



Meeting Minutes

Monday, January 20, 2015 ~ 7:30 P.M.

Louis J. R. Goorey Worthington Municipal Building
John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

City Council

Bonnie D. Michael, President
Robert F. Chosy, President Pro-Tempore
Rachael Dorothy
Scott Myers
David M. Norstrom
Douglas Smith
Michael C. Troper

D. Kay Thress, Clerk of Council

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, January 20, 2015, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Worthington Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 P.M.

Members Present: Robert F. Chosy, Rachael R. Dorothy, Scott Myers, David Norstrom, Douglas K. Smith, Michael C. Troper, and Bonnie D. Michael

Member(s) Absent:

Also present: Clerk of Council Kay Thress, City Manager Matthew Greeson, Director of Law Pamela Fox, Assistance City Manager Robyn Stewart, Director of Finance Molly Roberts, City Engineer William Watterson, Director of Parks and Recreation Darren Hurley, Director of Planning and Building Lee Brown, Chief of Police James Mosaic, and Chief of Fire Scott Highley

There were nineteen visitors present.

President Michael invited those in attendance to stand and join in the recitation of the Pledge of Allegiance.

VISITOR COMMENTS**APPROVAL OF MINUTES**

- **December 15, 2014 – Regular Meeting**

MOTION Mr. Myers made a motion to approve the aforementioned minutes as presented. The motion was seconded by Ms. Dorothy.

There being no comments, the motion carried unanimously by a voice vote to approve the minutes as amended.

PUBLIC HEARINGS ON LEGISLATION

President Michael declared public hearings and voting on legislation previously introduced to be in order.

Ordinance No. 01-2015

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the C-3 District (Institutions and Office), AR-4.5 District (Low Density Apartment Residence) and the R-10 District (Low Density Residence), to a PUD (Planned Unit Development) (634 High Street & 41 East New England Avenue).

The foregoing Ordinance Title was read.

President Michael understands that this topic is a very emotional and very sensitive issue that has a great deal of meaning to many people in our community. She stated that the primary purpose of tonight's meeting is to give staff, the applicant and the citizens of Worthington the opportunity to express their views on the application before council. It is council's intention to provide an opportunity for the discussion of all the issues in an open and respectful manner. The hallmark of our community has been civility and respect. She understands that those principles have not necessarily been lived up to in some of the previous meetings on this subject. She asked that people treat everybody with respect and that the comments focus on the issues. If derogatory remarks are made towards others, she will ask those making the comments to be seating until they can come back and talk with respect for everybody. With that, she thinks we can bring this together in a way that is positive for everybody.

Ms. Michael shared that the order for the public hearing on this ordinance is as follows:

- 1) Staff present the application
- 2) Presentation from the applicant
- 3) Comments from a member of the Municipal Planning Commission
- 4) Public comments
- 5) Council debate

Ms. Michael commented that during Council debate, if individuals or the applicant are asked for their thoughts from the council members, they are more than welcome to give them. Once the council debate begins, it is pretty much the council debate unless you are asked to speak. She wants to make sure that the process is done in an orderly fashion. She asked Mr. Greeson to move this topic forward.

Mr. Greeson confirmed that the first ordinance of two related ordinances is a rezoning to a Planned Unit Development (PUD) for 634 High St. and 41 East New England Ave. He understands that the ordinance first needs to be amended. He asked Law Director, Pam Fox to comment.

Mrs. Fox confirmed that the amended ordinance needs to be introduced. She added that before the public speaks this evening they will need to be sworn in.

MOTION Mr. Norstrom made a motion to introduce the amended ordinance.
The motion was seconded by Mr. Myers.

The motion carried unanimously by a voice vote.

Mr. Greeson invited the Director of the Planning and Building Department, Lee Brown to overview the application.

Mr. Brown commented that the item before council has original zoning case of PUD 03-14, when it was going through the Municipal Planning process. The application is for 634 High St. and 41 East New England. The applicant is Showe Worthington LLC. The agent is Chris Peterson and the owner is the Worthington Masonic Association LLC. The request is to rezone three separate parcels of records, a C-3, an AR-4.5 and the R-10 districts to a PUD, which is a Planning Unit Development.

Mr. Brown explained a PUD as:

- PUD zoning does not automatically provide for density that wouldn't otherwise be allowed.
- It is intended to facilitate a more integrated development which may involve a mix of uses and provides for greater control over the details of what is built on the site and maintained over time.
- With PUD zoning, the details of the development are negotiated as part of the rezoning.
- If at some point in the future, the owner wants to change those details, a renegotiation of the zoning is required.
- Greater control is in place for the future than when rezoning to a more traditional straight zoning category which is based solely on uses.
- If future changes involve the same use, there is less zoning control regarding changes. Even in the more traditional zoning categories variances can be granted to reduce setback and lot width/size requirements.
- PUD - Requires a Development Plan & Development Text – any modification would need board approval.

Mr. Brown shared that the property being discussed is located near the intersection of High St. and East New England Ave. The applicant currently owns three separate legal parcels of record.

Existing Zoning & Acreage

Parcels:

- Parcel #1: 1820's Masonic Lodge – C-3 District – (4,574 sq. ft.) = 0.105-acres
- Parcel #2: 1957 Masonic Lodge – C-3 District – (15,072 sq. Ft.) = 0.346-acres
- Parcel #3: Vacant Parcel – AR 4.5 District (13,842 sq. ft.) & R-1- District (9,855 sq. ft.) = 0.544-acres

Mr. Brown noted that Parcel #3 actually includes two zoning categories: AR-4.5 and R-10.

Background & Request

- Convert the existing Masonic Lodge to 6 residential condominium units.
 - 1820 Building – One unit
 - 1957 Building – 5 units
 - 3 units will be handicapped accessible
 - Elevator access to all 3 levels
 - 2 – 3 bedrooms units
 - Units range from 1,346 sq. ft. – 2,993 sq. ft. in size
- Construct 2 townhomes and a single unit along East New England Avenue.
 - 2 townhomes on the west of the access drive
 - 1 unit east of the access drive
 - 2 bedroom units
 - Approximately 2,204 sq. ft. in size

Development Plan & Text

Permitted Uses:

- Residential Uses
- C-5 District (Central Commercial) Permitted Uses
 - Adding C-5 District Uses would allow the Masonic Lodge to be used for commercial uses, possibly the Masons, Worthington Historical Society or similar social group in the future.
 - No commercial uses would be permitted in the area currently zoned R-10.

Mr. Brown showed a slide with the R-10 area highlighted.

Character:

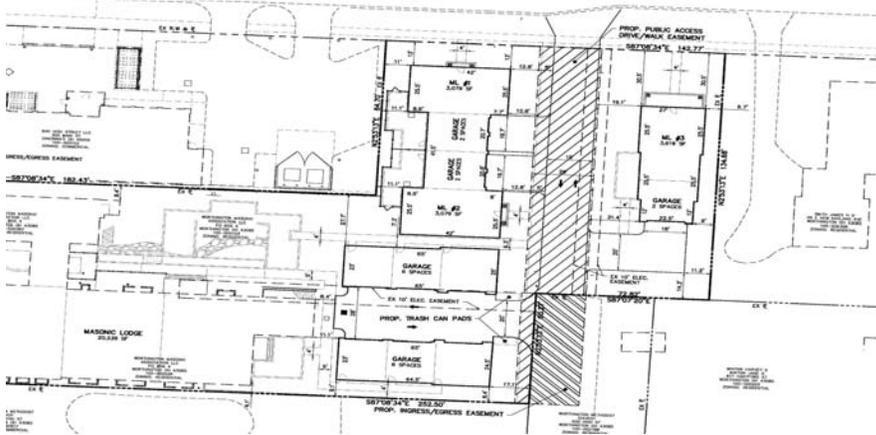
- Preserves the existing Masonic Lodge buildings will repurposing the buildings for a new use.
- Provides infill development along E. New England Ave.
- Maintains and formalizes the privately owned access drive with a lease agreement between the City and the developer. Provides:
 - 19-foot wide access drive
 - 5-foot pedestrian sidewalk along the access drive
 - Lighting along the access drive

Proposed Development:

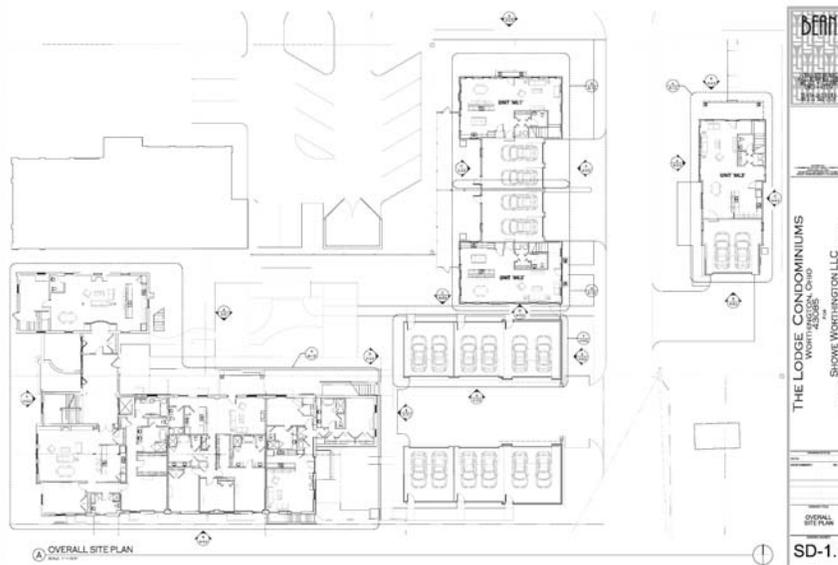
- No exterior changes to the 1820 Masonic Lodge
 - Front façade of building will remain, existing wood windows and detail work will remain.
 - New rear fire escape to replace the existing
- Minimal exterior changes to the 1957 Masonic Lodge

- Front façade of the building will remain, existing wood windows and detail work will remain.
- Additional windows along the south, east and north elevations will be added.

Mr. Brown showed the following site plan that includes the access drive:



Mr. Brown added that there will be garages (see diagram below) associated with each of the units located in the Masonic Lodge. He pointed out the two townhomes just west of the access drive that will each have a two car attached garage. Additional parking will be available in front of the garages. East of the access drive there will be the single unit with a two car attached garage.



Mr. Brown showed a number of depictions of the townhomes. He shared that some of the comments that were heard during this process were related to the setbacks and size of the buildings. The setback for the townhome along East New England was increased back

Mr. Brown reiterated that the front of the 1820's building will remain exactly the same. The connector to the 1957 building will be modified to allow for an additional door on the front. There will be two additional windows added to the south elevation and the existing windows will be replaced.

Mr. Norstrom commented that tonight council is not approving the architecture. This is just information for members. Mr. Brown agreed. He added that staff wanted members to see the same thing that Municipal Planning Commission and Architectural Review saw.

Mr. Brown assured members that the character of the building will be preserved. He added that the floor plans were included in council packets are include a variety of sizes.

Mr. Brown shared the following meeting dates:

Meetings:

1. September 11, 2014
 - MPC & ARB – Tabled
2. September 25, 2014
 - MPC & ARB – Tabled
3. October 28, 2014
 - Stakeholder Meeting – OWA, WARD & Historical Society
4. November 13, 2014
 - MPC & ARB – Tabled
5. December 11, 2014
 - MPC – Approved, recommendation sent to City Council
 - ARB – Tabled until Final Plan

Community Input:

1. Density – Lowered from 15 units to 9 units
2. Setbacks – Pushed townhomes further back from E. New England Ave.
3. Materials – Introduced stone to the townhomes to vary the materials
4. Carports to garages
5. Brick added to the garages to mimic the style of the Masonic Lodge
6. Varied architectural styling and color palettes

Land Use Plans:

Worthington Design Guidelines:

- Infill should complement the neighborhood and integrate with the surrounding buildings and land uses.
- Structures should complement the form, massing and scale.
- Building placement and orientation are key.
- Entrances to streets and garages should avoid facing the street.

Worthington Comprehensive Plan:

- Village centers are logical places to add residential density in and behind the main corridor.
- Adds more pedestrian activity, increases the market base for retail stores

Attracts young professionals and empty nesters.

Worthington Area 360° Community Strategic Plan:

- Housing – Develop a broad range of quality housing that meets the needs of all people, ages and diversity.
 - Variety of housing options
 - Walkable, dense, mixed-use housing
 - Opportunities for infill development
- Downtown – Place to connect, live, have fun, worship, dine, shop, etc.
 - Pedestrian friendly
 - Higher density, without impacting the feel
 - Mix of uses (residential, retail and office)

Mr. Brown shared that the next steps should the PUD be approved by City Council tonight are as follows:

Next Steps:

- Municipal Planning Commission and Architectural Review Board approval on the Final Plan.
 - Final design of buildings, lighting, landscaping, screening, etc...
 - Final Plan submitted to MPC to review for conformance with the adopted PUD.

Recommendations:

- Staff is recommending approval of the proposed development.
 - Staff believes that the proposed development is in keeping with the Comprehensive Plan and will assist in the redevelopment of the site while preserving the existing Masonic Lodge.
- Municipal Planning Commission reviewed and unanimously recommended approval of the proposed development to City Council on December 11, 2014.

Ms. Dorothy asked if the PUD includes the setbacks that are shown on the diagram. She is not sure how much of the architectural outline members will be approving with the PUD. Mr. Brown replied that the approval by council would include setbacks, the locations and things like that. It does not include the architecture.

Ms. Dorothy commented that the plan keeps the access way that we currently have to the municipal parking lot behind the United Methodist Church. Mr. Brown agreed.

Ms. Dorothy asked if there were any agreements at this time to keep the access way. Mr. Brown replied that Mrs. Fox is working on the lease agreement with Mr. Peterson of how that will be structured.

Mrs. Fox shared that after several different iterations, we believe that an agreement similar in form to the agreement that we currently have with the church will work best. The agreement with the property owner will be coterminous with the lease agreement with the church. If the lease agreement with the church survives then this agreement survives.

Ms. Dorothy commented that currently we have an agreement for that access way with the church. Mrs. Fox replied no, not for the access way because the church doesn't own it. Ms. Michael added that the Mason's do. Ms. Dorothy concluded that there are no agreements at this time to which Mrs. Fox agreed. Mr. Brown confirmed that the access drive that begins at New England and runs behind the lodge is privately owned by the Masons.

Dr. Chosy asked what the difference is between this ordinance and Ordinance No. 02-2015. Mr. Brown replied that the next item on the agenda is for the subdivision portion of this development. As part of this process, we are combining three lots of record into one lot. That ordinance will actually combine those three lots to create one lot of record.

Dr. Chosy stated that this ordinance is for the approval of a PUD. Mr. Brown agreed. He added that it rezones the property from the current commercial use along High St. and the AR-4.5 and the R-10 to a Planned Unit Development. Dr. Chosy commented that the PUD has to have with it very specific written information on what will be done. Mr. Brown agreed. Dr. Chosy asked if that was present. Mr. Brown confirmed that it was included in council packets and is part of what members are being asked to approve.

When asked by Ms. Dorothy what could currently be built on the parcel zoned AR-4.5, Mr. Brown shared that when staff originally sat down with the applicant several months ago to determine which zoning categories to go to, we felt that the portion that was zoned R-10 would allow for one unit while the portion that is zoned AR-4.5 would be the equivalent of two units on that size of a lot.

That being the end of staff's presentation Ms. Michael invited anyone who wished to comment tonight on this topic to stand and be sworn in. Mr. Brown administered the oath.

Mikel Coulter, 686 Evening Street

Mr. Coulter commented that he serves as a member of the ARB and MPC.

Mr. Coulter shared that several times a year the Commission gets a very particular project that takes a little bit longer and has a little bit more interest in the community than most. This project is certainly one of those projects. This project has been in front

of the Commission officially since September. It is certainly a project that has not been rushed through or not thought through. It is one that has required a great deal of work.

Mr. Coulter commented that the package before council this evening not only represents the PUD piece but also contains the Architectural Review side so members can see that there has been a great deal of input. The original project that came before the MPC was much denser in terms of the number of units being proposed by Showe Development. Through conversations with the public, conversations with the Olde Worthington Association, the Historical Society and others the number has dropped significantly to what the Commission feels is a much more palatable project. The primary Masonic Lodge and the associated building with that went from twelve units down to six. The two units on the west side of the drive were initially four. The unit on the east side of the drive was always intended as one unit. In working with Showe Development and everybody else that has been involved, they have come back with a project that they think is very doable and one that they think is right.

Mr. Coulter shared that during the discussions with the public and with others there was a great deal of discussion on what else this project could be. This piece of property has been on the market for two years. The Masons have received about some eighteen proposals during that time and several projects offered more money. The Lodge finally agreed to the Showe's proposal. From day one the Lodge stated that they didn't want to just sell the lodge to anybody. It is important to the Masons as it is a part of their history and it is something they do not want to go away. Everyone has worked very hard to keep the integrity of the buildings. That is why it is written into the PUD that the exteriors will not change on the Masonic Lodge. The changes to the 1957 building are minor. It will add windows on the other three sides of the building and not the High Street side.

Mr. Coulter stated that many of the points have come from the community at-large. Everything that has been requested, with one exception, has been pretty much agreed to in terms of what the community wants the project to be and to look like. He knows that there are a number of people who feel like they would like to buy the Masonic Lodge and try to preserve it as something else then what is being proposed but nothing has been put in front of anybody that he is aware of that says this is what they would like to do. So the project has continued to develop the way that it is.

Mr. Coulter commented that one of the outstanding issues is the lot on the right side of the access drive. A number of people want to propose that as a pocket park. There are those that think that would be a good idea and others who do not. He thinks most of the public that has come forward to date has said that they want it to be a pocket park but it is not a unanimous decision, even within Olde Worthington Association. Many know that he serves as President of the Olde Worthington Association and he is one of several people who do not feel that it should be a pocket park. But if members look at the letter in their packets from OWA, it says that OWA thinks it should be a pocket park. That is part of our democratic process. The majority thought that it should be but not all of us feel that same way. He also thinks that reflects the thoughts out in the community. There

are a number who think that it should and a number that think that it shouldn't be a pocket park. He thinks there are good reasons on both side of the fence.

Mr. Coulter shared that where we stand today is that MPC members feel that the packet in front of council is probably the best thing that we can get for that plan. It is a solid project. It has a good developer who is a Worthington developer. They are a part of the community. They have been here a long time and want to continue to be here a long time. We think this is good. We hope that council members give it fair consideration, good consideration as it always has in the past. He knows that there will be several people that speak tonight about the good points of the project and about some of the things that they don't like. He hasn't seen a project yet that meets 100% of everybody's desires. So when we take a look at this, we look at what do we think is the best for the city of Worthington and not what we think is the best for us as an individual. He thinks that is where we stand today. If members have any questions about the process or about some of the conversations they have had, he would be glad to answer them.

When asked by Mr. Smith how many times this application was tabled, Mr. Coulter replied four. He added that the last meeting went until almost 1:00 a.m., which is why council members have coffee in front of them this evening.

Mr. Coulter added that by tabling the application four times, it gave Showe Development time to take comments from the public back each time and rework the plans. After the second tabling is when they made a concentrated effort and they pulled the Olde Worthington Association, WARD, and the Worthington Historical Society into a meeting. They all talked about and walked through the project and expressed things that they liked and things that they didn't. It has been a lengthy process. It has been a very public process. They have had a number of people come up and talk before the MPC.

Chris Peterson, 45 N. 4th St. Columbus, Ohio

Mr. Peterson stated that his presentation is very similar to his last presentation from the last MPC meeting. The presentation will be relatively brief and will show elevations and descriptions of the architecture to help demonstration how the development will fit within the community and on the land that they are purchasing from the Masons.

Mr. Peterson shared that the process actually began for them about fifteen months ago. They began meeting with the city in a very informal capacity to sort of figure out what they could do with this project, both in terms of density and architectural styles. Once they were able to come up with an initial plan, which was far higher in density then even the fifteen units, they informally put together a letter and sent it to all of the residents within the PUD notice area. They invited them to please join them at the Worthington Inn for a presentation, offer time for questions and answers and allow for public comment. Unfortunately only about four people showed up at the meeting. He had another opportunity to meet with one resident. A month or two later they compile a plan that they move forward with and it becomes public knowledge. The one meeting that Mr. Brown did not include on his timeline was actually a first meeting with some members of OWA where Mr. Brown and he made a presentation to four or five individuals. There

was some dialog in terms of what was being proposed but nothing was decided at that particular meeting other than they were going to move forward with the development as they had proffered it to the city. Naturally that precipitated a series of MPC meetings. He thinks they have always been willing and showed a very concerted effort to always involve the public from the beginning of this process. So whereas they were before the MPC for over five months, he would prefer to think of this as having made this a very public process for over fifteen months.

Lodge Community Input

- Lowered density from 15 units to 9 units
- Pushed back townhomes fronting New England Avenue to reduce street impact
- Introduced stone to townhomes to vary materials
- Introduced brick on Lodge garages to mimic style of the existing Mason Lodge
- Adopted garages instead of carports
- Kept an elevator in the 1957 addition as was requested by members of OWA
- Varied architectural styling and color palettes while preserving the essence of the immediate neighbors (who are primarily commercial).

Mr. Peterson added that essentially they met every single request that has been made publically by OWA and other members but for the one, which is the pocket park.

Mr. Peterson showed several slides of the proposal from different angles. In talking about the single unit and the two townhome units along East New England he stated that by pushing the units back off the street, along with the introduction of materials and so on and so forth, there is basically a development that has almost no impact to the eye but for the fact that the fallow ground now has buildings.

Mr. Peterson showed a final view from the church parking lot that shows the addition of the two garages, the sidewalk and the two townhomes. All in all it was a long process. It was very exciting to go through it. He thinks it ended up being a very productive conversation between the public and themselves. They are incredibly happy with what they have come up with. He understands that there are going to be some public comment and a request for the city to possibly purchase from them or the Masons a bit of land where the single unit is located. He has had conversations with certain members of the public discussing this very topic over the last forty-eight hours and they are certainly willing to entertain the discussion but he wants to be very clear that they have made every effort for fifteen months to move this thing forward and listen to the public comments. They are simply asking for the council to vote its conscience up or down tonight. They are not interested in having the item tabled. They feel like they have had the opportunity to listen to the public and incorporate all of the comments that they can into the project. He added that they are way over budget in terms of their architectural and engineering since they have had to redraw the plans three times.

Dr. Chosy asked the definition of a townhouse. Mr. Peterson replied up and down. It has two floors in the interior. When asked by Dr. Chosy if it is still a condominium Mr.

Peterson replied yes. It is just the type of unit is a townhome. So you've got interior stairs. Condominium is a form of ownership.

Mr. Norstrom asked Mr. Peterson for clarification on his comments concerning the pocket park. Mr. Peterson stated that the pocket park concept has been introduced probably for five months or something like that. Not once in that time have they been approached with a realistic offer either from the city or from private individuals who seek to have this as a pocket park. So whereas the concept has been there, it has just been a concept as nobody has actually had the foresight to make a phone call to them and sit down with them privately and begin talking about the numbers. After all, they are spending money to purchase this land from the Masons and they are not in the business of giving away land for free. That conversation kind of got stopped once they made all of the other changes, partially because most of the letters to the city that regarded the 1820s building were conflated with the park pocket concept and at that particular time people were simply asking them to give away land for, "a tax write off". They are not in a position to do that.

Ms. Michael encouraged those who wished to address council to fill out a Speaker Slip first and give it to the clerk. If they have not been sworn in, make sure they inform her of that and she will have them sworn in.

Sunny Allen, 665 Hartford St.

Ms. Allen wondered if it was possible for the city to acquire the two green landmark strips of land for future generations. She would like to see this East New England green space preserved for our future generations. We have preserved that green space for all of these generations, almost two hundred years old. They offered a beautiful buffer zone between business and the residential neighborhood. They kept us at peace, respectful of each other, and lived in co-existence beautifully. We always enjoy such a good relationship between business and residential and that is part of why we are a unique community character. We have this long history of respecting for each other's rights and feelings. She would like to see her beloved city where her children were born and grew up spend a little bit of our money to preserve that for the future generations. She would like to see our city council devised a way to keep it green.

When asked by Ms. Michael if she was talking about two parcels or just one, Ms. Allen replied two parcels. She thinks they were originally zoned for single family units. It is for good reason. The lodge has done a wonderful job keeping it so beautifully manicured and taken care of. It was just a wonderful contribution to the community all these years.

Suzanne Seals, 123 East New England Ave.

Ms. Seals shared that there is a group of Old Worthington residents who have been speaking out about the Showe project. Approximately 135 have even signed petitions. Some have expressed support for OWA's ideas and some of them have spoken at every MPC/ARB meeting with their ideas. There are many things that they are strongly in favor of protecting. They are things that have made Worthington a very desirable place to live. They are for protecting their community's identity. Some of those aspects of our

identity are consistently adhering to community ordinances that members or their predecessors have very wisely passed. They are things like: setbacks, signage, and architecture. These are all clearly laid out in our Comprehensive Plan. They help protect green space. They hear a lot about urban villages now but they are also hearing a lot about green space and its value in contributing to quality of life. They are for saving and growing our canopy of trees. They are for buildings that have warmth and character and they are for lots that are uncrowded.

Ms. Seals commented that she talked to some of her new neighbors this fall when she was collecting signatures (there were about three families who had just moved in within the last year) who had moved from neighboring communities and they moved specifically for the unique character of Old Worthington. They spoke about being tired of plastic communities and look-alike buildings. She understands that we need to grow and develop but we need to do it without destroying the things that people love about Old Worthington. These are the elements that give Old Worthington residents a sense of pride, a sense of identity and a sense of being different from every other urban community around.

Ms. Seals shared that she has just been made aware of an Urban Design Authority that has done a Ted Talk. He makes the comment that community image is also important to a city's economic well-being and we have a built-in image already that we just want to protect. She knows that our economic well-being is primary.

Ms. Seals said she would like to make a couple of comments about the Showe project and its impact on downtown Worthington. Visually it will look more crowded and in reality it will be more crowded. Granted the number of units have been reduced but the footprint hasn't been markedly reduced. She thinks visually they look lighter; certainly the two condos on East New England because the garages have dropped down so it is not quite so visually but the footprint is still pretty much filling those lots. In reality it will be more crowded. The congestion and traffic will be exacerbated, which compromises the quality of life for everyone, both existing residents and new residents. Additionally, we lose our green space and we lose the canopy of trees and replacing them with almost total coverage of buildings and hardscape and with smaller trees that would have no canopy. We would be building on undersized lots, which many of us feel is a dangerous precedence to set in our historic district that is unique and that we need to protect. These concerns could be addressed in part by overriding the recommendation for a single family home on the eastern lot and putting a pocket park or a heritage park in there. It would be the perfect complement for the residents of the new condos. This change could improve the project for everyone; current residents, new residents, visitors and it might even make heroes of our city leaders and all of council if we could find a way to do that.

Ms. Seals thinks that other countries with dense downtowns have done a good job of balancing green space and pocket parks with dense building for many years. She thinks there are cities in the U.S. doing that as well. She thinks that balance is something that we need to keep in mind.

Ms. Seals closed by saying that she started by sharing the many things that the citizens of Old Worthington are for. There is much about the Showe project that they can support however; many of them are against council passing the PUD. She urged council to table it tonight so that the topic of the pocket park can be resolved. They think there is a finance/budget issue and they think it will get very muddled perhaps if everything is passed and then we try to make a change in the plan after the fact.

(Ms. Seals passed out a sheet with the URL for this Ted Talks)

Kay Keller, 670 Morning St.

Ms. Keller shared that she has lived at that address for 37 years. She shared that some of her comments are very similar to Ms. Seals. She asked that members bear with her for repeating some of those concerns. She just mainly wanted to share some of her concerns about the Showe Development project. She knows that they are just discussing the advisability of changing the zoning but to do that one really has to look at why it needs to be changed. She knows that members have been made aware of during the several months of the ARB/MPC hearings on this condo project and the one on West New England by the Snow House that residents filled this hearing room. Numerous people voiced concerns over the project. They wrote letters and signed petitions (135 people signed a petition in just one week and they were only residents that lived in the southeast quadrant of Old Worthington). There was only one person, other than the Masons who testified in total support of the plan as originally presented. Fortunately there were improvements made to the original proposal and those have already been detailed. People are supportive of many of those improvements. They like the adaptive reuse of the 1957 building. They are pleased that the exterior of the 1820s lodge is being preserved. But there is still concern over the size, the built footprint of these projects. Oversized buildings are being shoehorned into and onto small lots resulting in the loss of green space and trees and increasing the built environment in Old Worthington. The Comprehensive Plan is cited as the justification for permitting these projects. But an essential question remains; just because you can, should you? She knows the Plan calls for more multi-family housing in Worthington but where it is placed is important. In Old Worthington the Plan calls for a preference for this to be above existing retail spaces and the adaptive reuse of the 1957 lodge fits into that recommendation as well. But do the proposed newly built condos belong on those small lots on East and West New England. She doesn't believe that is what the residents in Worthington had in mind when this Plan was crafted. Many Old Worthington residents object to the crowding and overbuilding of these small lots. What exists in Old Worthington is an authentic and unique town. It is not one that needs to be created like many suburbs are doing. We already have a walkable urban village. We don't need to make that up. We have the real thing here. Many residents who live in Old Worthington live here for its charm and its character and as Ms. Seals pointed out, several of the people who signed the petitions were new residents who moved here because we are not a plastic cookie-cutter village. They moved from suburbs that had that feel to them to Old Worthington specifically for the reason of its character and charm. So why would we want to building something that detracts from that uniqueness or dilutes it and that will result in something that can be

found in any non-descript suburb in Columbus. Why lose our open green space that allows a canopy of trees to thrive. Just because we can doesn't mean we should.

Ms. Keller commented that she is really concerned about the trend that she is seeing in recently approved developments in Worthington. She feels our look is being compromised, our architectural and signage standards are being deluded and now council is considering a plan to do an end run around existing zoning standards in the midst of our historic district. This plan essentially ignores setback requirements and guidelines and buildable lot size standards for what all intense and purposes is a single family house. What kind of precedent might this set for other sites in Old Worthington that might come up for redevelopment in the future? The residents rely on City Council, MPC and ARB to be their gatekeepers and their caretakers on these issues and to be in touch with the residents' concerns and desires. After all, those that live here also have a substantial investment in our community and future. She asked that council not turn Worthington into just another non-descript suburb and to carefully consider this entire development proposal. If council approves the PUD tonight then this project returns to ARB and MPC and will likely be approved as presented. But if members believe that this development could be improved some more, such as smaller built footprint buildings and more green space then she would encourage members to table the legislation.

David Robinson, 195 E. Dublin-Granville Road

Mr. Robinson shared that he came to this project pretty late, just about three months ago. He doesn't presume to speak about the entire project. He has had the good fortune that many have been willing to meet with him to share their thoughts about the project as he has tried to understand all of the complexities and the strong feelings that some of his neighbors hold about the project. His impression is that many have worked long and hard in ways that he can only imagine and want to see this to a successful resolution. He admires and respects that. He intends to limit his comments tonight specifically about the area of land that is being referred to as the "pocket park". Admittedly the phrase "pocket park" is vague and not very articulate. It doesn't really make him imagine a whole lot. But as he has begun to walk that space and think about how it might be used he has come to believe that building a single residence in that narrow space does not represent the highest and best value use of that land for the city. He thinks there is a better idea that will serve the interest of the city, not only now but for years to come. It is important to remember that this is a piece of land that once it is built on it is effectively done forever. So this is a one-time choice we have to get it right.

Mr. Robinson stated that he is not a real estate developer. He is not a city planner by trade so he thinks he can approach this best by what he is, which is a business man. He owns a manufacturing company. So when he looks at this project and when he looks at the land and the way it would shape the experience of Worthington, we want people to come here and to have an experience of Worthington that is different. We want them to leave thinking it is a charming place and someplace they would like to visit next weekend with their girlfriend. When he imagines people driving down to Worthington, parking in the parking area behind the church to go to the Farmer's Market, he asked what their experience will be if it is built up like this. They will walk down an access road and see

new buildings of fairly high density with garages on the left. There will be a residence on the right and a garage built kind of crowded in there. They probably wouldn't notice it but they will feel it. They will walk down there with new buildings and look across the street and see the coffee house and Ravage and Dewey's and then they will see the Farmer's Market and they will go over there. He asked what their experience will be. It will just be new buildings and concrete and nothing that would help to give them an initial impression of charm.

Mr. Robinson asked members to imagine a different scenario. On the right hand side the city has carefully developed a historically inspired park. It is a humble little piece of land, a little nook, and that is part of its virtue. It is not pretending to be the Village Green or Central Park. It is a humble little park that gives character and feeling to the city. They walk down the access road, they see this little piece of green and they feel something inside that they like. Maybe they discover a historical marker that shares that the Masons had a lodge there that was built in 1820. Maybe they learn about James Kilbourne. Then they go over to the Farmer's Market. They leave with the sense that this is a place that is different.

Mr. Robinson believes the Showe's have been imminently reasonable, in his brief experience with them. He questions whether we can reconvene and try to see if there is money to buy this land whether it's getting the best deal we can from them and maybe a little bit from the Masons, from the City and a little bit of private money to buy it and come up with something that would give character to the City and wouldn't diminish or delude the identity that Ms. Keller, and Ms. Seals, and Ms. Allen were talking about.

Mr. Robinson appealed to Council to think imaginatively and not dismiss this idea of a green space as being anti-development. He thinks it is a good idea from a marketing point of view and a business point of view and would strengthen a key asset of Worthington that is the Historic District and the Downtown area. Whether council passes the PUD or not he would plea that we reconvene once the city looks at whether this is feasible in any way. Let's convene with the City, the Showes, the Masons, folks from the OWA and have an open, transparent hearing about whether we can feasibly pull off the creation of this Heritage Park that would honor the Masons and many of the founders of this City.

Ellen Scherer, 112 E. New England Ave.

Ms. Scherer shared that she has lived in Old Worthington since 1979. Much has already been said and her remarks are pretty brief. Members already know the input from the Old Worthington Association and the community. She believes the interchange between the community and Showe LLC has been mutually beneficially and very good in many respects. However she believes the footprint of the condo is still too big. Showe LLC has been responsive to the suggestions and made many improvements. Mr. Peterson explained those to members and that is all true but by adopting the Old Worthington Association's recommendation for green space for the smallest lot on East New England Ave., the project becomes more attractive.

Ms. Scherer stated that her purpose in commenting though is to respond to a letter that she received from Council that explained that the PUD is meant to provide greater control over the details of what is built on a site and to facilitate a more integrated development which may involve a mix of uses. She interpreted this explanation also to mean that the PUD provides a sort of protection. But with the PUD before members tonight, it is not unreasonable for the people in areas of Old Worthington to see it as a harbinger of what is to come throughout Old Worthington. There are deep lots in some areas and also double lots and it appears to pose a threat to the unique green and spacious character of our neighborhood. They are characteristics that make living and visiting Old Worthington so attractive and pleasing to its residents and visitors. She thinks the PUD concept needs thorough review and allowance is needed to protect the Historic District of Old Worthington. She asked members to table the PUD for tonight so it can be reviewed.

Mike Cleavenger

Mr. Cleavenger stated that Mr. Strawn will speak for the Lodge. He is a back-up.

Timothy Strawn, 5938 Tetlin Field Drive, New Albany, Ohio

Mr. Strawn shared that he is a member of New England Lodge #4 and a past Master of that organization. He is a representative of the Worthington Masonic Association LLC, the owners of the property in question this evening. He also chairs the New England's Committee to Manage and Market the former Grand Lodge building and the Historic Lodge. In that effort he has worked hand in hand with essentially the co-chairman of their committee, Worthington resident and their worshipful brother, Mike Cleavenger. He thanked Mr. Coulter for the absolutely wonderfully succinct and objective review of what happened at the MPC.

Mr. Strawn stated that they are very proud of the Lodge's history and the way that it is closely intertwined with this city's history. The same names: Kilbourne, Griswold, Buttles and others that are important in the Mason's history are important in Worthington's history. They gave their lodge guidance and structure in its early days just as they did the same for Worthington. They are proud that they are the first and oldest organization in Worthington and because of that distinction that they led the community's Bicentennial Parade in 2003. They are proud that their historic temple was one of the first significant buildings in the center of town and that it remains today an icon in this city. They are proud that over the years they have been integrally involved in the city's life, its growth and development, and have been a good a worthy corporate citizen. Thus today they are also proud that they have found right here at home, in Worthington, a developer worthy of their selection to respectfully and creatively repurpose their properties, especially their historic temple with genuine concern for its history, fraternally significant recognition as the oldest continuously operating Masonic Temple west of the Alleghany Mountains, just as their lodge holds that same distinction among Masonic Lodges and iconic meaning to the community. This entire process of realizing they had to sell these properties and part with the physical manifestation of their history has been gut-wrenching for their lodge and its members. Many discussions have been held in their lodge on this topic yet the financial reality is that they had to take

this action out of necessity. Not out of whim or desire. No one, including those representing other organizations in this community is more saddened and distressed at this eventuality than the members of New England Lodge #4. But just as the settlement of Worthington was progress at its time, just as the building of our historic temple was progress at its time, just as Worthington and the central district's new buildings and changes over the years were progress at those respective times, so now we must take steps that lead to progress in our time.

Mr. Strawn reiterated that they are very proud that after nearly eighteen months of showing their property to nearly twenty different perspective buyers they have entered into a purchase agreement for their property with the Showe organization. By the way, just so members know, virtually all of those other potential buyers would have proposed to blacktop all of the green space existing on their property, including the area east of the driveway recently discussed as a possible "pocket park". Further, they find it interesting that all of a sudden there is such an interest in this small piece of property as well as the property known as 41 East New England when since at least 2000 and probably long before, according to both men who have served as the chief operating officer of our grand lodge during that time, not one person ever inquired of our grand lodge when it occupied the building at 634 High St. if the green space property behind the lodge, which it owned, including the lot east of the driveway could be used for any kind of recreational activity, event or just play.

Mr. Strawn added that the property at 41 East New England has not always been green space. There was at least one residential structure on that property in the past and that is the location of the proposed two condo buildings. As we trust you are all aware, the Showe Organization has already proved its commitment to historic preservation by its three decades of ownership and loving care of the Worthington Inn and the Snow House, which was the meeting place for New England Lodge before it erected our historic lodge in the 1820s. Now the Showe Organization, an experienced and respected developer in many communities in our country has stepped forward to continue its commitment to both historic preservation and well thought out, respectful and creative repurposing by bringing to the historic district an upscale housing project that will not only appeal to many of Worthington's residents but also comports with the findings of the 2005 Comprehensive Plan for the City.

Mr. Strawn commented that they are also very proud that the Showe Organization has gone to extreme lengths to listen to, hear, and respond to concerns expressed by Worthington residents. Numerous modifications have been made to its plans including a reduction in the number of units in the project from fifteen to nine to accommodate those interests. This is of course a commercial development and these changes are not made without impact on the business plan and financial aspects of the project. Accordingly, the Showe Organization sought to renegotiate its purchase agreement with the Lodge for a significant decrease as a result of those changes. Despite the financial loss to the Lodge and no one else, the Lodge voted to renegotiate and accept that lower amount, not only because the Showe Organization is the developer we chose and want to work with but because we believe in the project and its value to Worthington, our home for over 200

years. This project is certainly not a plastic cookie cutter project. We are proud of Worthington and its governing structure that provides an opportunity for public comment on projects through the Municipal Planning Commission. It was in this forum of course that the community's concerns about the project were heard and responded to through numerous presentations made to the MPC. Many questions and concerns were resolved and many changes were voluntarily made by the Showe Organization to its plans. After all that discussion, all those comments, and all those compromises, on December 13th the MPC voted unanimously to approve this project. We believe this action speaks positively to the Showe Organization and other developers that carefully planned, respectful, and thoughtful developments can be built in Worthington. In all business proposals in life there is give and take. Ideas are put forth, comments are made, and compromises are offered. While original positions may differ, the process of discussion leads to compromise and parties accept the meeting in the middle is the best course for all and for the progress represented by the business proposal at hand.

Mr. Strawn closed by stating that he stands before members tonight on behalf of New England Lodge #4 and the Worthington Masonic Association LLC. Our lodge, an old distinguished, corporate citizen of Worthington and say to the members of City Council, it is time to move on. We have heard the discussion and comments. Many revisions and compromises have been made by the developer in response to sincere comments by concerned citizens. The project is now in its final form. He asked that members not let this creative, attractive, appealing project slip through the city's fingers for want of one more compromise. He asked that members approve this zoning request for the project as it stands and let the project begin. He thanked council for its time and consideration.

Ms. Michael asked if there were any others who wished to address council. Mr. Houts stepped forward and was sworn in.

Ethan Houts, 433 E. North St.

Mr. Houts shared that he has been a resident for three years. He and his wife came to Worthington because of the historic nature of it, the vintage quality, and the parks. There are parks everywhere. They run to them. They play in them and hang out with others in them. Parks are a very valuable resource. Ultimately there are economics at stake in this deal so he guesses that his only comments would be if the economics are there, they are not going to run away from this. He has worked in commercial real estate and developers routinely spend five or six years getting a deal together so they are not going to walk away if council doesn't approve this tonight. They will stick with it but he asked that council see if the economics are there. He thinks the listing price was \$950 a sq. ft. on that 1/2 acre parcel so the city is looking at potentially a \$90,000 to \$100,000 investment to brand that space for Worthington and the pedestrian traffic that Mr. Robinson spoke of. He thinks it is a wonderful opportunity to brand that space for Worthington. As you get more and more business activity, more and more pedestrians walking by that space and also he thinks the intended user of those condominiums which are mostly his parents, if those get completed and listed, he doesn't know what those price points are but they would be very interested. He thinks a key selling point is going to be where do they go? Where do they spend time with their grandchildren? Is there

anywhere to walk and spend time? That green space could be a really valuable amenity to the owners of those units. He also thinks the branding is first and foremost the most important thing. If the economics are there he thinks the city should see this through and see if there is a deal that could be put together with the developers. He knows they have come a long way but they are almost there. They are knocking on the door and will not walk away.

Mr. Peterson asked to redirect. He agreed that it takes a long time to put together commercial projects but he thinks it is presumptuous to say that they are going to stick with it for four or five years while they work out the economics. Secondly, he finds it interesting that the pricing is now being discussed publicly.

Moving into Council debate

Ms. Michael asked for thoughts from council members.

Mr. Norstrom commented that having served in this room for some sixteen years between MPC/ARB and this body, that is one of the most elegant presentations that has been made in this room. He appreciates the audience and the comments that they have made.

Mr. Smith understands that this process began fifteen months ago but this is the first time, with some intent, this is the first time that it has been in front of this body. This is the first time that he has had an opportunity to say anything. To hear some of the concerns from the community today and over the past week or so has really kind of opened his eyes to the historical preservation. He thinks he is probably one of the few on council who is actually a historical preservationist in the sense of architecture and land use. He comes speaking as a grandson of a Grand Master of the Masons, a son of the current Worshipful Master and himself having been a Mason for over ten years. So he does understand all of these components but what the community is saying, in his time on council this is the most outreach he has had from the community. He believes there is something to be said for that. If the Showe Developers are interested in going from 90 yards to the end zone, maybe we take another week or two to figure this out.

Ms. Michael asked if there was something Mr. Smith is proposing. Mr. Smith replied that he would be interested in hearing, maybe from staff's point of view, from the developer's point of view, and from other council members in perhaps an Executive Session what it would take to purchase that piece of land that many are referring to as a pocket park.

Ms. Michael commented that if council wants to look at whether or not to go forward or to even discussing purchase of property, she would recommend that they do that in Executive Session. She asked Mrs. Fox to explain Executive Session for members of the audience, which she did.

Mr. Norstrom commented that before this all began, this council asked staff to look at purchasing some of that property for a parking lot. It did not take an Executive Session to begin that process. We did go into Executive Session once we found out information

but based on testimony tonight it doesn't sound like we have the information that would be required to have a meaningful discussion in Executive Session.

Ms. Michael stated that members are going to have to make a decision tonight on whether to move forward or table. One of the issues that has been raised is that tabling it due to a discussion of purchasing the property and Council Member Smith has asked if the council feels that they should look at further information moving in the direction of purchasing that property or not. Mr. Norstrom replied that he understands Mr. Smith's comments but what the developer has indicated and his understanding of talking with staff; council can pass the motion before us and still enter into those discussions.

Ms. Michael asked Mr. Greeson or Mr. Brown to comment on if council approves the PUD today and it does not include a park. Mr. Norstrom argued that it does not exclude a park.

Mr. Brown shared that he and Mrs. Fox had a conversation earlier today about if we were going to look towards the idea of purchasing the area east of the access drive. But the way that the text in the legislation is written at this time, we would have to add in a section where we originally have under Permitted Uses, and we talked about excluding any commercial activity in what is currently zoned R-10, we would have to add in language that the portion of the property that is currently zoned R-10, east of the access drive could be used for a public park.

Ms. Michael stated that to do that members would have to table the legislation tonight. She asked if that was correct. Mr. Norstrom replied no. Mr. Brown reported that he and Mrs. Fox have gone back and forth on that.

Mrs. Fox commented that the information Mr. Brown shared certainly could be added into the PUD text however, she thinks that council needs to recognize that in doing so, what we are doing tonight is rezoning the property. We are rezoning the property to allow the developer to develop the property in the manner in which the text allows them to develop it. So if the text says, "either/or" then in her opinion, the developer has the option to either build a one family dwelling or a pocket park. She just wants council to make sure they keep that in mind.

When asked by Ms. Michael if the legislation current includes "either/or", Mrs. Fox replied no. Mr. Norstrom interjected that it could have before the meeting is over as city council could amend it. Mrs. Fox agreed that those words could be included in that text but with the understanding of what that means. That we then cannot come back and tell the developer that if it says "either/or" that means it has to be a park. It means that it is either a house or it's the park.

Ms. Michael shared that in discussions earlier today with Mr. Brown she was told that council can't amend the PUD on the fly. It would have to be tabled and have new drawings and text. She just wants to clarify what she had been told by staff.

Mr. Brown commented that when he and Mrs. Fox originally talked a cleaner way to do it would have been, if it is just going to go as a park, not the actual single family home, they would want to text cleaned up to reference as such and then the drawings to match up with what was proposed. He thinks the "either/or" option, they can make the change tonight, the drawings would look as they are but as Mrs. Fox mentioned it would be the "either/or" and the developer could decide which to do. The cleaner way is to have everything lined up and cleaned to reflect council's action but as long as we document it to go forward there is that option.

Mr. Myers asked that the zoning map be displayed.

Once the zoning map was displayed Mr. Myers commented that if council does nothing tonight, tomorrow some new person that members are unaware of could come in and submit plans for two apartments where the two condominiums are currently proposed and a single family home where the single family home is being proposed. He asked if that was correct. Mr. Brown replied yes.

Mr. Myers continued by stating that is according to the zoning map that was drawn up many, many years ago. So in reality, the PUD is consistent with the current zoning on this property. He asked if that was correct. Mr. Brown again replied yes.

Mr. Myers stated that if council were to propose a park on the property zoned R-10, members would still need to change the zoning of that property since R-10 zoning does not include a park. Mr. Brown stated that there is a Public Use as a Permitted Use in the R-10 that would allow for that. Mr. Greeson added that a park is not provided for in the current PUD text, which is an example of how a PUD could be more controlling.

Mr. Myers commented that the purposed plan is consistent with how the city has zoned this property for many, many years. The R-10 lot is a lot, when he reads the plan he sees 73 feet wide. He asked if that included the 19 foot ingress. Mr. Brown replied that it did. Mr. Myers concluded that it was a 54 foot lot. Mr. Brown replied that the portion that is zoned R-10 has 73 feet in front of it. The portion that is zoned AR-4.5 is 70 so the actual lot has over 140 feet of frontage.

Mr. Myers commented that if we were to split those out in a second ordinance we are going to have a lot that is roughly 134 feet deep by 50+ wide. Mr. Brown agreed. He added that as part of the second ordinance we are combining the three parcels to all one so it is not really creating a new lot.

Mr. Myers stated that his point is that a 50 foot frontage is consistent with a significant portion of Old Worthington. Mr. Brown agreed. Mr. Myers added that it is a debate that we just had on the Clearview property. So this is a lot that is consistent with the balance of Old Worthington and tomorrow a single family home could go on that lot. Mr. Brown agreed. He added that it would just need ARB approval and as long as they could meet setback requirements they could go forward.

Mr. Myers pointed out that the properties in question have been pushed back considerably to a point where they line up with the properties to the east. He asked if that was correct. Mr. Brown agreed that it was. Mr. Myers commented that they've moved from eight feet back to thirteen feet and then they've moved back to thirty feet on the single family home. Mr. Brown again agreed.

Mr. Myers stated his concern about the park issue is that council has already decided to bond one park that we wanted to move up the schedule for improvements. So we have the issue as to whether this is cash or bonded. Then we have already passed our budget for this year, which did not include the funds for this.

Mr. Smith interrupted with a point of inquiry. He just wants to get some clarification from Mrs. Roberts about that process. Council originally went through the proposed budget for 2015 which includes \$1.5M bonding (debt service) for the Kilbourne building. We shifted that, as Mr. Myers said, some money down, down to \$1.2M for the Kilbourne building to accommodate the other park. He asked what the city's current capacity to bond is based on the budget that council approved for 2015. He asked if council has anywhere between zero and \$1M to bond.

Mr. Greeson acknowledged the \$1.2M as just being for the Kilbourne building but there are other bonded projects. Roughly about a third of our Capital Improvements Plan is debt. About a third is equipment, another third is projects and a third is debt.

Mr. Myers stated that his question with these funds, whether it is bonded or expensed, he asked from where we move the money. What other neighborhood should sacrifice or what other capital project should be forestalled to place this park here. The discussion that we have had ongoing with the Methodist Children's Home in regard to any park is that the purchase of the property is merely the beginning of the expense. There would then need to be plans for how the park is to be developed. There would need to be maintenance expenses to maintain the park so the purchase price is only the beginning. Then we would incur a continuing expense for quite some time. He thinks generally if you look we are a very well parked community. So it isn't something that we are underserved and need to add to our inventory of parks.

Mr. Myers shared that his last comment on this project having sat through the MPC/ARB meetings, discussed with the developer, he has seen tremendous compromise and additional expense on the part of the developer. Again reducing it from fifteen to nine, moving the setbacks back, increasing substantially the cost of the building by changing materials and we are just talking about the east side of High Street. They have done the same thing on the west side of High Street although it isn't before council tonight. He has seen a great deal of compromise on their side and at the end of the day he looks at a bird in the hand is worth two in the bush. It may be that we can set aside the ability to discuss a park in the future and he has just outlined some of the questions that he has about park and he thinks there may be many, many more. It is not something that could possibly be decided in one or two meetings. It is something that will take a great deal of research on the part of staff. If we can reserve that and at the same time pass the PUD,

he would feel much more comfortable because he knows tomorrow there could be a new plan, for a new building, that does exactly the same thing that we are going to get tonight but it is going to be by a developer that we don't know and that we don't trust and who has no connection to Worthington. He is strongly in favor of passing the PUD this evening and moving forward.

Ms. Dorothy commented that Mr. Myers touched on several of the questions that she had. She was wondering how much park space we have in regards to local municipalities. What is our proportion of overall park space to overall city size or for population? New park space as far as she knows has not been high on the priority of our council for a while. As Mr. Norstrom noted, members had talked about this space maybe becoming a parking lot.

Ms. Michael shared that council has been given the Performance Measures: Parks & Recreation Facilities document. It is a national study that Mr. Hurley will be referring to as he responds to Ms. Dorothy's questions.

Mr. Hurley shared that staff previously provided some benchmarking during the UMCH discussions. He shared that the city participates in the International, City/County Manager's Association (ICMA) performance measurement which basically takes cities and municipalities and tries to compare certain levels of service and/or facilities. They try to correspond to each other in terms of park acreage per resident and those sorts of things. There is a significant number of municipalities so even if you have to throw some out there are medians and things that help you benchmark.

Mr. Hurley showed a slide about developed park acreage per 1000 population. It included a variety of cities. The median is 7.8 acres and Worthington falls at 12.4 acres. The low is 0.2 and the high is 52.1. Westerville, Ohio falls at 13.7 and Pickerington, Ohio is at 8.2. There are a variety of cities so you can kind of pick and choose who you want to compare to. There is a chart regarding park acreage. There are lots of other benchmarks in the document but as far as what relates to this discussion. . . there are things like playgrounds and athletic fields and things.

Ms. Dorothy concludes that currently we are somewhere above average. Mr. Hurley replied that if you were to go through all of these measurements, which some of them may not apply to this lot because they relate to ball fields and playgrounds but in every case we are above the median and in most cases he would say fairly well represented above the median.

Ms. Dorothy asked if he had an average amount per park that we spend in maintenance per year or our overall budget for maintenance for all of our parks. Mr. Hurley replied that he can't accurately tell her those numbers off the top of his head.

Dr. Chosy commented that we have recently had pretty extensive discussions about which park should be renovated first and whether we should do two in one year. Mr. Hurley shared that the Parks and Recreation Commission in kind of picking up a previous

process they were going under council's direction, which was the Vision 2020 Plan which looked at our parks and the redevelopment of many of the amenities in the parks. It is accurate to say that they are really focused on trying to refresh and revitalize our existing parks and have not put much focus into new park acquisition.

Ms. Dorothy shared that she is very much in favor of having a more walkable community. She believes that Worthington has a great sense of presence and with the historic district, she loves the fact that people are outside at almost all hours of the day. Activating that corridor she thinks is very important. She thinks it is a good use to have the building in use since it has not been in use in quite a while and having residents downtown that will be actively walking in the community will have a very positive impact. She went back to Mr. Myers question about lot sizes in Old Worthington. She asked if the 50 foot lot is fairly standard for Old Worthington. She asked if there are examples of that.

Mr. Brown replied that he pulled together some information and slides in anticipation of that question. A uniqueness with Worthington is that we have that variety of lot sizes that range from 40 feet in width up to 45 and even 50 for a couple of lots. He showed examples throughout the areas of Clearview, North St, Hartford, Morning and Oxford, of lots that ranged anywhere from 44 feet wide to 60 feet wide. Ms. Dorothy concluded that the 50 foot lot is not unusual in Old Worthington.

Ms. Dorothy asked if the PUD indicates what trees will be preserved on the plan. Mr. Brown replied that a tree study was required as part of the PUD process. In many of the pictures members can see that many of the trees on the site are in decline. We had the city arborist go out to the site. He and Mrs. Fox walked the site and many of the trees you see are the Bradford Pears that if you look at them wrong on a windy day they kind of tip over. So throughout the process we identified the ones that could be preserved and the ones that would need to go as part of the redevelopment. New street trees will be added to the site as part of the redevelopment. [Mr. Brown showed pictures of some of the trees that will need to be removed.]

Mr. Brown shared that there is a clump of pine trees that were identified in the development plan and the development text so these trees will stay on the site. It mainly focused on the Bradford pears that were prevalent on the site as well as some crabapples and declining pines that are along the rear towards Dewey's. Also as part of this proposal and then with the following ordinance they will be required to plant new hardier street trees. As part of this process they had to do an extensive landscaping plan that will also be approved by MPC and ARB. Street trees were also required along East New England.

Ms. Dorothy thinks staff has done a good job working with the developer in trying to preserve what the original zoning has been on these plans. She does appreciate green space and having parks and destinations for people to go to outside to interact with one another and become a stronger community. If we have a green space that is well maintained and can provide that area that would be terrific but currently those green spaces are not used. She is leaning towards the proposal that is in front of us. She would

be happy to discuss anything else about the proposed pocket park if another council member would like to but she thinks this is a very well thought out plan.

Mr. Troper thanked MPC for all of their hard work and the developers for taking into consideration the public comments into their development plan. He thinks it is a great plan. He is in favor of it but it will not preclude him from discussion of a park. He asked if council can go ahead and approve the PUD and enter into discussions about a park at some later date and then change the PUD to include the park or does council need to change this now to say potentially for a park. He would like to possibly discuss the park but he wants to go ahead and move ahead with the PUD. Mrs. Fox shared that she has been looking at the language, specifically the language in that portion of the PUD. What makes it difficult to approve the PUD with an option in the future to discuss acquisition of that piece by the city for a park, and this may be what the information President Michael was getting at earlier, that would require a lot split which would then require going back through that process. So any way we look at it, if there is going to be some serious discussion about a park, something would have to go back through for re-approval. She has been trying to come up with appropriate language that would leave it open like: "it could be used for residential use as long as the city did not pursue acquisition for purchase for a park" but that again would require going back and splitting off and re-approving so she doesn't know how useful that language necessarily would be. If council is inclined to even discuss a park she would recommend that council table this to have some opportunity to look into all of the pieces and parts.

Mr. Norstrom interjected that the legislation will have to come back before council anyway so if it were to come back before members with a park, it is nothing more but the developer could not move forward if this isn't passed tonight with any part of the development. Mrs. Fox agreed that under this particular plan they could not move forward. The discussion of the park has kind of thrown this into a different realm but if council needs more information about that and does not feel comfortable making that decision here this evening then you may want to table it just to get some more information.

Mr. Norstrom commented that members have heard the applicant tonight indicate that they would entertain a discussion of the park. As he just pointed out and as several members have commented on the developer has really made some major changes to make this development what we want in this community. He thinks Mr. Robinson gave a very spirited description of a park, whether or not our park could meet that description he doesn't know but it is a good description of a park. He would like to entertain the idea of a park but not at the expense of this developer at this point in time. He thinks, based on what staff has indicated, council could amend this, not to force them to make it a park but at least to allow it to become a park. Then staff can work with the developer and bring us the answers to members' questions to discuss in executive session about a park.

Dr. Chosy commented that from the very beginning his primary interest was to hold on to the historic old lodge. He brought up the possibility of the city purchasing the building and didn't receive much interest from members. He is still hopeful that after the property

is purchased that there may yet be some movements by the Showes to allow an arrangement in some form to have the old lodge continue to be a lodge used by the Masons. Overall he is impressed with how much the Showes have changed and responded to what the community has asked. It is really remarkable and he would guess with the attitude they have that if members pass this that they may yet allow some continuation of discussion of a pocket park. But given the enormity of this project and the way the Showes have reacted, he thinks it is probably improper to not go forward tonight just because of the potential of that small park but recognizing that we may yet talk about it.

Ms. Michael referring back to Mrs. Fox stated that there appears to be council members that would like to have some type of amendment to the PUD or would like to approve it tonight with some sort of open-ended opportunity to further discuss park. She stated that she is looking for guidance as to how council should proceed.

Mrs. Fox said she has some thoughts and a recess may be appropriate after she shares them because if those thoughts aren't the direction that council wants to go and she hasn't really been able to fully think through all of the parameters of this but we currently have a section in Exhibit "D" which is the Development Plan that is actually the subject of the amended ordinance tonight. It directs the proposed use of that cross-hatched area, that R-10 area, to be used only for residential purposes. She is trying to formulate some language in that particular section that says that that area can be used only for residential purposes if it is not ultimately used by the city for park purposes and following some period of time, which gives the parties some period of time of negotiation to make that determination. If we hit that level of time when we haven't been able to or decide not to then the area can be used for residential and only residential purposes. She asked if that is a concept that council is interested in pursuing then she might be able to be a little more particular.

Mr. Norstrom questioned "timeframe". Mrs. Fox commented that that was her blank. She doesn't know if there is some time period. Mr. Norstrom asked if it is necessary to have that. Mrs. Fox replied that she thinks for the developer's purposes it is necessary to have that. She thinks they have a right to have some period of time to know when they can develop or not develop that land.

Ms. Michael declared a ten minute recess.

Ms. Michael asked Mrs. Fox for her recommendation following the recess.

Mrs. Fox directed members to the amended Ordinance No. 01-2015 that had attached to it Exhibit "D", which is the Development Plan for this PUD zoning. She directed members to Page 1 of that exhibit.

Mrs. Fox recommended the following motion to amend Exhibit D in the third sentence under the Proposed Uses paragraph on page 1 to read as follows:

The area that is currently zoned R-10 (See shaded area on Attachment #1,) can be used for residential use, and only residential use, if purchase of that shaded area by the City is not documented in a letter of understanding within 120 days of the date of this PUD approval by City Council.

MOTION Mr. Norstrom made a motion to amend Exhibit D as recommended by Mrs. Fox.

Dr. Chosy commented that the motion suggests that only the city can buy the area in question. He thinks there may be other alternatives such as individuals. Ms. Michael pointed out that residents can donate funds to the city because somebody is going to have to own it.

The motion was seconded by Ms. Dorothy.

There being no additional comments, the motion carried unanimously.

Mrs. Fox added that if the PUD ordinance is approved this evening, what this will do is to allow the developers to proceed after the waiting period with all other portions of this development except for that hash-marked area that will be under discussion with the city.

Mr. Greeson shared that the 120 days was selected to be able to accomplish procedures that we are required to follow for appraisal. The term "Letter of Understanding" was used because ultimately if council purchases this land it would be accomplished by an ordinance and it would have to be split from the subdivision and there would be a series of actions that will take longer than 120 days but staff wanted to create a council action that could be referenced in this PUD agreement and that would be probably a motion to authorize him to enter into a Letter of Intent, Memorandum of Understanding.

Ms. Michael commented that much of this will be discussed once council receives details. Mr. Greeson added that staff has no information that is sufficient to make decisions on this issue.

Dr. Chosy clarified that the developer can go ahead with the rest of the development. Mrs. Fox agreed provided this ordinance is approved this evening. Mr. Greeson added that they can move forward after the normal waiting period.

When asked by Dr. Chosy the length of the waiting period, Mrs. Fox replied twenty days after publication. Dr. Chosy concluded that this change will not delay the developer except for that spot. Mrs. Fox and Mrs. Greeson agreed.

Mr. Smith noted that the applicant will have to come back to council to develop that spot either way. Mrs. Fox agreed.

Dr. Chosy commented that if nothing else happens after 120 then it can be developed residential. Ms. Michael agreed.

There being no additional comments, the Clerk called the roll on the passage of Ordinance No. 01-2015 (As Amended). The motion carried by the following vote:

Yes 7 Troper, Norstrom, Dorothy, Smith, Myers, Chosy, Michael

No 0

Ordinance No. 01-2015 (As Amended) was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 02-2015 Approving the Subdivision of Property at 634 High Street & 41 East New England Avenue, and Approving a Development Agreement (Showe Worthington, LLC).

The foregoing Ordinance Title was read.

Mr. Greeson commented that this legislation is the subdivision that combines all of the lots that we have discussed extensively in the previous ordinance into one parcel.

Mrs. Fox added that it also authorizes a development agreement with the developer for the sidewalk and the access that will not affect anything that was just approved. It also puts the developer under contract to make those improvements.

There being no additional comments, the Clerk called the roll on the passage of Ordinance No. 02-2015. The motion carried by the following vote:

Yes 7 Norstrom, Dorothy, Smith, Myers, Chosy, Troper, Michael

No 0

Ordinance No. 02-2015 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 03-2015 An Ordinance to Revise the Codified Ordinances by Adopting Current Replacement Pages.

The foregoing Ordinance Title was read.

Mr. Greeson reported this item as a routine administrative matter that is accomplished on an annual basis. The updates include changes in state law and the previously pass ordinances by City Council. Mrs. Foxed added that the information was reviewed by herself and the City Prosecutor.

There being no additional comments, the Clerk called the roll on the passage of Ordinance No. 03-2015. The motion carried by the following vote:

Yes 7 Dorothy, Smith, Myers, Chosy, Troper, Norstrom, Michael

No 0

Ordinance No. 03-2015 was thereupon declared duly passed and is recorded in full in the appropriate record book.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 02-2015

Authorizing the City Manager to Execute a Contract Renewal with Capital Services, Inc. for the Cleaning and Maintenance of the Worthington Community Center.

Introduced by Mr. Troper.

MOTION Ms. Dorothy made a motion to adopt Resolution No. 02-2015. The motion was seconded by Mr. Myers.

Mr. Hurley reported that the current cleaning contract for the community center will end on January 31st. The original one year contract was awarded through a bid process in January 2013 and then followed that with a one year renewal effective February 1, 2014. We have the ability to renew that contract for one more year and staff recommends that we do that with Capital Services. They have met the standards of the current contract and staff would like to utilize their services for another year. He added that in renewing the contract in this way the cleaning services will remain at the current rate, which is \$8,325 per month. It includes nightly cleaning, seven days a week with the exception of five holidays per year.

There being no additional comments, the motion to adopt Resolution No. 02-2015 carried unanimously by a voice vote.

Resolution No. 03-2015

Authorizing the City Manager to Execute and Deliver a Grant Agreement between the City and the State of Ohio Development Services Agency for the Acceptance and Use of a \$300,000 Grant for Renovations to the James Kilbourne Memorial Library Building at 752 High Street.

Introduced by Dr. Chosy.

MOTION Mr. Smith made a motion to adopt Resolution No. 03-2015. The motion was seconded by Mr. Norstrom.

Mr. Greeson shared that there was a \$300,000 appropriation added to one of the bills in the state legislature for the purposes of renovations at the James Kilbourne Memorial Library at 752 High St. in Worthington and owned by the City of Worthington. The grant is for the purpose of public improvements that would position the building for future leasing. We are pleased to report that we received the Grant Agreement from the Development Services Agency and that is before members tonight. He thinks it is also important to note that the subsequent ordinance that we are proposing for introduction would appropriate \$500,000 to accomplish some of the work, particularly the center foyer area, bathrooms, mezzanine removal, some HVAC repairs and ADA improvements that would be the normal responsibilities of a landlord who is trying to position a building like this for leasing. So these are things that we think are public purposes as the public owner of the building and therefore eligible for grant reimbursement.

Dr. Chosy asked if we can get all of the work accomplished by June 30th. Mr. Greeson replied that the other things that would be accomplished, in addition to the \$300,000, the estimates for accomplishing all of that are around \$500,000 so we are asking for \$200,000 over the grant amount. In addition to that we think it is important to have the Community Improvement Corporation (CIC) basically oversee that contract. That would allow us to avail ourselves of some construction manager processes under state law and move more expeditiously. Dr. Chosy added that the money has to be spent by June 30th in order for us to receive it. Mr. Greeson agreed. He added that it is a reimbursement basis and we could ask for a sixty day extension but we have to do that sixty day before the deadline.

Mr. Myers pointed out that this \$300,000 came on the heels of the adoption of House Bill 5, which was the income tax equalization bill, which he thinks is an oxymoron, and that what the projection show that we are going to lose on an annual basis is more than this one time gift that we are being given by the State of Ohio. He thinks at the end of the day he would much prefer to give this money back and they repeal House Bill 5. We would be in a whole lot better shape.

Mr. Greeson shared that we would be using our Agency relationship with the CIC who would be overseeing this work on our behalf. He wants to make sure everybody understands that.

Mr. Norstrom understands that the city is not managing the project. Mrs. Fox added that there is one caveat in that we do need to ask the State for permission to assign this over to the CIC, which she thinks was already part of our scope of services that we included.

Mr. Norstrom asked if that were not to happen would the city still be able to spend the money under our own procedures. Mrs. Fox believes so. She thinks we could still go through the construction management services under the state law.

There being no additional comments, the motion to adopt Resolution No. 03-2015 carried by a six (6) to one (1) (Myers) voice vote.

Ordinance No. 04-2015

Amending Ordinance No. 40-2014 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for Renovations to the James Kilbourne Memorial Library Building; Making a Contribution of Funds to the Worthington Community Improvement Corporation; and Authorizing the Worthington Community Improvement Corporation to Administer the Funds for the Kilbourne Building Renovations.

Introduced by Mr. Troper.

Ordinance No. 05-2015

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to S-1, Special (6238 Linworth Road)

Introduced by Ms. Dorothy.

MOTION

Mr. Myers made a motion to refer Ordinance No 05-2015 to the Municipal Planning Commission for consideration. The motion was seconded by Dr. Chosy.

The motion carried unanimously by a voice vote.

Ordinance No. 06-2015

Amending Ordinance No. 40-2014 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and Capital Improvements Fund Unappropriated Balances.

Introduced by Dr. Chosy.

The Clerk was instructed to give notice of a public hearing on said ordinances in accordance with the provisions of the City Charter.

REPORTS OF CITY OFFICIALS**REPORTS OF COUNCIL MEMBERS****OTHER**

EXECUTIVE SESSION

MOTION Mr. Smith made a motion to meet in Executive Session to discuss economic development, board and commission appointments and land acquisition. The motion was seconded by Mr. Norstrom.

The motion carried by the following voice vote:

Yes 7 Myers, Chosy, Troper, Dorothy, Smith, Norstrom, and Michael

No 0

The motion carried unanimously by a voice vote.

Council recessed at 10:04 p.m. from the Regular meeting session.

Council came out of Executive Session at 10:30 p.m.

MOTION Mr. Norstrom made a motion to appoint Ethan Black to the Parks and Recreation Commission. The motion was seconded by Mr. Smith.

The motion carried unanimously by a voice vote.

ADJOURNMENT

President Michael declared the meeting adjourned.

/s/ D. Kay Thress
Clerk of Council

*APPROVED by the City Council, this
17th day of February, 2015.*

/s/ Bonnie D. Michael
Council President