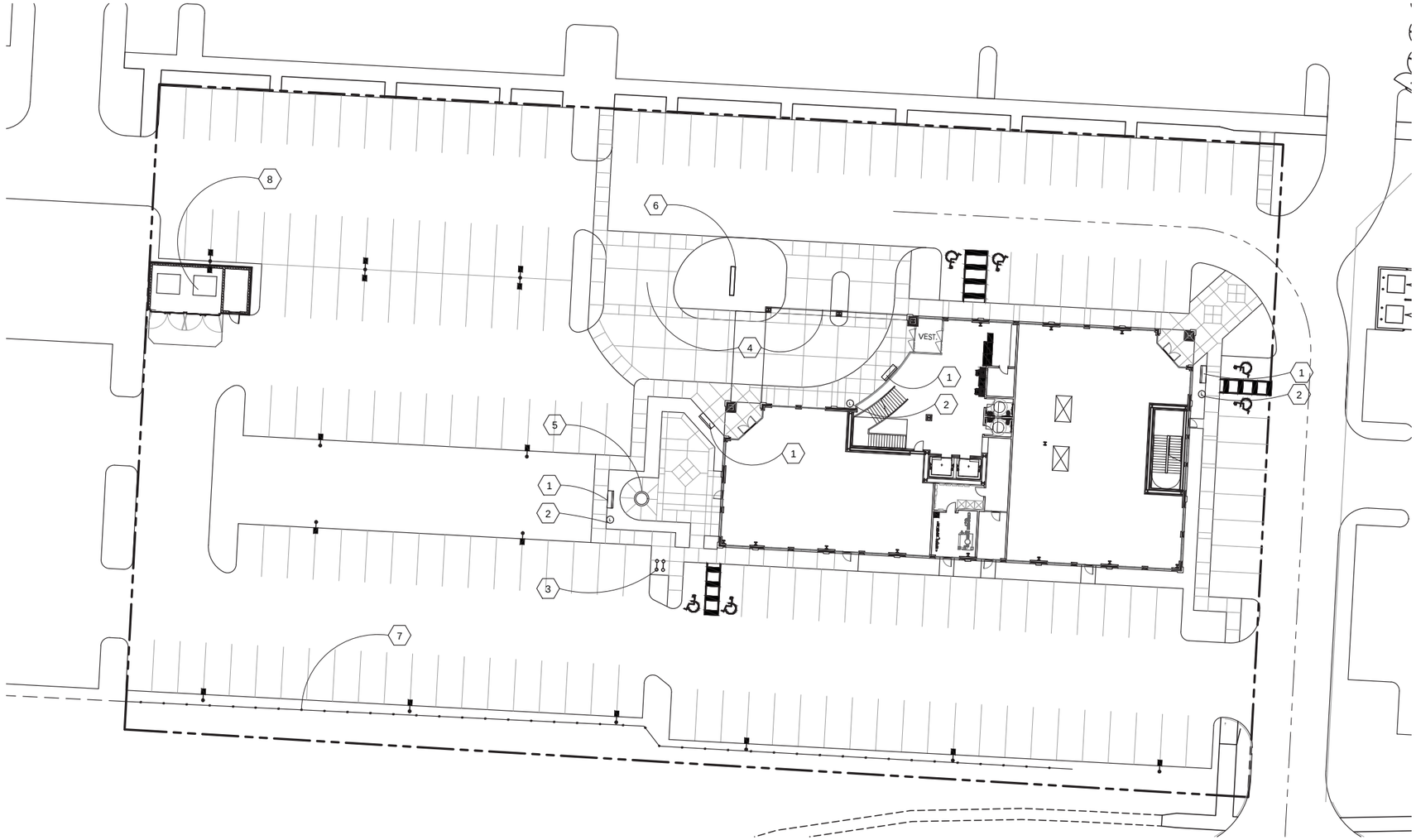
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

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

Z:\20-0035-344\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0035-344 ARB.dwg 24x36 Nov 20, 2020 - 2:06:29pm tsullivan



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 Bitar

Clerk

CITY OF WORTHINGTON

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

NORTH
1"=20'
0 10 20 40 60

REVISIONS	

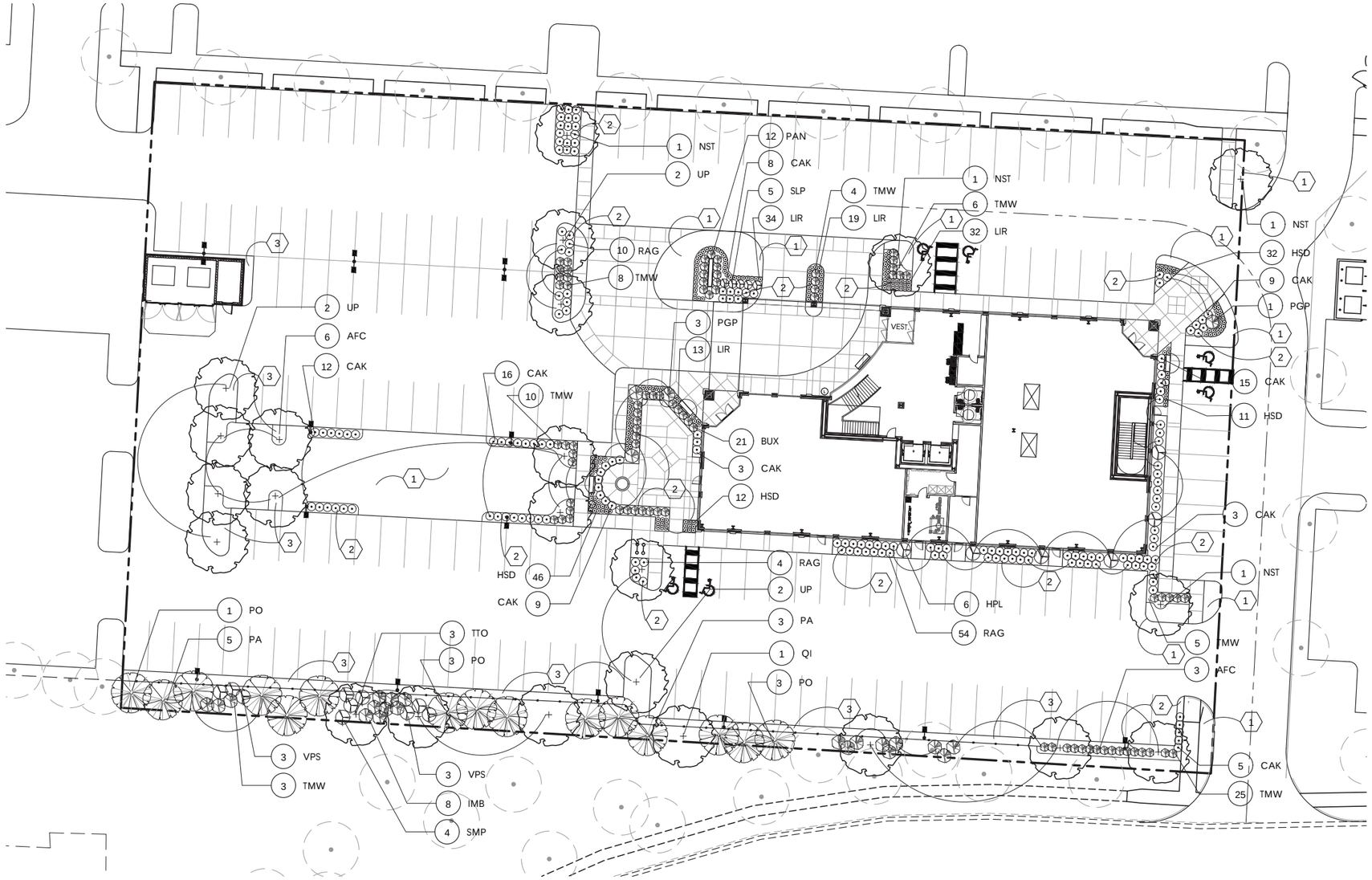
SITE AMENITIES

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

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-1



GENERAL PLANTING NOTES:

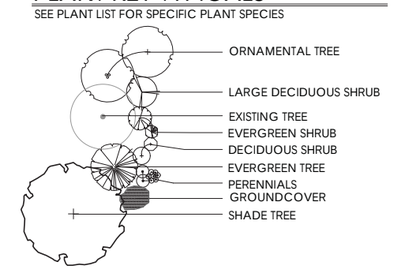
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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	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.	

CITY OF WORTHINGTON

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

DATE 11-20-2020

NORTH
1"=20'
0 10 20 40 60

REVISIONS

LANDSCAPE PLAN

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MIXED USE
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DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-2

Approved
Municipal Planning Commission
City of Worthington
Date 02/14/19

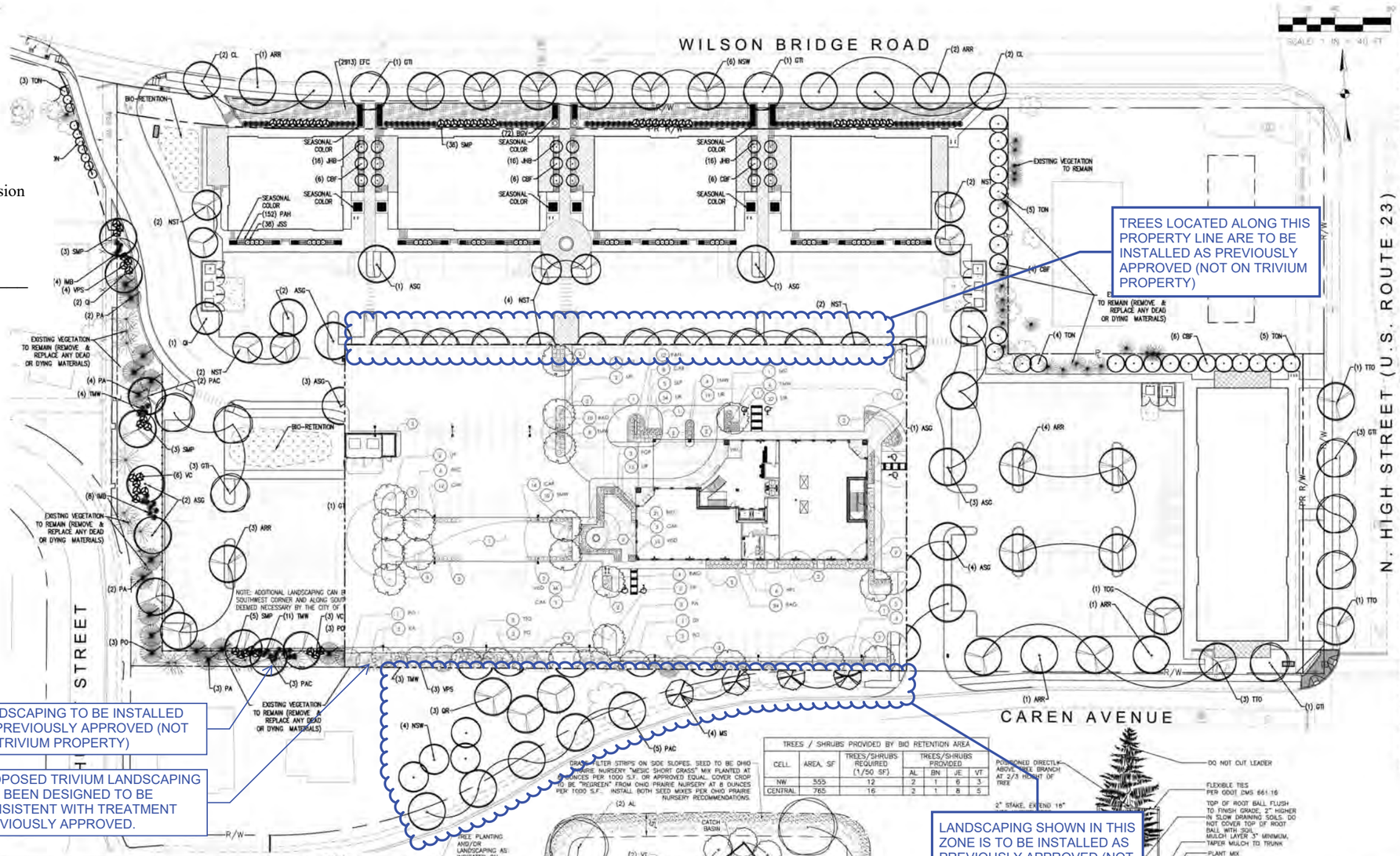
Lynda Bitar

Clerk

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

Lynda Bitar

Clerk



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

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

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

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

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 PLOW, DISC, OR ROTO-TILLER. 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 BASIN 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 RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 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 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 GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 5 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

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

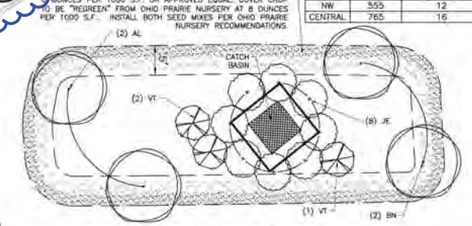
NOTE: MULCH ENTIRE ISLAND AREA WITH 3" OF SHREDDED HARDWOOD BARK PER PLANTING NOTES.

TYPICAL ISLAND MULCHING DETAIL
NOT TO SCALE

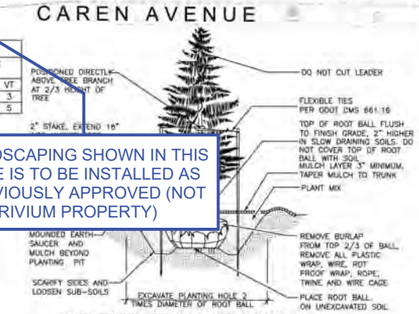
TREES / SHRUBS PROVIDED BY BIO RETENTION AREA

CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	555	12	2	1	6	3
CENTRAL	765	16	2	1	8	5

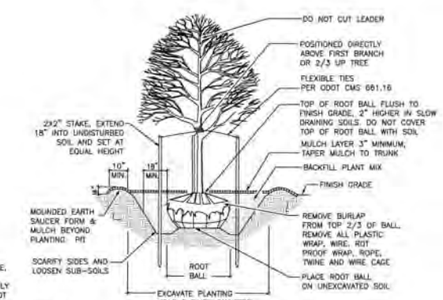
GRASS FILTER STRIPS ON SIDE SLOPES. SEED TO BE OHIO PRAIRIE NURSERY "MESIC SHORT GRASS" MIX PLANTED AT 8 OUNCES PER 1000 S.F. OR APPROVED EQUAL. COVER CROP TO BE "REGREEN" FROM OHIO PRAIRIE NURSERY AT 8 OUNCES PER 1000 S.F. INSTALL BOTH SEED MIXES PER OHIO PRAIRIE NURSERY RECOMMENDATIONS.



TYPICAL BIORETENTION PLANTING PLAN
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



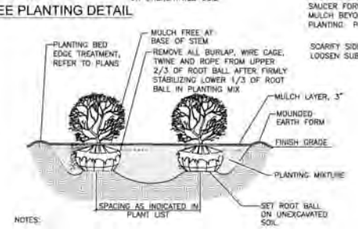
DECIDUOUS TREE PLANTING DETAIL
NO SCALE

LANDSCAPE PLANT LIST - TREES

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AL	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLANCE 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	CLADRASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DECIDUOUS TREE
CBF	28	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2.5" CALIPER	B&B	DECIDUOUS TREE
GTI	16	GLEDITSIA 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	NYSAA SYLVATICA 'TUPLEO 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	PLATINUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2.5" CALIPER	B&B	DECIDUOUS TREE
PO	12	PICEA OMORIKA	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
TDN	24	THUJA OCCIDENTALLIS 'NIGRA'	DARK GREEN ARBORVITAE	6' HEIGHT	B&B	EVG. TREE
TTO	6	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DECIDUOUS TREE

LANDSCAPE PLANT LIST - SHRUBS AND GROUNDCOVERS

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	72	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
EFC	2913	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
IMB	20	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
JE	12	JUNCUS 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 SCOPULRUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
PAH	152	PENNISETUM ALEUCOIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS
SMP	51	SYRINGA MEYERII 'PALIBINMAN'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	10	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	9	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	8	VIBURNUM TRILOBIUM 'COMPATCTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DECIDUOUS SHRUB
TMW	27	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB



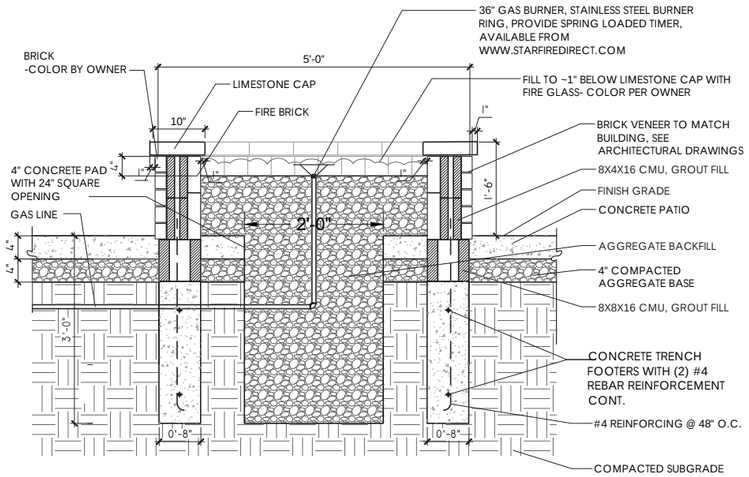
NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NO SCALE

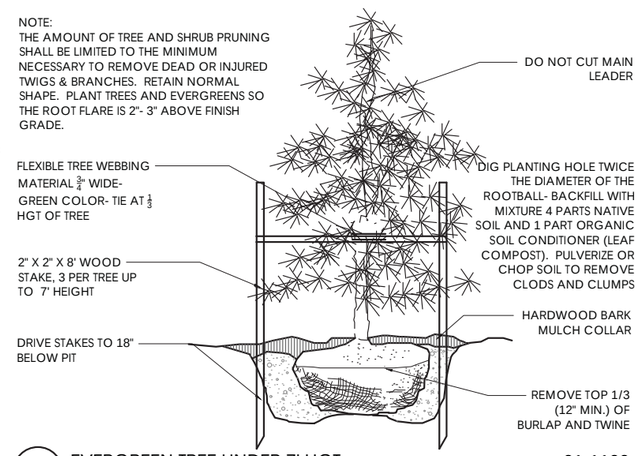
CITY OF WORTHINGTON

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

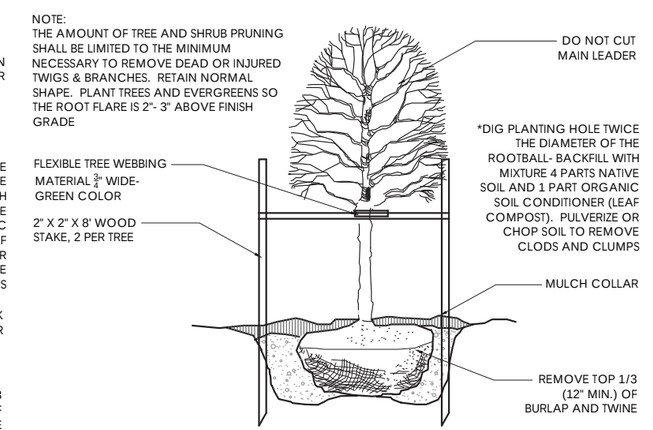
DATE 11-20-2020



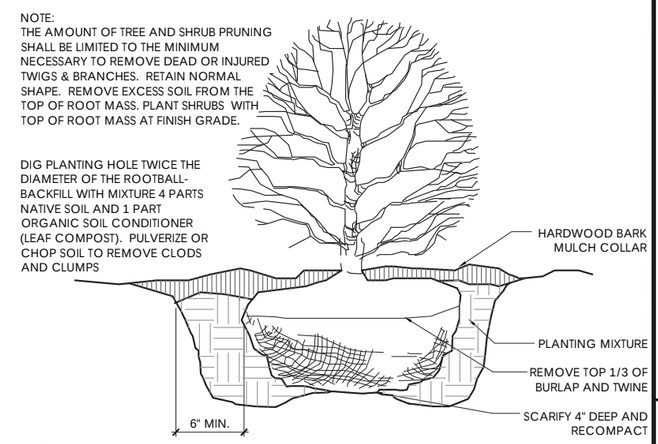
3 FIRE PIT DETAIL
N.T.S.



2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.



1 DECIDUOUS TREE 01-1001
N.T.S.

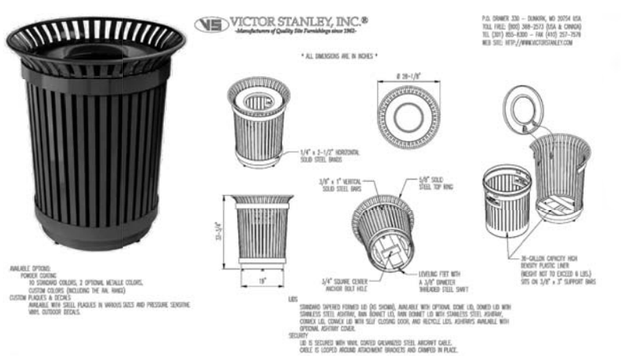


4 SHRUB PLANTING DETAIL 01-1300
N.T.S.

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

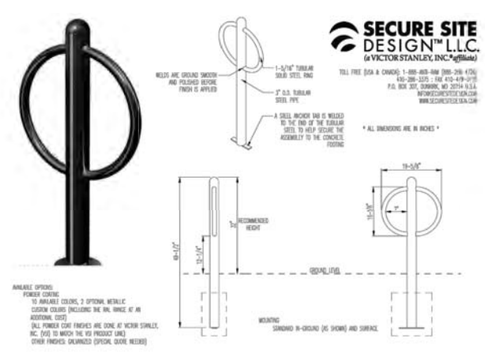
Zynda Bitar

Clerk



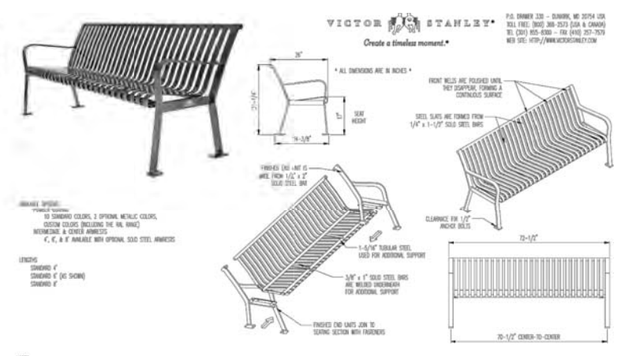
7 RB-36 STEELSITES™ RB SERIES 36-GALLON LITTER RECEPTACLE SHOWN: STANDARD TAPERED FORMED LID

PROPOSED TRASH RECEPTACLE
NOT TO SCALE



6 BRBS-103 CYCLE SENTRY™ SERIES BIKE RACK SHOWN: STANDARD IN-GROUND MOUNT

PROPOSED BIKE RACK
NOT TO SCALE

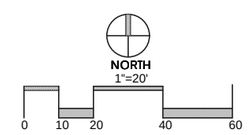


5 RB-28 STEELSITES™ RB ALL STEEL CONTOURED BENCH SHOWN: STANDARD 6-FOOT LENGTH

PROPOSED 6' BENCH
NOT TO SCALE

CITY OF WORTHINGTON

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



REVISIONS

LANDSCAPE DETAILS

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

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-3

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

Faris Planning & Design, LLC

Conceptual Design

Trivium Worthington Mixed-Use

Worthington, Ohio

TRIVIUM DEVELOPMENT LLC

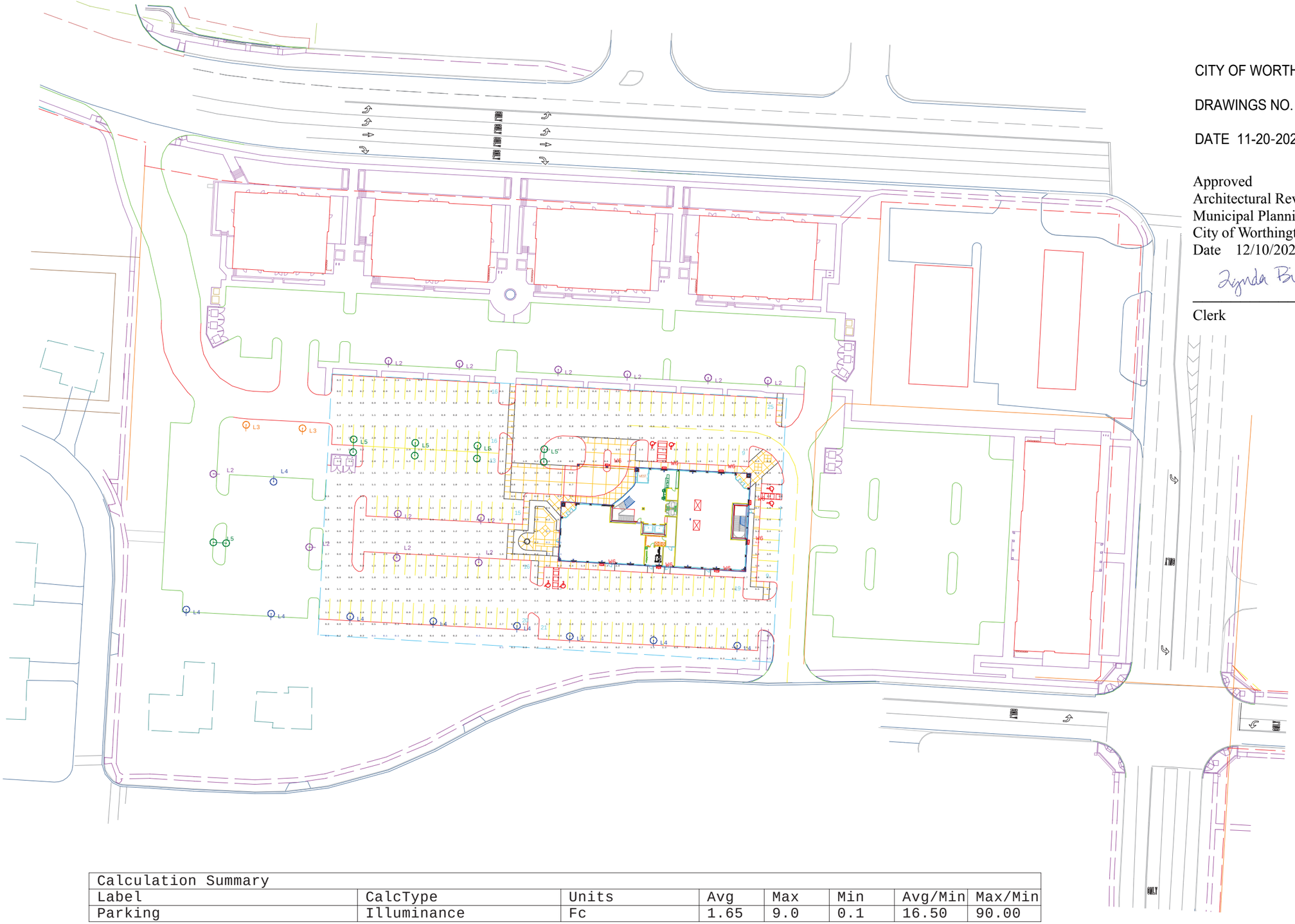
CITY OF WORTHINGTON

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 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

TYPE L0, L1, L2

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 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 - 0-10volt 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.

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 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.

ARRA Funding Compliant · wet location · RoHS · FC

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

Zynda Butler

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	5840	5680	71
	HO	8810	7890	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 | 9/09/19
Catalog # | © 2019 LSI INDUSTRIES INC.

TYPE L0, L1, L2

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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208_240 Double Fusing (208V, 240V)	DFK208_240[6]		

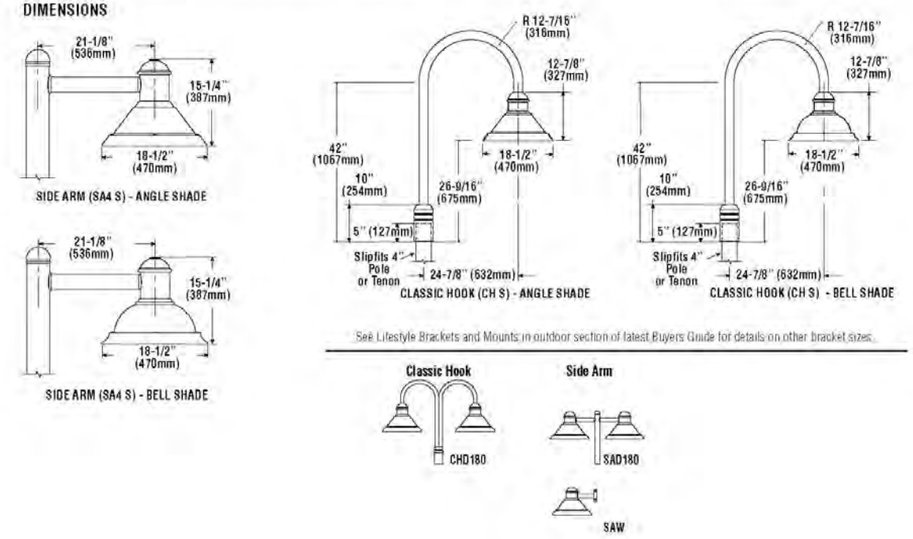
FOOTNOTES:
1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets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

DIMENSIONS



TYPE L0, L1, L2

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

TYPE L3, L4

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

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 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.

ARRA Funding Compliant · wet location · RoHS · FC

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

Linda Bitar

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	6340	6680	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 | 9/09/19
Catalog # | ©2019 LSI INDUSTRIES INC

TYPE L3, L4

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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

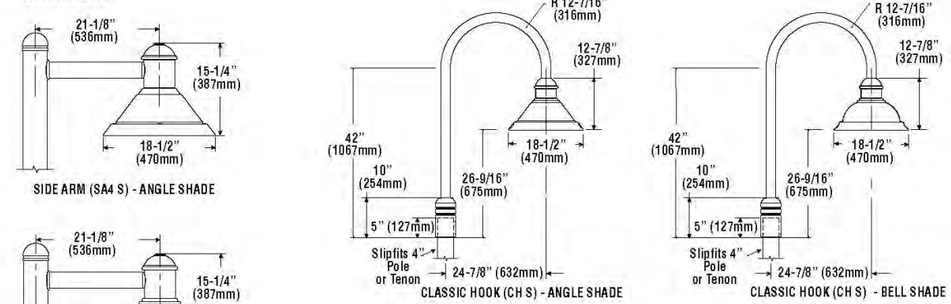
LUMINAIRE EPA CHART - XDLS

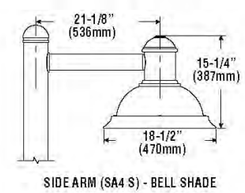
Single	1.6
D180°	2.7
D90°	2.3
T90°	3.3
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

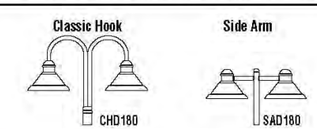
FOOTNOTES:
1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets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

DIMENSIONS





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



TYPE L3, L4

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

TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 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

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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.

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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.

ARRA Funding Compliant · wet location · RoHS · FC

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

Zynda Bitar

Clerk

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8600	106
Neutral White	SS	6510	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 L5 9/09/19
Catalog # ©2019 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[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell 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 WH1 - 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[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[6] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] 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[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

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.

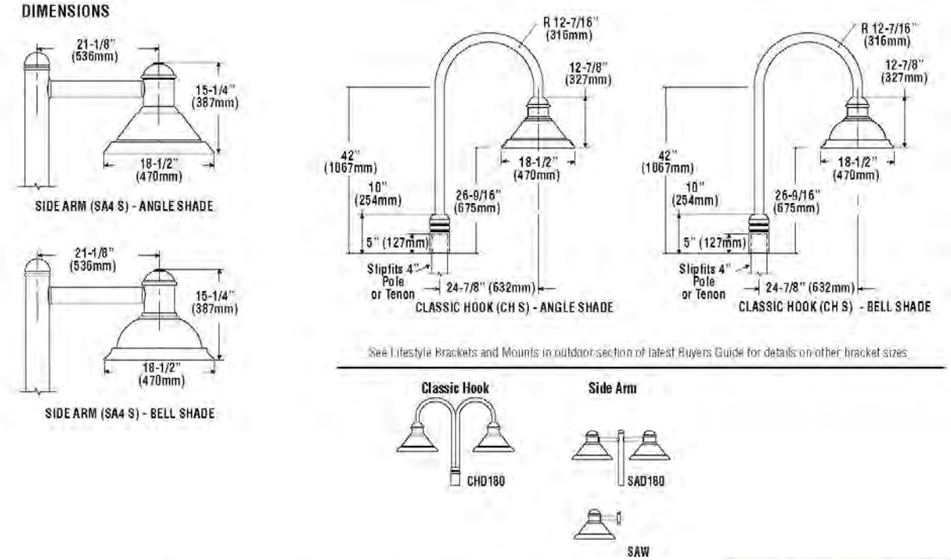
6- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS

Single	1.6
D180°	2.7
D90°	2.3
T90°	3.8
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

DIMENSIONS



TYPE L5

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

Catalog # : Type W6 Project : Trivium Worthington

Prepared By : Date :

TYPE W6

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack

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

Zynda Bitar

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 Photocontol.
- 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/QPL 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

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PUD 01-2020M
DATE 11-20-2020

Large LED Slim Wall Pack (WPSLL)

TYPE W6

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 Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
4L	4147	110.74	4147	110.74	4869	130.34	40*
6L	6513	111.93	6513	111.93	7401	128.09	60
8L	8060	106.01	8060	106.01	9332	121.61	80

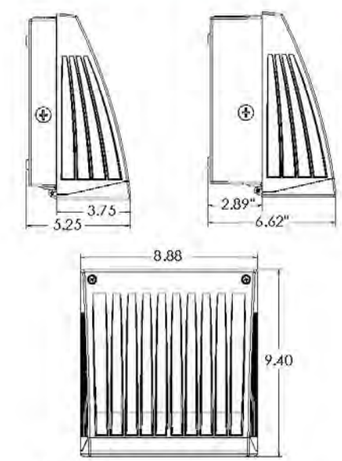
*For emergency back-up only

LED		HID			
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	$93
		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

PHOTOMETRICS

Back to Quick Links

WPSLL-6L-40

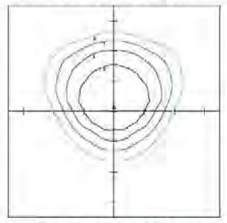
Luminaire Data

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

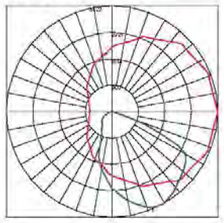
Zone	Lumens	%Luminaire
Low (0-30°)	2025.1	29.1%
Medium (30-60°)	3812.2	54.8%
High (60-80°)	1105.7	15.9%
Very High (80-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

ISO FOOTCANDLE PLOT

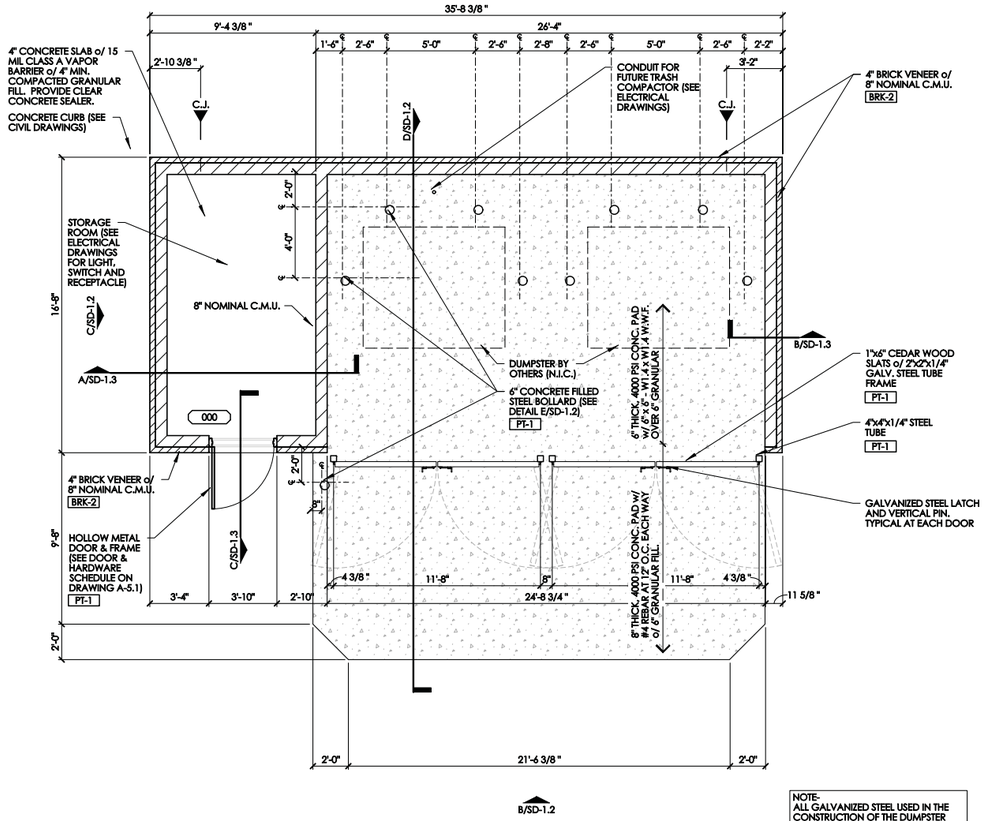


10' Mounting Height/10' Grid Spacing
10 FC 5 FC 2 FC 1 FC

POLAR CURVE



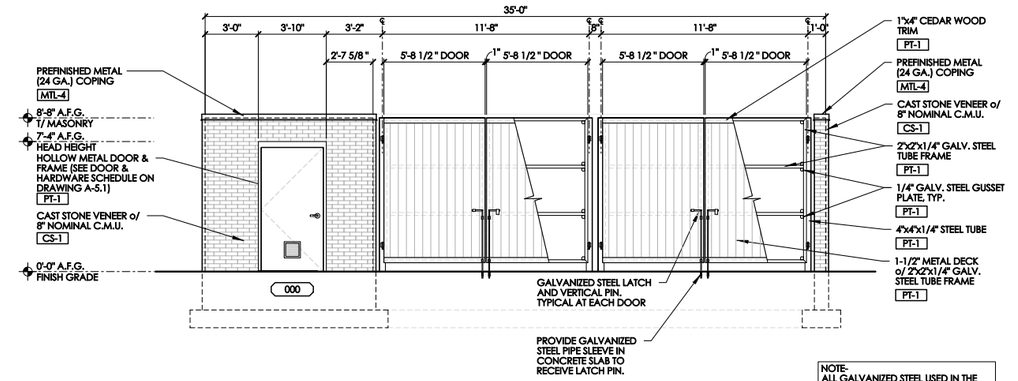
NOTE:
1. SEE DRAWING A-3.1 FOR EXTERIOR MATERIAL FINISH KEY.



A DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

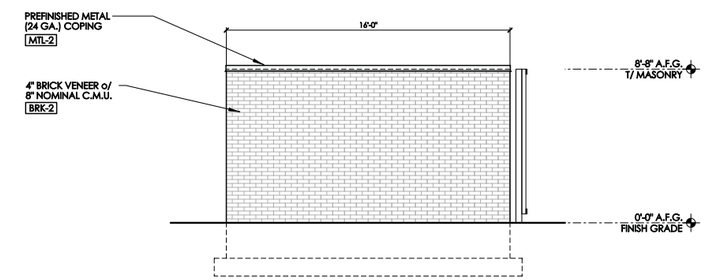
0 5 10



NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

B DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

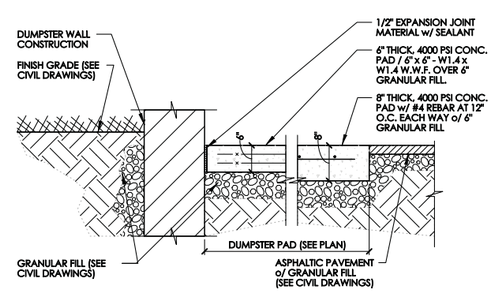
0 5 10



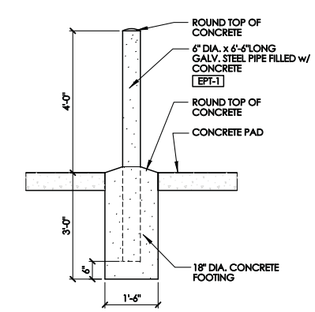
NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

C DUMPSTER ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 5 10



D PAVEMENT SECTION
SCALE: 3/4" = 1'-0"



E BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

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Date 12/10/2020

Lynda Bitar

Clerk

CITY OF WORTHINGTON

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PUD 01-2020M
DATE 11-20-2020

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WORTHINGTON, OHIO 43085

FOR

TRIVIUM 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

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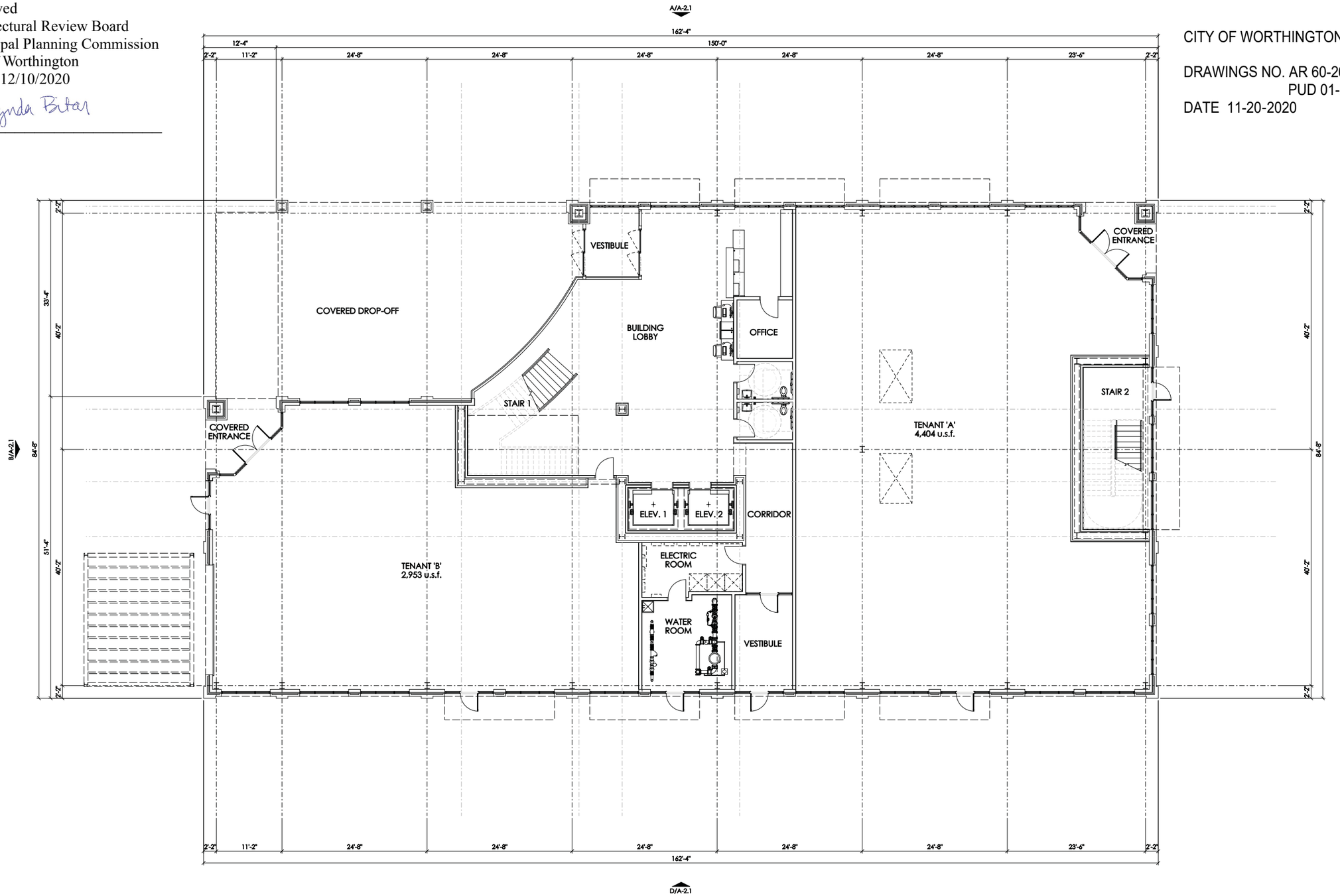

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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CONCEPTUAL GROUND FLOOR PLAN

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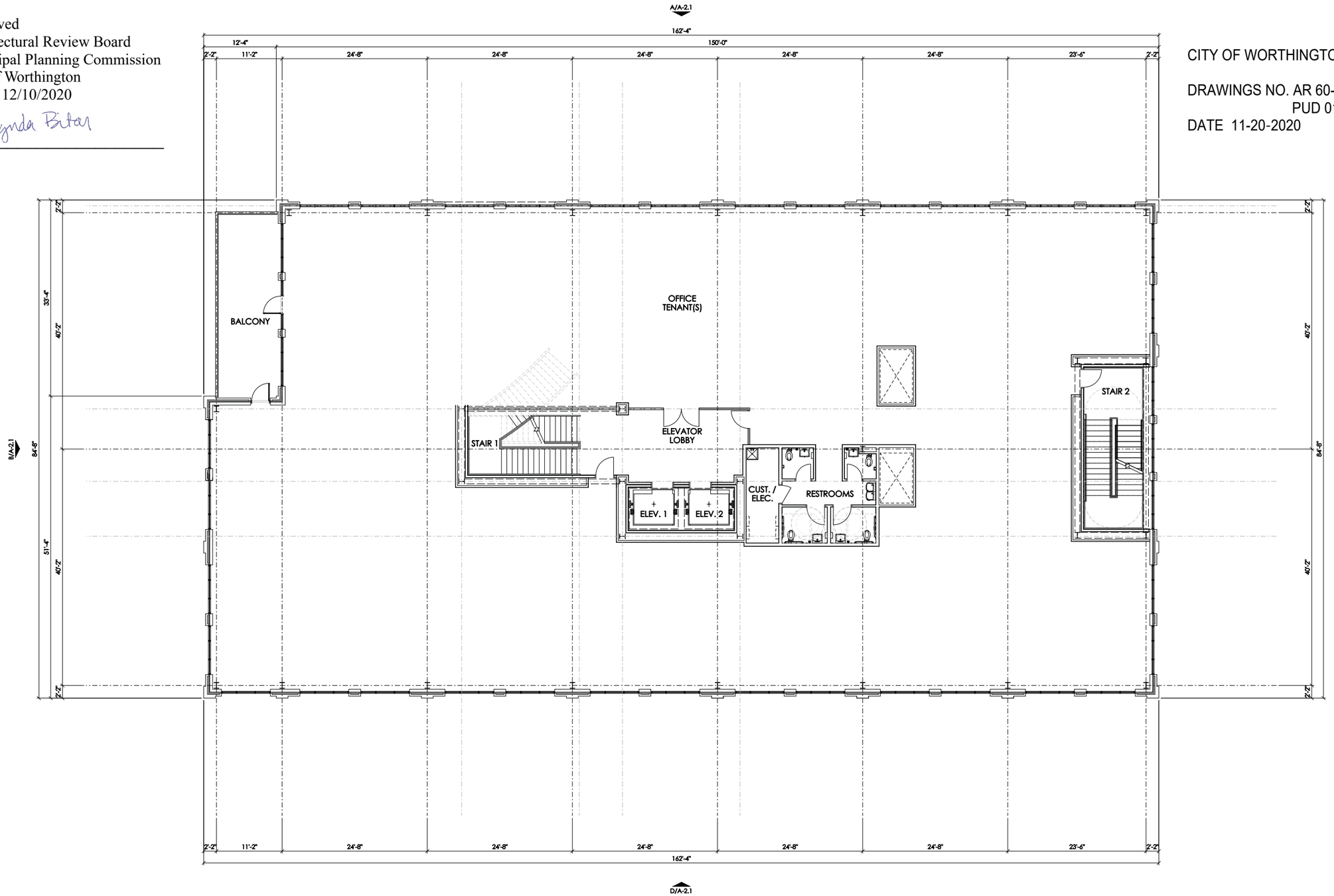

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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CONCEPTUAL SECOND FLOOR PLAN

DRAWING NUMBER

A-1.2

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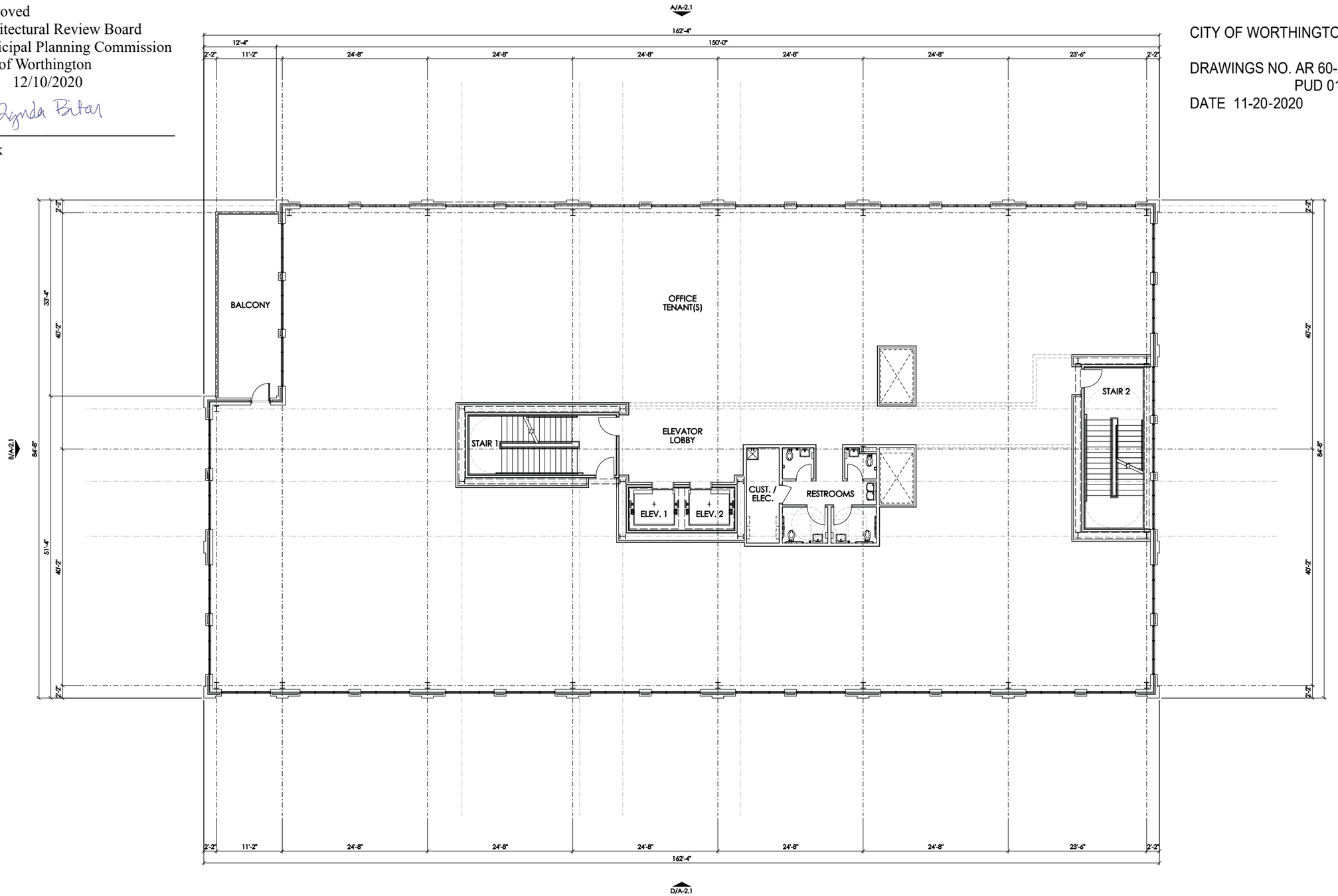

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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CONCEPTUAL
THIRD
FLOOR PLAN

DRAWING NUMBER

A-1.3

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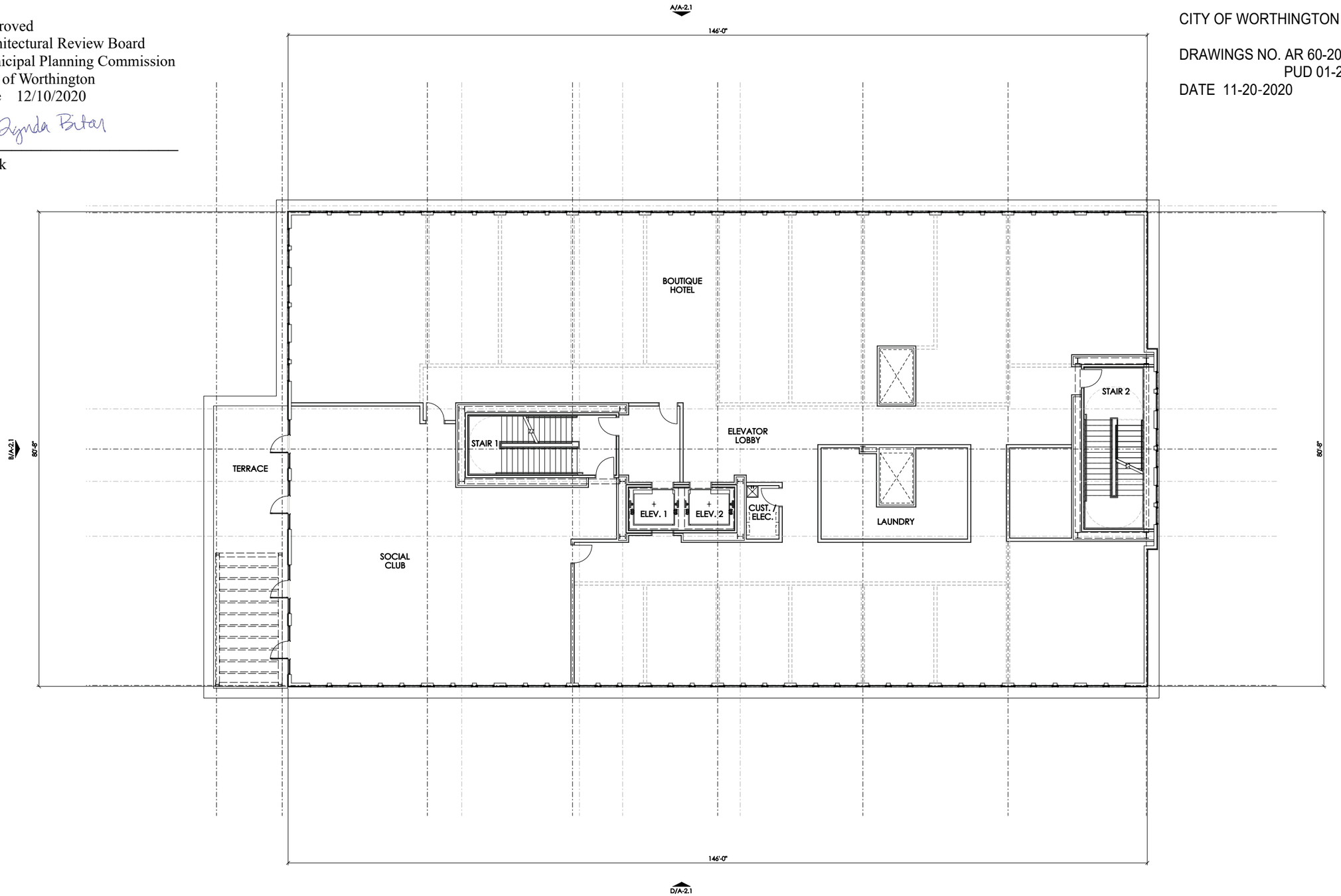

A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

0 10 20

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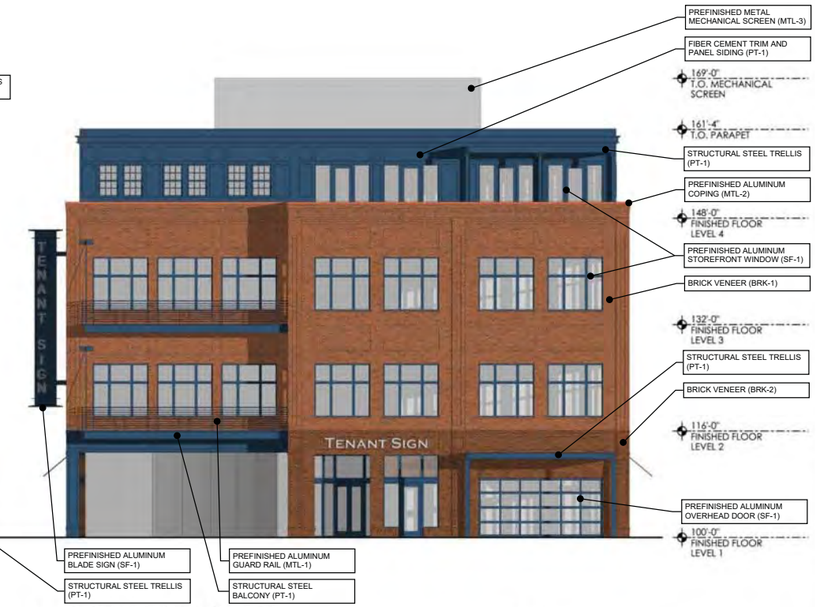
CONCEPTUAL FOURTH FLOOR PLAN

DRAWING NUMBER

A-1.4

BEAN #00000.00

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



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

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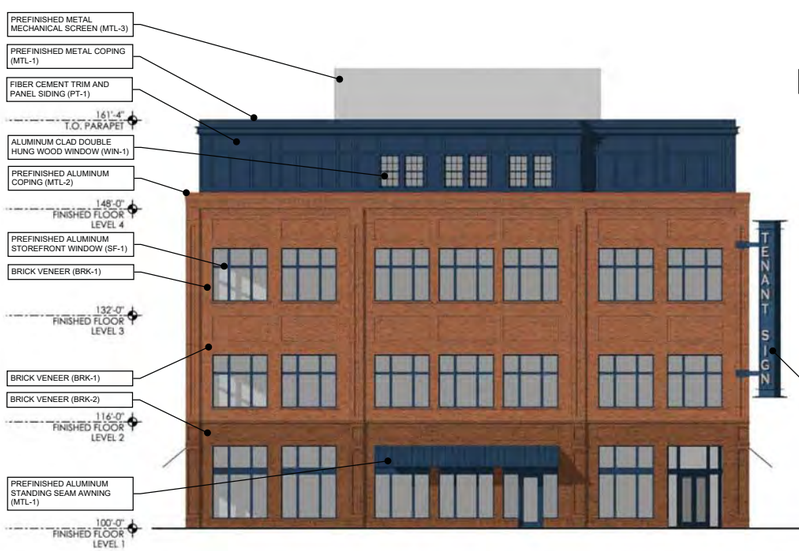

C EAST ELEVATION
SCALE: 3/32" = 1'-0"

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

CITY OF WORTHINGTON

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PUD 01-2020M

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TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
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DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A-2.1

BEAN #00000.00

3D IMAGE FOR REFERENCE ONLY

AERIAL LOOKING SOUTHWEST - N.T.S.

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Date 12/10/2020

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CITY OF WORTHINGTON

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PUD 01-2020M

DATE 11-20-2020

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OHIO • 43214

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1015234
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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-1.1

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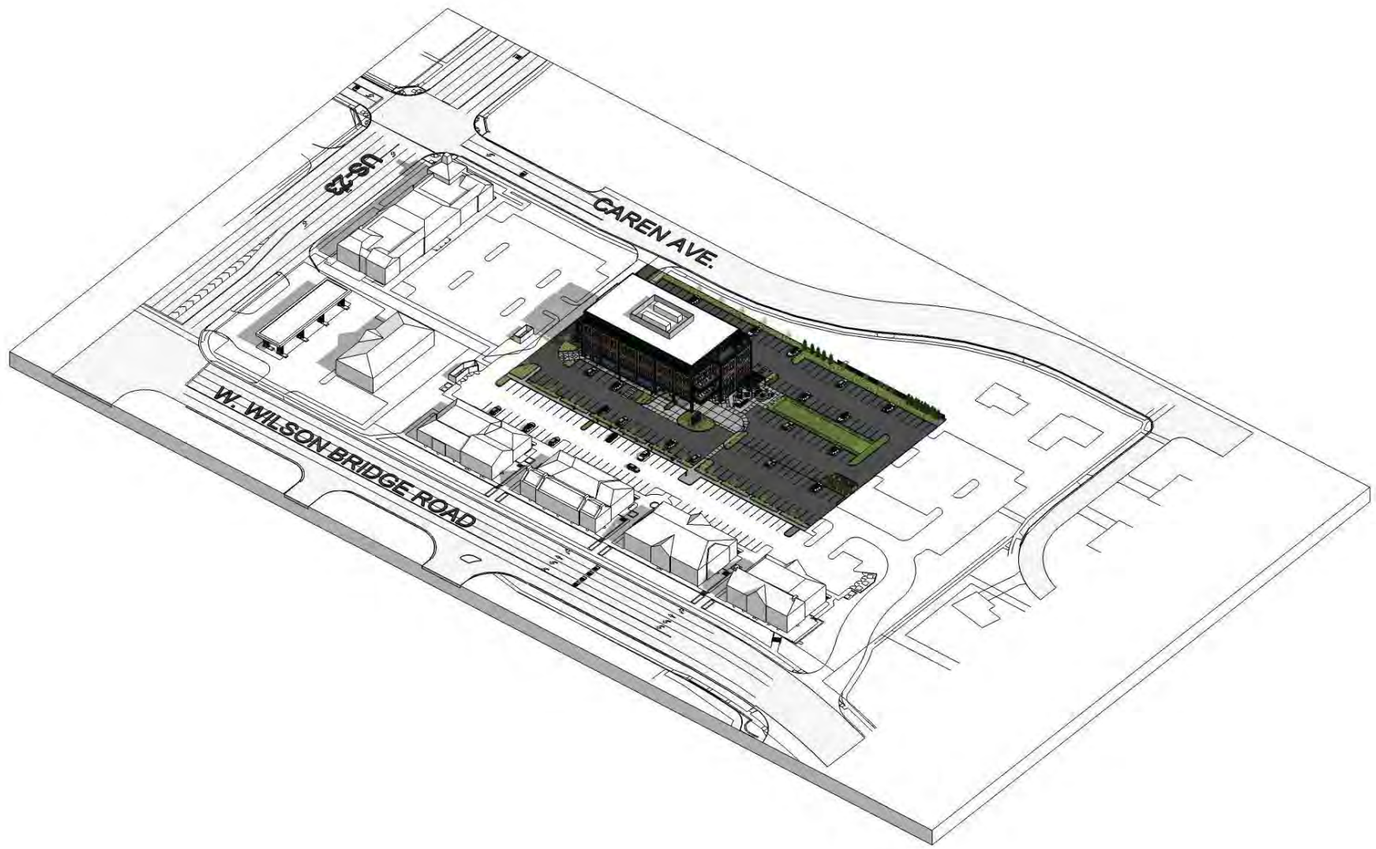

Approved
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 12/10/2020

Zynda Bitar

Clerk

CITY OF WORTHINGTON

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

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DRAWING NUMBER
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DRAWING NUMBER
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DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.4

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BEAN2020.00

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

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No.	Date	Description

NOV. 20, 2020

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

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3D IMAGE

DRAWING NUMBER
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City of Worthington
Date 12/10/2020

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PUD 01-2020M

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3D IMAGE

DRAWING NUMBER
R-1.9

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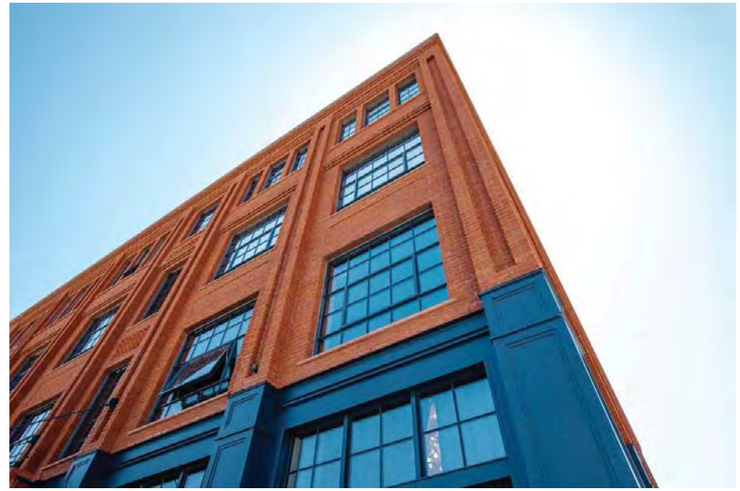

PRECEDENT IMAGES

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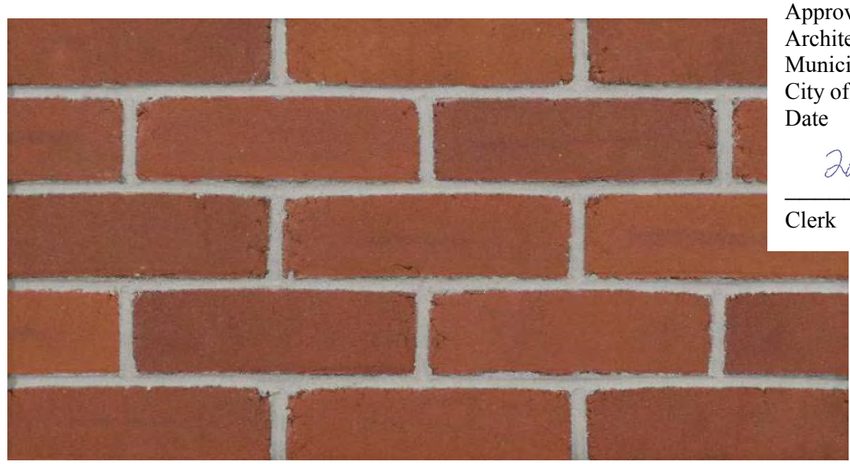
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 12/10/2020

Linda Bitar

Clerk



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

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

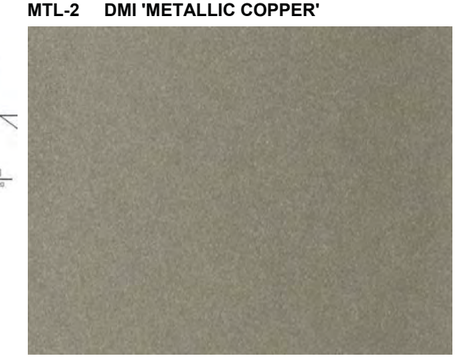
PT-1
SHERWIN WILLIAMS
SW #6510

CITY OF WORTHINGTON

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

MTL-1 DMI 'ROYAL BLUE'

MTL-2 DMI 'METALLIC COPPER'



MTL-3 DMI 'CHAMPAGNE'

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WORTHINGTON, OHIO 43085

FOR

TRIVIUM 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 #000000.00

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

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

Zynda Bitar

Clerk

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PUD 01-2020M
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DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

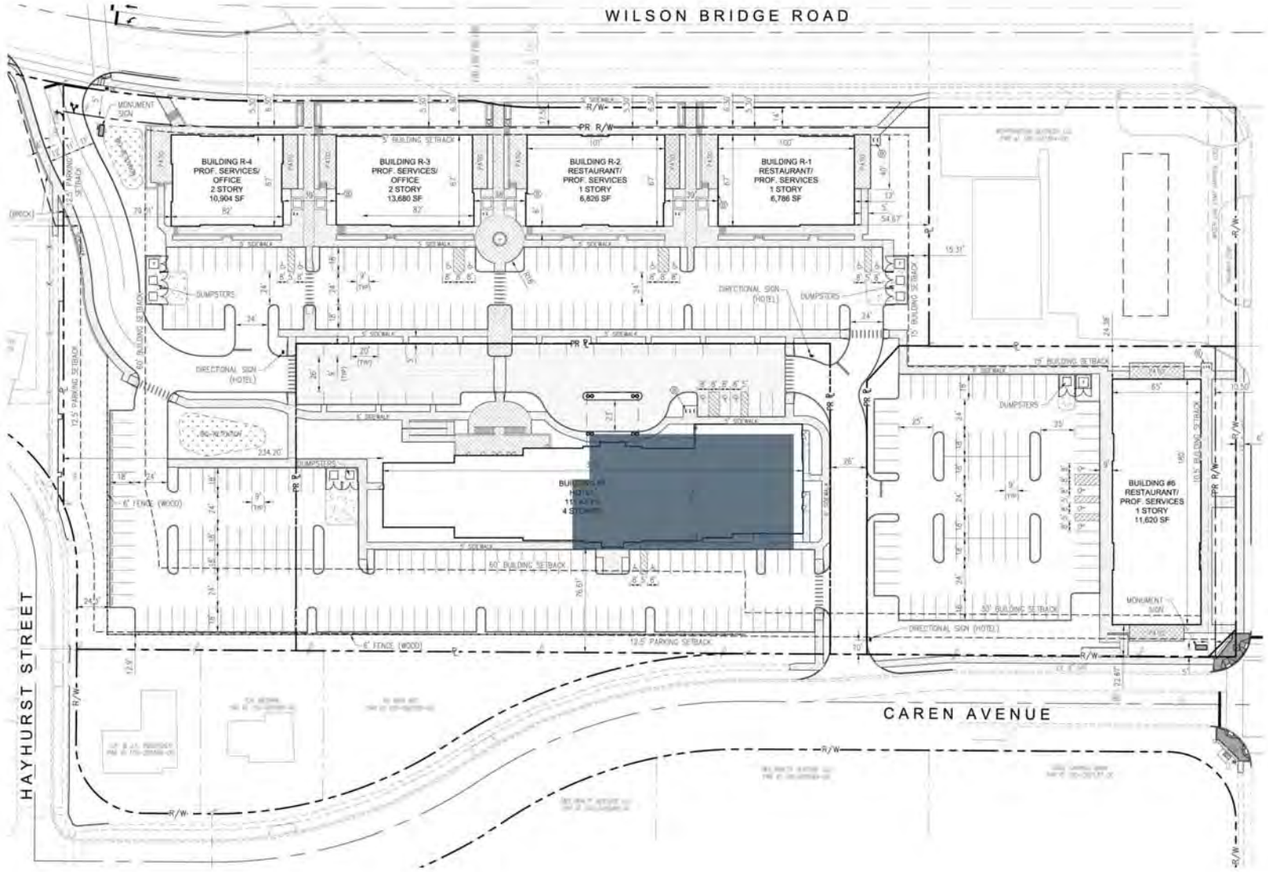
DRAWING TITLE

SIGNAGE

DRAWING NUMBER

S-1.1

BEAN #00000.00



AREA COMPARISON

HEIGHT COMPARISON

CITY OF WORTHINGTON

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DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

HEIGHT & AREA COMPARISION

DRAWING NUMBER

EX-1

BEAN #00000.00

Development Text
~~January 25, 2019~~
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 ~~currently~~ 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.

PORTION OF THE MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
VIRTUAL MEETING
December 10, 2020

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Richard Schuster; and Susan Hinz. Also present were Scott Myers, Worthington City Council Representative; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator.

A. Call to Order - 7:00 pm

1. Roll Call

2. Pledge of Allegiance – Tom Reis

3. Approval of minutes of the November 12, 2020 meeting

Mr. Schuster moved to approve the minutes, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the minutes were approved.

Mr. Coulter stated for the record that the applications for the redevelopment of the Worthington Mall (High North) by DRP Worthington LP would remain tabled.

B. Architectural Review Board – Unfinished (continued)

2. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **AR 60-2020**

&

C. Municipal Planning Commission - Unfinished (continued)

Mr. Reis moved to take the following item off the table, and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the motion was taken off of the table. (AR 60-2020)

Mrs. Holcombe moved to take the following item off the table, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the motion was taken off the table. (PUD 01-2020M).

1. **Planned Unit Development - Modification**

a. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2020M**

Mr. Brown reviewed the following from the staff memo:

<u>Findings of Fact & Conclusions</u>

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 the location.

The current application is a request for a building on the "hotel" parcel that would house a mix of uses. Initial comments were given by the Board and Commission in September, and this application includes revision to that proposal. **New comments are in bold.**

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 now 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.**
3. Uses:
    - The first three floors are proposed to accommodate office users.

- On the fourth floor, a boutique hotel with roughly 11 rooms is proposed.
- ~~A private club is proposed for the partial fifth floor, and would include an outdoor terrace.~~ **No longer proposed.**

4. **Site lighting is included to match the approved for the rest of the site.**
5. Mechanical units would be on the roof.

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.

<u>PUD Development Text:</u>

1. Uses:
   - Offices - minimum amount - 18,000 square feet
   - Hotels
   - Restaurants
   - 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
   - Breweries, Distilleries and Wineries
   - Personal services
   - Accessory uses
   - Banks, Drive-in banks
   - Pet shops
   - Arts and crafts
   - Entertainment facilities
   - Recreational facilities
   - Public uses
   - Essential services
2. Design Regulations

a. Character
The owner was approved to redevelop the site with a mix of uses. All the buildings were designed with '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 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.

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

c. Tract Coverages
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.

d. 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.

e. Graphic/Signage
The submitted package includes all the wall signage, freestanding signage and directional sign 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.

f. Traffic & Parking
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.

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.

g. Parking
The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be 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.

3. General Requirements
   a. Environmental
      - 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.
      - Utilities and Facilities
        The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

   b. 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.

   c. Public Area Payments
   The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

   d. Public Space Amenities:
      - Public Right-of-Way dedication
      - Decorative Street lighting
      - Bike Parking (4 total) for each building
      - New Pedestrian sidewalks
      - Wilson Bridge Road intersection improvements
      - Plaza / Meeting area
      - Bio-Retention areas
      - New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
      - Street trees (along the rights-of-way)
        Paver parking and maneuvering areas
      - Upgraded Landscaping
      - Decorative retaining walls
      - Patio areas (8 total)
      - New green lawn area along Wilson Bridge Road
      - Decorative planting areas along entry ways to site along Wilson Bridge Road

- Decorative Trash Receptacles

Discussion:
Mrs. Bitar swore in the applicants, Mr. Tim Spencer, and Mr. Carter Bean, on behalf of 121 W. Wilson Bridge Rd., Worthington, Ohio. Mr. Spencer said when they were initially before the Board a few months ago, they heard the comments loud and clear. The before and after photographs is reflective of the amount of work and the attention that they gave to those comments. He said subsequently, since the last hearing, they had an organized design meeting, including some staff members, and they heard additional comments. Mr. Spencer said he felt this was personally his best foot forward and alternate plan for a piece of property that was specifically zoned for a hotel. He said he appreciated staff's willingness to work with them and get through the application to this point and willingness to work through some of the design text up to the last minute. He apologized for that being a moving document. He said the Board had enough experience to determine from the photographs to see what they have done and come from and offered the opportunity to his architect, Mr. Carter Bean, to give more details. Mr. Spencer said he was willing to do whatever the Board recommended in order to move things forward.

Mr. Bean reiterated that they heard the Board's comments loud in clear at the last hearing, with the biggest things being landscape, and landscape architecture screening beautification, architecture and the style of the building, and some thoughts on the overall height of the structure. Mr. Bean said it was evident in the package now that they paid close attention to all those items. He said the one point that had not been addressed yet, they took the long linear green space, extended from the far northwestern corner and they moved that south bound on the site and the reason for doing so was to specifically connect the green space with the outdoor patio at the southwest corner of the building. Mr. Bean said they have created a large contiguous area for outdoor pedestrian activities. He said they were also able to move the dumpsters from the Caren Ave. frontage. The landscaping around the perimeter of this site, as Mrs. Bitar mentioned earlier, the majority of the landscaping is off site and part of a previously approved package and that will be installed as approved. Mr. Bean said the blue color was very close to the "Worthington Blue" as mentioned by Mrs. Bitar earlier. He said the building will be heavily bricked traditional look with a tri-partite design. At the previous meeting, they discussed the building's height which was originally five stories high, but they were able to expand the building making it wider and keeping the same amount of square footage with a four-story building.

Mr. Brown referenced the updated version of the Development Text for the site that was emailed out to the Board members and described here tonight. The updated Development Text described what would occur on the portion of the site where the hotel was previously approved. The other two parcels are still following the previous Development Text. This Development Text reflects what is occurring on what was the hotel site and the entire site. There is a list of uses permitted on the site and requirements for office space associated with the proposed mixed-use building.

Mr. Reis said he was not present at the previous meeting, but he believed this was a marked improvement from looking at the plans. He felt the changes made the building more compatible to Worthington. Mr. Coulter said he struggled with the previous presentation. The previous building had so much glass. He liked the detailing with the masonry and felt the height was now more appropriate for the site, and he liked that the neighbors were appeased with the new changes. Mrs.

Holcombe said she agreed with Mr. Coulter and Mr. Reis. She felt this building was well thought out and welcoming.

Mr. Brown said the original landscaping plan will go hand in hand with the new revised landscape plan and will make the neighbor feel more comfortable. He said the neighbor also had a question about the location of the dumpster. The dumpster would be located approximately two feet from where the dumpster was originally approved. Mr. Coulter said he read through the traffic study and there did not appear to be any significant impact on the traffic from West Wilson Bridge Road or Caren Avenue. Mr. Coulter asked if there were any emails or calls and Mrs. Bitar said no.

Mr. Schuster moved to table the ARB portion for a later meeting, and Mrs. Holcombe seconded the motion. All Board members voted, "Aye," and the application was tabled.

Motion:
Mr. Reis moved:

THAT THE REQUEST BY TRIVIUM DEVELOPMENT TO MODIFY THE PUD FOR 121 W. WILSON BRIDGE RD. AS PER CASE NO. PUD 01-2020M, DRAWINGS NO. PUD 01-2020M DATED NOVEMBER 20, 2020, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye, said he felt the developer listened to the comments and concerns addressed by the Board members and the building now looks more sensitive and he appreciated the pedestrian orientation around the building. He felt the project is ready to move forward. Mrs. Holcombe, aye, said she felt the project met the expectations for development of this area. Mr. Foust, aye, he said he felt the building was compatible with the surrounding developments and was not overly intrusive. Mr. Reis, aye, said he agreed with all of the above-mentioned statements from the other Board members and felt this site has come so far than what they began with and that the architect and the developer have really listened to the Board members concerns and that of the community that lives around the site. He said the building was compatible for the community. Mr. Coulter, aye, for all the reasons stated earlier and he felt they have resolved some of the Design Guideline issues they were originally concerned about. He said he encouraged City Council to give this project a thumb's up. The motion was approved.

Mr. Brown said since the Board approved the motion, the next step would be the introduction at the January 4th, 2021, City Council meeting. City Council would then set the hearing, which would typically be the third Monday of the month, but since the third Monday is a holiday, Martin Luther King Day, the public hearing will likely be the 19th of January, or first Monday in February, and then the referendum 60-day period would begin.

F. Other

Mr. Brown said City Council approved the solar panel appeal for 150 W. New England Ave. Mr.

Myers said two things came out of that meeting. One, there might be a bit of a shift from the citizens generally about their appetite for solar panels in general. When they made the changes to the Design Guidelines three years ago, it came about because of a project that got a lot of negative citizen feedback. This time it was exactly the opposite, there was not any negative citizen feedback. There was an overwhelming amount of positive feedback. He said he did not want to leave anyone with an impression to be influenced by how many people like or dislike something, but there are some attitudes that are shifting in Worthington and City Council felt they needed to be responsive to those. They also did not want to send a message to the Architectural Review Board (ARB) that this meant solar panels can go in anywhere. This was not a carte blanc endorsement of solar panels. Mr. Myers said if this house had been one door north, City Council may not have approved it. He put the emphasis on the location, and the architectural style of this house. The analysis that the ARB goes through has not changed. He did not feel there needed to be any changes to the Design Guidelines. Mr. Foust read through the comments of why the City Council members supported the panels.

Mr. Brown said City Council approved the re-appointment of Ms. Hinz AND Mr. Schuster to the ARB and Mr. Foust to the Municipal Planning Commission (MPC), and Mr. Myers was re-appointed as the City Council liaison.

G. Adjournment

Mrs. Holcombe moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 9:00 p.m.

STAFF MEMORANDUM
City Council Meeting – January 19, 2021

Date: January 14, 2021

To: Matthew H. Greeson, City Manager

From: Tom Lindsey, Law Director

Subject: Chapter 121 amendments

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

Amend to the 1-19-21 Revised Version.
Amend subsection f of WCO 121.06 in Section 3 of the ordinance to insert the number of hours for notice.
Public hearing and approval of the ordinance as amended.

BACKGROUND/DESCRIPTION

Staff emailed Council concerning possible changes to Sections 3 and 4 of the ordinance that had been discussed during the 1-4-21 meeting. As indicated in the email, the 1-19-21 Revised Version includes changes to subsections a and e of WCO 121.06 in Section 3 of the ordinance. Those changes are shown below highlighted in yellow.

> (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 date, time,

place, and purpose for which the meeting is called and the Clerk of Council shall, in the~~his~~ notice of the meeting, include such date, time, place, and 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.

(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 only upon the request of the person or persons that requested the special meeting.

Council will need to make a motion to amend the ordinance to the 1-19-21 Revised Version to accept the above changes to Section 3 of the ordinance.

Subsection f of WCO 121.06 in Section 3 of the ordinance includes a blank for the minimum number of hours of notice required for an emergency special meeting. Council will need to amend Section 3 to include the number in subsection f.

Staff did not receive any comment or direction from Council concerning possible changes to the definition of quorum in WCO 121.07 in Section 4 of the ordinance. Therefore, no changes to Section 4 were included in the 1-19-21 Revised Version. However, Council may make a motion to amend the definition on the floor if Council wants to amend the definition of quorum.

ATTACHMENT(S)

Proposed Ordinance
1-19-21 Revised Version

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.

(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

ORDINANCE NO. 03-2021
[1-19-21 Revised Version]

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.~~

SECTION 2. That Section 121.05 "Regular Meetings; Recess" is hereby amended to read as follows:

ORDINANCE NO. 03-2021
[1-19-21 Revised Version]

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 date, time, place, and purpose for which the meeting is called and the Clerk of Council shall, in the~~his~~ notice of the meeting, include such date, time, place, and 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.

(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 only 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.

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

Introduced January 4, 2021
P.H. January 19, 2020

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – January 19, 2021

Date: January 13, 2021

To: Matthew H. Greeson, City Manager

From: Scott F. Bartter, Finance Director

Subject: Resolution No.02-2021 – Approving 2021 Large Grant Funding

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EXECUTIVE SUMMARY
This Resolution approves grant funding of $55,000 to support the Worthington Partnership, $51,000 to support the convention and visitors bureau activities of the Worthington Partnership and $32,500 to support the Worthington Historical Society.

RECOMMENDATION
Introduce and Approve as Presented

BACKGROUND/DESCRIPTION
The Worthington Partnership and the Worthington Historical Society presented their grant requests for 2021 during the City Council's budget workshops in November. At that time, City Council was also provided copies of their grant applications. This Resolution approves the grant amounts for 2021.

FINANCIAL IMPLICATIONS/FUNDING SOURCES
The grant amounts are consistent with the adopted 2021 Operating Budget
General Fund: $87,500
Convention and Visitors Bureau Fund: $51,000

RESOLUTION NO. 02-2021

Approving 2021 Grant Funding for The Worthington Partnership and the Worthington Historical Society.

WHEREAS, the City of Worthington recognizes the important contributions of The Worthington Partnership and the Worthington Historical Society in providing vital services and programming to the Worthington community; and,

WHEREAS, the programs and services provided by these organizations constitute a public purpose and serve a broad base of the residents of the City of Worthington; and,

WHEREAS, upon evaluating the purpose and goals of each organization, the City is interested in financially supporting the operations of these two entities through grants in 2021,

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

SECTION 1. That City Council does hereby award a grant for City Fiscal Year 2021 to The Worthington Partnership in the amount of $55,000 to support the activities identified in the organization's grant application.

SECTION 2. That City Council does hereby award a grant for City Fiscal Year 2021 to The Worthington Partnership – Convention and Visitors Bureau in the amount of $51,000 plus 66% of the 2021 hotel tax revenue as additionally adopted in Ordinance 49-2020 to support the activities identified in the organization's grant application.

SECTION 3. That City Council does hereby award a grant for City Fiscal Year 2021 to the Worthington Historical Society in the amount of $32,500 to support the activities identified in the organization's grant application.

SECTION 4. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted: _____

_____
President of Council

Attest:

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – January 19th, 2021

Date: January 14, 2021

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service & Engineering

Subject: Ordinance No. 04-2021 Rush Run Stream-Huntley Bowl Project No. 708-20

EXECUTIVE SUMMARY
The Ordinance will fund the Huntley Bowl Park Retrofit Project and all related expenses.

RECOMMENDATION
Introduce for public hearing February 1, 2021

BACKGROUND/DESCRIPTION
In 2019 the Service & Engineering Department engaged Sustainable Streams to complete a stream assessment of Lower Rush Run. The assessment included 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 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. The project was advertised for bid on January 6, 2021.

FINANCIAL IMPLICATIONS/FUNDING SOURCES
$313,100.00 CIP Fund

ORDINANCE NO. 04-2021

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Rush Run Stream – Huntley Bowl Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 708-20)

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;

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 Capital Improvements Fund Unappropriated Balance to Account No. 308.8140.533438 an amount not to exceed _____ ($_____) to pay the cost of the Rush Run Stream – Huntley Bowl Project (Project No. 708-20)

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of _____ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

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:

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – January 19, 2021

Date: January 14, 2021

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service & Engineering

Subject: Ordinance No. 05-2021 CIP Windows & Doors (Building Improvements) 713-21

EXECUTIVE SUMMARY
This ordinance would fund the Window and Door Replacements at the Municipal Building and Griswold Center, and all related expenses.

RECOMMENDATION
Introduce for public hearing February 1, 2021.

BACKGROUND/DESCRIPTION
In 2019 Schorr Architects completed assessment and plan drawings for Window and Door replacements 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 deterioration present, and do not provide the same energy efficiencies new ones will. The Engineer's Estimate to complete installation at both buildings is $322,000.00. The project was advertised for bid January 6, 2021.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)
$322,000.00 CIP Fund

ATTACHMENTS
Ordinance No. 05-2021

ORDINANCE NO. 05-2021

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Municipal and Griswold Building Windows and Doors Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 713-21)

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;

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 Capital Improvements Fund Unappropriated Balance to Account No. 308.3010.533440 an amount not to exceed _____($_____) to pay the cost of the Municipal and Griswold Building Windows and Doors (Project No. 713-21)

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of _____ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

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:

_____
Clerk of Council

STAFF MEMORANDUM
City Council Meeting – Jan 19, 2021

Date: January 14, 2021

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Parks & Recreation Director

Subject: **Ordinance No. 06-2021 –** Community Center Swimming Pool Diamond Brite Replacement Project No. 706-20

EXECUTIVE SUMMARY
This ordinance would fund the replacement of the Diamond Brite coating in the Community Center Pool, and all related expenses.

RECOMMENDATION
Introduce for public hearing February 1, 2021

BACKGROUND/DESCRIPTION
The swimming pool walls and floors at the Community Center are covered with Diamond Brite surfacing. Over time since the opening of the facility in 2003, the Diamond Brite has worn resulting in pitting and staining in addition to abrasive surfaces which result in 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. The project was advertised for bid on January 6, 2021.

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.

ATTACHMENTS
Ordinance No. 06-2021

ORDINANCE NO. 06-2021

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Community Center Pools Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 706-20)

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;

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 Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533436 an amount not to exceed _____($_____) to pay the cost of the Community Center Pools Resurfacing (Project No. 706-20)

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of _____ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

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:

_____
Clerk of Council