A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 27, 2020 meeting
4. Affirmation/swearing in of witnesses

B. Architecture Review Board

1. Three Flagpoles – 300 W. Granville Rd. (Jen Goebbel/Thomas Worthington High School) AR 14-2020

2. Modifications to Previously Approved Plans – 6699 N. High St. (Samantha Elliott/The Goddard School) AR 15-2020 (Amendment to AR 07-19)

3. Storm Door Replacement – 675 Hartford St. (GBR Masonry, Inc./Peters) AR 16-2020

C. Municipal Planning Commission

1. Rezoning - To be tabled
   a. R-10 (Low Density Residence, S-1 (Special), C-2 (Community Shopping Center) to C-3 (Institutions and Offices) – Southwest Corner of Larrimer Ave. & High St. and southeast corner of Larrimer Ave. & Longfellow Ave. (OhioHealth/United Methodist Children’s Home) REZ 01-2020
2. Amendment to the Planning and Zoning Code
   a. PUD - Caliper Inch Fee – APZ 01-2020
   b. Definitions - Tourist Home & Dwelling Unit – APZ 02-2020

D. Other

E. Adjournment
MEMORANDUM

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

FROM: R. Lee Brown, Director
       Lynda Bitar, Planning Coordinator

DATE: March 6, 2020

SUBJECT: Staff Memo for the Meeting of March 12, 2020

______________________________________________________________________________

A. Architecture Review Board

1. Three Flagpoles – 300 W. Granville Rd. (Jen Goebbel/Thomas Worthington High School)
   AR 14-2020

Findings of Fact & Conclusions

Background & Request:
The football field for Thomas Worthington High School is located just west of the Worthington Pools facilities. The applicant is requesting approval to install three new flagpoles just west of the existing scoreboard on the south side of the football field.

Project Details:
1. There will be a total of three aluminum flagpoles installed for the following flags: American, Ohio and TWHS.
2. The center flagpole will be 35’ and the other two flag poles will be 25’ in height. The 35’ center flagpole will be for the American flag.
3. There will be a new spotlight installed as part of this project that will light up the flags at night.
4. The setback for the flagpoles will be approximately 230’ back from the public right-of-way of Dublin Granville Rd. (SR-161) and will be less in height than the permitted 45’ for the District.
5. No existing trees are to be removed as part of this proposal.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Design and materials are to be in keeping with the character of the community.
Worthington Comprehensive Plan
The 2005 Worthington Comprehensive Plan promotes a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

Recommendation:
Staff is recommending approval of this application. The new flagpoles should have a positive impact on the school property and show neighborhood pride.

Motion:
THAT THE REQUEST BY JEN GOEBBEL FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL THREE FLAGPOLES AT THOMAS WORTHINGTON HIGH SCHOOL, 300 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 14-2020, DRAWINGS NO. AR 14-2020, DATED FEBRUARY 26, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Modifications to Previously Approved Plans – 6699 N. High St. (Samantha Elliott/The Goddard School) AR 15-2020 (Amendment to AR 07-19)

Findings of Fact & Conclusions

Background & Request:
This request is for several modifications to the previously approved plans for the Goddard School. The Board and Commission previously approved the construction of a new 8,565 sq. ft. Goddard School on the northern part of the 4-acre parcel that was owned and operated by Schoedinger Funeral and Cremation Services. On April 25, 2019 the Municipal Planning Commission and Architectural Review Board reviewed and approved the Architecture Review Application and Conditional Use Permit for the project and recommended approval to City Council for the Subdivision and the Amendment to Development that included a Variance for side yard setback. City Council approved the Subdivision and Amendment to Development Plan with a Variance on July 17, 2019. The 1.03-acre parcel is now a legal lot of record and is owned by the applicant. There is an existing cross access and parking agreement in place that was approved as part of the subdivision process.

Project Details & Staff Comments:
The proposal is in substantial compliance with what was previously approved, however the following adjustments must be reviewed and approved by the Board.

Please see the following revisions:
- Building square footage has been increased to account for wall thickness of the plan to meet state licensing and energy code requirements (8,565 sf original, 8,894 sf revised).
- Parapet has been kept the same height, roof well has been lowered to have the HVAC units completely below the top of the parapet in the roof well, scuppers have been added to allow water to drain from the roof to the gutter and downspout system on the perimeter.
of the shingle roof.

- Doors and windows have been adjusted to reflect the interior floor plan changes.
- Retaining wall added to north side of building to account for elevation change between the Ethan Allen property and the Goddard finished floor elevation.
  - The Board should discuss the materials proposed for the retaining wall. Stone vs. brick.
- Fence at north property line retaining wall changed to be a barrier fence to protect the building and children from any vehicular intrusions. There is no guardrail or curbing that exists on Ethan Allen parking lot.
  - The applicant is proposing a stone veneer that will match with the proposed stone veneer wall along the south side of the property.
    - The Board should discuss the materials proposed for the retaining wall. Stone vs. brick.
- Retaining wall added to south side of building to account for the change in elevation from the Goddard finished floor elevation and the lower parking / drive area.
  - A retaining wall appears to be needed in this area. The applicant has proposed a stone veneer to match with what has been proposed along the north side of the property.
    - The Board should discuss the materials proposed for the retaining wall. Stone vs. brick.
- Decorative bollard updated to be an aluminum sleeve installed over a crash-rated bollard, still a total of 7 bollards located at the front of the building.
  - The Board previously approved another style of bollard in this location.
- Wood guardrail across the front of the building that will be approximately 27” in height located in the planting beds to the south and north of the main entrance.
  - This was not previously approved by the Board.
    - The guardrail does not appear to be shown on the revised landscape plans.
    - Information is needed on why this is needed.
    - Clarification needed on whether the landscaping be in front of the guardrail or behind the guardrail.
    - What are other options? There was a previous discussion related to extending the bollards across the front of the entire building.
- Fencing details supplied for the crash rated barrier fencing used on the north side and the decorative fencing used on the west and south sides of the building and playground.
- Photometric plan revised for the site lighting and building lighting with cut sheets.
  - The applicant was previously approved for recessed lighting in the soffit on the building and is now proposing to install 17 wall packs around the building where the light source will be directed towards the ground.
    - Wall pack lights do not seem appropriate. The Board should discuss the proposed lighting.
  - The applicant previously proposed the reuse of the existing lights found in the parking lot. They are now proposing a total of five post lights in the parking area. Three are shown along the northern portion of the parking area that are a single LED fixture and they are now showing two light posts in the landscaped island that will have four LED fixtures attached to each pole that appear to be 20-feet in height. The existing exposed concrete base is to be painted black for the pole.
bases that will be reused.
  - Verification is needed that these lights will not be taller than 15-feet and will not have and exposed concrete base.
  - Clarification is needed on the whether the light source will be visible.
  - Clarification is needed on whether or not the existing poles will be reutilized with the new fixtures being mounted to the old poles or new poles.
  - Verification needed on the color of the poles

- Playground equipment cut sheets / photographs supplied for reference.
  - The Board did not approve the playground equipment with their previous approval.
    - No materials were provided showing heights and dimensions of the play equipment.

- Andersen Window supplied for reference.
  - The Board previously approved Anderson windows for this building.

- Permeable brick pavers are now shown in the parking area at the front entrance to the building.
  - Verification needed on the look of the bricks.
  - Clarification needed concerning the permeable brick pavers being used as part of the stormwater management plan for the site.

- Stormwater
  - Final stormwater management design for the site will need to be reviewed and approved by the Service & Engineering Department prior to breaking ground.

- Playground area extends further to the west.
  - The previous approval showed the setback of the fence and playground to be 30-feet from the western property line. The existing evergreen trees were to remain in place.
  - The plan now shows a setback of approximately 12’ to 23’ from the western property line.
    - Clarification needed on why the playground further to the west.
    - What will happen to the existing evergreen trees that provide screening and buffering to the neighbors to the west?
    - Staff believes the playground should remain at the previously approved 30’ setback from the rear property line.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

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.

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.

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.

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.

Windows: Use traditional sizes, proportions and spacing for windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

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.

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.

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.

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.
Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines.

Recommendation:
Staff is recommending **tabling** of the Certificate of Appropriateness until the items referenced above can be addressed.

Motion:

3. Storm Door Replacement – **675 Hartford St.** (GBR Masonary, Inc./Peters) AR 13-2020

**Findings of Fact & Conclusions**

**Background & Request:**
This lot on the west side of Hartford St., just north of E. New England Avenue is 45’ wide and ~218’ deep. The two-story farmhouse was constructed in 1904. The applicant was before you in September 2013 for the reconstruction of their front porch and steps, the applicant would now like approval to replace an existing wood storm door on the front of the home that appears to be original to the home with a Pella aluminum glad cranberry in color new storm door.

**Project Details:**
1. This project involves removing the existing wood door and replacing it with a new aluminum storm door. Pella 3570 Rolscreen Midview with muntins/grids and cranberry.

**Land Use Plans:**
**Worthington Design Guidelines and Architectural District Ordinance**
Retain historic storm doors; these typically were made of wood and had one or two areas of glazing which sometimes could be removed and replaced with screens during the summer. When installing new storm doors, select ones of simple design and made of wood, if possible. The most appropriate design is one with a full-height glass section that permits viewing the main door. The simplest, least decorated design is usually the best. The storm door and the door it covers should be the same color. Screen doors should be similarly compatible.
Recommendation:
Staff is recommending denial of this application. The proposed storm door does not complement the existing features found on the home. The proposed storm door has muntins/grids, however the home itself has one over one windows. Pella offers a variety of storm doors that do not have the muntins/grids shown. The Design Guidelines recommend preserving the existing wood storm doors if possible, however something more appropriate in style that would not include muntins/grids might be acceptable if the Board so chooses.

Motion:
THAT THE REQUEST BY GBR MASONRY, INC. ON BEHALF OF JAMES AND NICHOLE PETERS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW STORM DOOR AT 675 HARTFORD ST., AS PER CASE NO. AR 16-2020, DRAWINGS NO. AR 16-2020, DATED MARCH 2, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission
1. Rezoning
a. R-10 (Low Density Residence, S-1 (Special), C-2 (Community Shopping Center) to C-3 (Institutions and Offices) – Southwest Corner of Larrimer Ave. & High St. and southeast corner of Larrimer Ave. & Longfellow Ave. (OhioHealth/United Methodist Children’s Home) REZ 01-2020

Findings of Fact & Conclusions

Background & Request:
OhioHealth is moving forward with plans that now include a 60,000 square foot state-of-the-art medical facility to house medical services, including an emergency department, primary care, imaging and a host of specialty services. The project, proposed for the southwest corner of High Street and Larrimer Avenue, and according to the applicant is expected to generate more than 100+ new jobs.

On behalf of Ohio Health, the Daimler Group, Inc. has filed a rezoning application for a small portion of the site. Approximately 85+ percent of the site is currently zoned C-3 (commercial.) The remaining portion is zoned either S-1 (special) or R-10 (residential.)

The total site will be 3.355 +/- acres of land located on the west side of North High Street, south of Larrimer Avenue. The properties at 47 Larrimer Avenue (PID #100-002425), 57 Larrimer Avenue (PID #100-002427) and a small portion of 1033 North High Street (PID #100-006774) will be rezoned from the R-10 District and S-1 District to the C-3 District to be consistent with the existing commercial zoning found along North High Street.
C-3 District – Institutions & Offices
Areas for nonretail establishments which are of a social, educational, religious, medical, research, charitable or philanthropic nature, including local, regional and national administrative offices in which affairs of a business, professional persons, branch of government or organizations are conducted. Institutions and regional professional offices include but need not be limited to: medical centers, fraternal and social organizations, instructional, real estate and insurance offices, legal offices, investment firms and various establishments housing only administrative offices.

Permitted Uses:
- Administrative and business office,
- Medical/dental office or clinic
- Business services – philanthropic
- Institutions:
  - Religious
  - Charitable
  - Philanthropic
- Public uses
- Semipublic uses
- Essential services
- Accessory uses

Conditional Uses:
- Laboratories
- Scientific research facilities
- Nursing homes
- Drive-in banks
- Mortuaries
- Social activities
- Animal hospital
- Veterinary care center
- Feeding facilities, in-plant
- Nursery school, pre-school, child day care centers
- Public service facilities
- Plant production
- Instructional institution
- Personal services
- Bed and breakfast
- Dense-pack-open-plan office
- Arts and crafts
- Neighborhood bakery

Development Standards:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Area</th>
<th>Front Setback</th>
<th>Rear Setback</th>
<th>Side Setback</th>
<th>Max Height of Building Stories</th>
<th>Max Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-3 District</td>
<td>100-feet</td>
<td>20,000 sq. ft.</td>
<td>50-feet</td>
<td>30-feet</td>
<td>15-feet</td>
<td>3-stories</td>
<td>45-feet</td>
</tr>
</tbody>
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Section 1149.07 – 100’ front setback along this area of High Street

Land Use Plans:
Worthington Comprehensive Plan
Since the Comprehensive Plan was updated in 2005 and included a strategic redevelopment plan for the site, City leaders have anticipated a redevelopment that has commercial office along the frontage. The City studied the property again in 2014 and adopted amendments to the 2005

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ARB/MPC Meeting March 12, 2020
Memo – Brown/Bitar
Comprehensive Plan in 2014, refining the desired outcome for the property. As a result, this area has been identified as a good location for commercial office use.

Worthington Comprehensive Plan
The 2005 Worthington Comprehensive Plan identified the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City. The UMCH property was specifically addressed in that section of the plan, with concepts establish for mixed use development on the site.

The High Street Mixed Use zone is described in the 2014 document as follows:
North High Street is the commercial spine of the City of Worthington and is a good location for commercial office use. Income tax generating employment uses such as office are critical to the fiscal sustainability of the City. In addition, this site’s close proximity to historic Old Worthington makes it a prime location for walkable residential development and denser, amenity-rich housing types. This location along High Street is attractive for retail and service uses as well. It is not the desire of the City, however, to create a third retail center in close proximity to Old Worthington and the Shops at Worthington Place. Retail in this location should be neighborhood scale and serve the development that occurs on this site and that exists in the surrounding neighborhood; and it should help to activate the High Street frontage.

The High Street Mixed Use zone consists of the frontage of the UMCH site along High Street. It recommends a mix of office, residential, and retail uses with the focus on commercial office and medical uses with subordinate residential and limited retail uses. Buildings in this zone should be a minimum of two stories and a maximum of five stories in height with attractive, four-sided architecture. Buildings in this zone should address the streets, activate the street frontage, and include opportunities for outdoor dining and other pedestrian-focused activities. It is expected that the buildings adjacent to High Street will be commercial offices. Residential uses might occur behind as a transition to the Neighborhood Core. Neighborhood-oriented retail uses can complement the development in the first floors of office and residential buildings.

The objective of the High Street Mixed Use zone is to create a high-quality, dense, walkable, connected, mixed-use development that creates a dynamic space and signature address to attract Class A office tenants along High Street and add vitality and life to the High Street corridor. In order to create a walkable environment, it is expected that buildings will line public streets and most parking will be located at the center of blocks, screened from public streets by attractive buildings. Parking beneath buildings may also be considered, provided the public street frontage of a building is activated. By providing a mix of uses within the High Street Mixed Use zone, parking areas can be shared to optimize their use. To achieve the desired densities, parking decks are encouraged to be integrated into the site. Features expected as part of any parking deck or structure include masonry and architectural elements to dress up the exterior, windowed stair
towers, and lush landscaping and pedestrian connections. Parking structures and/or parking lots could be lined with residential and/or retail development to separate and screen them from the Neighborhood Core.

Where the High Street Mixed Use zone is opposite existing single-family residential development, it is expected that the new development will consist of residential development and/or substantial and attractive buffers. As with all development in the UMCH focus area, it is to be high-quality in character and design with four-sided architecture. It should follow the Worthington Design Guidelines.

High Street Frontage Guidelines:
The potential redevelopment of the UMCH focus area creates a change in the consideration of setbacks along High Street in these blocks. To achieve the desired walkability, vitality, and screening of parking along Worthington's signature street, it is expected that multi-story buildings will be constructed closer to the High Street right-of-way, with parking located behind the buildings. The buildings should engage High Street with broad sidewalks, storefronts, front entries, and outdoor seating that provide an inviting strolling environment for pedestrians. The buildings constructed along High Street will set the tone and impression for the entire UMCH focus area. As such their architecture, materials, quality, interest, aesthetics, and vitality are critical. These buildings should have a predominance of brick and complement the community character. Buildings along High Street must have the majority of their building face fronting/parallel to the street. Buildings are expected to be at least two stories in height with substantially transparent storefronts on the first floor, whether retail or office, to activate the street. Operational building entries must be provided along High Street regardless of parking orientation. Neither single-story commercial buildings nor retail buildings on out lots are part of the vision for the UMCH focus area, nor are buildings placed in the middle of parking lots.

Generally, it is anticipated that buildings will be setback from the High Street curb line an appropriate distance based upon the architecture and use(s) of the buildings. The streetscape section between the building and the curb should include a sizable tree lawn or street trees in planters (ten feet +/−), at least an eight-foot wide unobstructed sidewalk, and an outdoor seating and/or landscape planting area. As the building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. It is expected that if fourth or fifth stories are included, a variety of techniques will be implemented to mitigate any potential "canyon" effect along High Street, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping to name a few.

While it is preferred that parking be provided to the rear of building, if parking is provided in front, it should be consistent across the frontage and be limited to either one row (single bay) of parking or on-street parking for short customer visits. Parking visible between buildings should be screened by landscape and/or masonry wall.

Development within the UMCH should be well landscaped, with particular focus on the streetscapes, building edges, buffers, and public park/community commons. Landscaping should be substantial, lush, well-planned, and commonly maintained. Landscape should emphasize
native species where possible.

Please see the attached United Methodist Children’s Home Focus Area update that was adopted by City Council on September 2, 2014.

**Zoning Map:**

![Zoning Map Image]

**Next Steps:**
The Municipal Planning Commission will need to review and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council. City Council will have final approval concerning the rezoning of the property.

If the property is officially rezoned, and after the 60-day referendum period, a Development Plan will be required for any properties zoned C-3 and over 2-acres in size to be reviewed and approved by the Municipal Planning Commission and ultimately City Council.

The Daimler Group on behalf of OhioHealth will submit applications for Preliminary and Final Development Plans and Architectural Review that will be reviewed and approved by MPC and ARB if the property is officially rezoned. These applications are not required until the property has been rezoned to meet the standards and requirements for the district.
If rezoned, the project will also need to go through the Major Subdivision process to officially create the 3.355-acre lot. This will need to be approved by the Municipal Planning Commission and ultimately City Council.

The Daimler Group did provide a tentative schedule for their Rezoning, Preliminary & Final Development Plans and Architectural Review. Please see the attached schedule included with the application.

The requirements outlined for the Preliminary & Final Development Plan and Architectural Review Board approvals will provide the detailed information needed to review a proposal for compliance with all requirements for site plan review and architectural review once the property has been rezoned. This includes setbacks, lighting, access, traffic, access, height, architecture, stormwater, signage, streetscape improvements, sidewalks/trails, buffering and screening requirements, etc.…

**Recommendation:**
Staff is recommending **approval** of the rezoning to the C-3 District (Institutions & Offices) as this area is recommended for commercial office use in the 2014 Amendment to the Comprehensive Plan for the City of Worthington.

**Municipal Planning Commission Motion:**

2. **Amendment to the Planning & Zoning Code**
   a. PUD - Caliper Inch Fee – **APZ 01-2020**

**Findings of Fact & Conclusions**

**Background & Request:**
City Staff has been directed to prepare legislation to Amend Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to Amend the Caliper Inch Fee Associated with the Natural Features Section of the Development Standards and Development Standards Text Found in the Planned Unit Development from the $450.00 per caliper inch to $150.00 per caliper inch.

As you may recall in 2016 that during the 6-month review and adoption of the Wilson Bridge Corridor Zoning Districts at City Council that they discussed the tree replacement fee in great detail. The draft
version of the text originally referenced $450 per caliper inch to match with the Planned Unit Development - PUD section of the Planning & Zoning Code. At that time Council asked that we do additional research to see what other jurisdictions in our region charged or if they charged a fee. At that time, we looked at Westerville, Dublin, Hilliard and Delaware. There were very few local jurisdictions that had a tree replacement fee. The fees ranged from $100 to $300 per caliper inch for anything over 6-inches. Council then adjusted the fee to $150 per caliper inch.

In 2018 this was again discussed when City Council reviewed the Final Development Plan for the new apartments at Granby Place on E. Wilson Bridge Rd. At that time the applicant was requesting a variance from the entire tree replacement fee for the site. During that meeting we referred to our previous discussion in 2016 during the adoption of the text for the Wilson Bridge Road Corridor that there was a conflict with the fees in the Planning & Zoning Code.

In 2019 at the City Council Retreat we briefly discussed a tree preservation plan and fees, that topic did not make the Top 10 list for 2019.

On December 17, 2019 City Staff prepared a memo to City Council outlining possible issues related to the tree fee found in the Wilson Bridge Road Corridor Guidelines and within the PUD language found in the Planning & Zoning Code.

On February 18, 2020 City Council discussed the tree fee associated with the Natural Features section of the Development Standards and Development Standards Text found in the Planned Unit Development text as part of their review of a rezoning request to a Planned Use District and the conflicts with the fee outlined in the Wilson Bridge Road Corridor Guidelines.

City staff confirmed that the previous jurisdictions used as benchmarks have not updated their fees as it pertains to a fee associated with the removal of trees as part of a project.

City staff believes one of the goals of having a fee associated with a development is to identify significant trees or tree stands that should be saved or incorporated into the development. A few examples would be the 200+ year old Bicentennial Oak that was preserved as part of the Kemper House project and the large Sycamore and Oak that will be preserved at Stafford Village.

 Recommendation:  
Staff is recommending approval of the proposed text amendment to reduce the caliper inch fee from $450.00 per caliper inch to $150.00 per caliper inch to be in line with the guidelines adopted for the Wilson Bridge Corridor Zoning Districts and Guidelines. There is a need from time to time to monitor, update and revise the Planning & Zoning Code.

 Municipal Planning Commission Motion:  
THAT THE REQUEST TO MODIFY THE CALIPER INCH FEE ASSOCIATED WITH THE PUD SECTION FROM $450.00 PER CALIPER INCH TO $150.00 PER CALIPER INCH, AS PER CASE NO. APZ 01-2020, BE RECOMMENDED TO THE 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.
b. Definitions - Tourist Home & Dwelling Unit – APZ 02-2020

Findings of Fact & Conclusions

Background & Request:
As you know there has been an increased interest in short-term rentals (Airbnb, VRBO, HomeAway, etc.) throughout the Country and we have seen an increase here in Central Ohio. The City of Worthington does not permit short-term rentals within our jurisdiction. Many of our surrounding jurisdictions regulate short-term rentals in a variety of ways, however many do not permit them within their jurisdiction.

We have considered any short-term rental of residential property for less than 30-days as a Tourist Home. A Tourist Home means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests. A Tourist Home is not listed as a Permitted Use or Conditional Use in the Planning & Zoning Code for residential districts therefore the use is not permitted.

We also noticed a conflict in the definition of Dwelling Unit in the Definition Section of the Planning & Zoning Code that referenced rental or lease on a weekly, monthly or longer basis. Staff believes that the reference to weekly is confusing and conflicting with other sections of the Planning & Zoning Code.

We have had several recent issues with properties being used as short-term rentals where there has been a high turnover of guests that has disrupted a typically quiet neighborhood.

On March 5, 2020 the Board of Zoning Appeals heard an Appeal from a property owner in Colonial Hills that was operating an Airbnb out of a property they owned. The Board voted by a 5 to 0 vote that the use was a Tourist Home. A Tourist Home is not a permitted or conditionally permitted use in our residential districts.

The Ohio Revised Code (ORC) and the Ohio Building Code (OBC) also refer to transient as it pertains to 30 days for less.

Staff felt that it was time to strengthen the language found in the Planning & Zoning Code as it pertains to transient guests being referenced in the definition of Tourist Homes unless otherwise directed by City Council.

Current Language:
1123.73 TOURIST HOME
"Tourist home" means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests.

Proposed Language:
1123.73 TOURIST HOME
“Tourist home” means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient
guests. Transient guests means a person or persons renting, using, or occupying a dwelling or living accommodation for a period of 30 consecutive calendar days or less.

**Current Language:**

**1123.30 DWELLINGS.**

(b) "Dwelling unit" means one room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities.

**Proposed Language:**

**1123.30 DWELLINGS.**

(b) "Dwelling unit" means one room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities.

**Recommendation:**

Staff is recommending approval of the proposed text amendment to the Definition section of the Planning & Zoning Code because we believe it will strengthen the current language and provide clarity to others. The Planning & Zoning Code was adopted in 1971 at a time when short term rentals were not typically common. There is a need from time to time to monitor, update and revise the Planning & Zoning Code.

**Municipal Planning Commission Motion:**

THAT THE REQUEST TO MODIFY THE LANGUAGE FOUND IN SECTION 1123.73 TOURIST HOME AND SECTION 1123.30(b) DWELLING UNIT, AS PER CASE NO. APZ 02-2020, BE RECOMMENDED TO THE 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.
City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

1. Property Location
   300 W. Dublin Granville Rd.

2. Present/Proposed Use
   Flagpole

3. Zoning District
   
4. Applicant
   Jen Groebel on behalf of TWHS Athletics
   Address
   131 W. Stafford Ave. (personal residence)
   Phone Number(s)
   (614) 450-6289
   Email

5. Property Owner
   Worthington City Schools
   Address
   200 E. Wilson Bridge Rd.
   Phone Number(s)
   (614) 450-6000
   Email

6. Project Description
   Erect 3 flagpoles just west of the stadium scoreboard. Please see attached renderings.

7. Project Details:
   a) Design
      3 cast aluminum flag poles
   b) Color
      American flag, Ohio flag, TWHS flag
   c) Size
      35' (center) 25' (left & right poles)
   d) Approximate Cost
      $28,000 Expected Completion Date
      Spring 2020

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.

[Signature]  2/6/2020
Applicant (Signature)  Date

[Signature]  2/6/2020
Applicant signed on behalf of WCS  Date

[Signature]  
Property Owner (Signature)
<table>
<thead>
<tr>
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<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<td>George and Michelle Geissbuhler</td>
<td>365 Medick Way.</td>
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<td>OH</td>
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<td>Laura Justice</td>
<td>Ian Mykel 325 Medick Way.</td>
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<td>Diane Chakalis</td>
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<td>Lisa Maxwell</td>
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<td>Yu-Chang Wu</td>
<td>Tsai Lily 259 Medick Way.</td>
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<td>Arthur and Patricia Rottenbiller</td>
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<td>Michelle Holdgreve</td>
<td>Samuel Hooper 235 Medick Way.</td>
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<td>Alice Conklin</td>
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<td>Kyle Goebbels</td>
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<td>John Shields</td>
<td>Jessica Kleinman 794 Evening St.</td>
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<td>Ronald Rybak</td>
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<td>Katherina Van Tuyl</td>
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</table>
EXISTING 8'-0" CHAINLINK FENCE

EXISTING 8'-0" CHAINLINK FENCE

EXISTING 8'-0" CHAINLINK FENCE

EXISTING RUBBER-POLYURETHANE TRACK

EXISTING SCOREBOARD

EXISTING EVERGREEN TREES (4)
APPROX. 30' TALL

EXISTING DECODOUS TREE
APPROX. 40' TALL

EXISTING CONCRETE PAD
(18'-0" x 12'-0")

NEW CONCRETE PAD
(18'-0" x 12'-0")

NEW FLAGPOLES (3)
36'-0" HEIGHT (1)
26'-0" HEIGHT (2)

NEW FLAGPOLES (3)
36'-0" HEIGHT (1)
26'-0" HEIGHT (2)

NEW SPOTLIGHT

CONCEPT PLAN
SCALE 1" = 40'

WEST DUBLIN GRANVILLE ROAD

CITY OF WORTHINGTON
DRAWING NO. AR 14-2020
DATE 02-26-2020

FLAGPOLE SUPPLIED BY
ADMIRAL FLAG POLES

THOMAS WORTHINGTON H. SCHOOL
330 WEST DUBLIN GRANVILLE ROAD
WORTHINGTON, OHIO 43085

PREPARED FOR
WORTHINGTON SCHOOLS
200 EAST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085

schorr architects
230 Pendleton Ave.
Troy, NY 12180
518-274-3380
1. Property Location

2. Present/Proposed Use

3. Zoning District

4. Applicant

5. Property Owner

6. Project Description

7. Project Details:
   a) Design
   b) Color
   c) Size
   d) Approximate Cost

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) 02.28.2020

Property Owner (Signature) 02.28.2020
<table>
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<tr>
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<th>City, State</th>
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<tr>
<td>Ethan Allen</td>
<td>6767 N. High St5.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>All Saints Evangelical Lutheran Church</td>
<td>6760 N. High St.</td>
<td>Worthington, OH 43085</td>
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<td>Anthem Inc.</td>
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<td>4161 Rowanne Rd.</td>
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<td>David &amp; Martha Werner</td>
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City of Worthington  
Supporting Statement - 28-Feb-20

We, Sam & Rex Elliott, have been Goddard School franchise operators since 2004. We opened our first location in Worthington Hills in 2004 and our second location in Grove City in 2005. We still operate both of those facilities and enjoy making a difference in the lives of young children.

Our interest in expanding Worthington for a second location is based on demand we see at our Worthington Hills location. We are constantly having to turn families away that are in need of early education for their children.

The Schoedinger outparcel is the perfect fit for a Goddard school because it is complimentary to the other uses along High Street and has no evening or weekend use. At this location we expect to have the equivalent of around 135 full-time students and families. This number of students will generate around 75 cars +/- from 7am to 9pm and from 4pm to 6pm. The traffic in the morning and in the evening is a gradual pickup that should have minimal to no impact on the current traffic patterns on High Street. The current elevation drop from High Street, along with the current ingress/egress entryway in, require the building to be set back in order to not disturb the current entry/exit into the site. This provides no disruption of current traffic patterns while under construction, and also ensures that parents picking up their kids have plenty of room to enter and park on the site.

All of the plans have been previously submitted and approved through the ARB and MPC. This submission is merely a revision to those plans refining the site layout elevations and the building interior layout design. Our current plan with the Schoedinger site provides for a Reciprocal Easement Agreement (REA) that has already been agreed to and recorded that would allow for shared access and parking.

Whenever you have children occupy a location safety and health considerations are always taken very seriously. There are rules for parents about drop off and pick up to ensure the safety of the children, there is fencing around all the outdoor play areas and the building is secure 24/7. Additionally, there are also multiple staff members/teachers at any given time ensuring the safety of the children. Franchise operators of Goddard Schools must abide by the policies of Goddard as it relates to the safety and cleanliness of the facility. Barrier fencing that will withstand a vehicle impact has been added to the north side of the building since that is no curbing or guardrail on the adjacent property to the north for the safety of the children within the building itself. A concrete retaining wall with a stone veneer has been added to the south side of the building both to accommodate the change in elevation and for the safety of the children within the building itself. Added also to protect the building in the front is a guardrail covered with wood that is obscured / screened by shrubs planted in the two planning beds to each side of the entrance portico.

The landscape plan was slightly modified from the original, however there is still a very heavy screen of evergreens in the back along the residential boundary and along the North East side of the site. Only 4 existing trees will have to be removed on the site, and those will be replaced with additional plantings per
the plan. The rest of the landscaping will remain. The lighting on the site will remain with only 2 of the existing poles to be relocated by the placement of the building. Please see the attached landscape plan.

We have included the revised site plan, elevations and a lighting plan showing existing lighting, proposed lighting and the lighting cut sheets for the lights proposed.

We appreciate the Board's consideration of our application and are happy to answer any questions.

Sincerely,

Samantha & Rex Elliott

Owners - The Goddard School Worthington & Grove City
28-Feb-20

The previous Goddard School approved plans have been revised as follows:

Revisions –

- Building square footage has been increased to account for wall thickness of the plan to meet state licensing and energy code requirements (8,565 sf original, 8,894 sf revised).
- Parapet has been kept the same height, roof well has been lowered to have the HVAC units completely below the top of the parapet in the roof well, scuppers have been added to allow water to drain from the roof to the gutter and downspout system on the perimeter of the shingle roof.
- Doors and windows have been adjusted to reflect the interior floor plan changes.
- Retaining wall added to north side of building to account for elevation change between the Ethan Allen property and the Goddard finished floor elevation.
- Fence at north property line retaining wall changed to be a barrier fence to protect the building and children from any vehicular intrusions. There is no guardrail or curbing that exists on Ethan Allen parking lot.
- Retaining wall added to south side of building to account for the change in elevation from the Goddard finished floor elevation and the lower parking / drive area.
- Decorative bollard updated to be an aluminum sleeve installed over a crash-rated bollard, still a total of 7 bollards located at the front of the building.
- Fencing details supplied for the crash rated barrier fencing used on the north side and the decorative fencing used on the west and south sides of the building and playground.
- Photometric plan revised for the site lighting and building lighting with cut sheets.
- Playground equipment cut sheets / photographs supplied for reference.
- Andersen Window supplied for reference.

Please notify us if any additional information is required.
SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

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</tr>
<tr>
<td><strong>Interior Color</strong></td>
<td>White</td>
</tr>
<tr>
<td>-----------------------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>Glass</strong></td>
<td>Low-E4® Glass</td>
</tr>
<tr>
<td><strong>Hardware</strong></td>
<td>Standard Lock and Keeper, White</td>
</tr>
<tr>
<td><strong>Optional Hardware</strong></td>
<td>Classic Series™ Hand Lift, White</td>
</tr>
<tr>
<td><strong>Grille Pattern</strong></td>
<td>Colonial</td>
</tr>
<tr>
<td><strong>Grille Width</strong></td>
<td>3/4&quot;</td>
</tr>
<tr>
<td><strong>Exterior Color</strong></td>
<td>White</td>
</tr>
<tr>
<td><strong>Exterior Trim Profile</strong></td>
<td>2&quot; Brick Mould w/ Sill Nose</td>
</tr>
<tr>
<td><strong>Exterior Trim Color</strong></td>
<td>White</td>
</tr>
</tbody>
</table>

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.
NOTES

Units may be ordered with sash lifts if desired. Units 3'0" and wider will use two sash lifts.

If glass is positioned within 18" of the finished floor, safety/tempered glass may be required. Local codes may differ. Verify tempered glass requirements with your local building code official.

Use structural joining material when necessary or required by code.

The light patterns illustrated apply to rectangular removable interior wood grilles, Full Divided Light, Simulated Divided Light, Decorelle 100, 150 and 400 and Finelight™ Grilles-Between-the-Glass. All removable interior wood grilles will be installed in the units unless otherwise specified.

For a metric conversion in millimeters, multiply dimensions in inches by 25.4.

FORMULA FOR COMBINATION WINDOWS

The overall frame dimension (both width and height) is equal to the sum of the individual unit frame dimensions plus joining material dimension(s).

The overall rough opening (both width and height) is equal to the overall frame dimensions plus 1/4" on all sides.

Cottage & Reverse Cottage Double-Hung Window Sizes

For windows over 30 square feet or rated higher than PG50, one of these three installation methods is required:
A) THROUGH THE JAMB B) ALUMINUM NAILING FLANGE OR C) INSTALLATION CLIPS.

Additional custom sizes are available. Contact your local supplier for more information. Drawings are not to scale.
Table of Woodwright® Double-Hung Window Sizes — 2:3 Cottage Sash Ratio

<table>
<thead>
<tr>
<th>Window Dimension</th>
<th>1'-9 ¼&quot;*</th>
<th>2'-1 ¾&quot;*</th>
<th>2'-5 ¾&quot;*</th>
<th>2'-7 ¼&quot;*</th>
<th>2'-9 ¼&quot;*</th>
<th>2'-11 ¼&quot;*</th>
<th>3'-1 ¼&quot;*</th>
<th>3'-3 ¼&quot;*</th>
<th>3'-9 ¼&quot;*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(561)</td>
<td>(686)</td>
<td>(782)</td>
<td>(864)</td>
<td>(917)</td>
<td>(917)</td>
<td>(917)</td>
<td>(1011)</td>
<td>(1122)</td>
</tr>
<tr>
<td>Minimum Rough Opening</td>
<td>1'-10 ½&quot;*</td>
<td>2'-2 ¼&quot;*</td>
<td>2'-6 ½&quot;*</td>
<td>2'-8 ½&quot;*</td>
<td>2'-10 ½&quot;*</td>
<td>3'-0 ½&quot;*</td>
<td>3'-2 ½&quot;*</td>
<td>3'-6 ½&quot;*</td>
<td>3'-10 ½&quot;*</td>
</tr>
<tr>
<td></td>
<td>(562)</td>
<td>(664)</td>
<td>(765)</td>
<td>(816)</td>
<td>(867)</td>
<td>(917)</td>
<td>(988)</td>
<td>(1070)</td>
<td>(1172)</td>
</tr>
<tr>
<td>Unobstructed Glass</td>
<td>1'-5 ½&quot;*</td>
<td>1'-9 ½&quot;*</td>
<td>23 5/8&quot;</td>
<td>25 5/8&quot;</td>
<td>27 5/8&quot;</td>
<td>29 5/8&quot;</td>
<td>31 5/8&quot;</td>
<td>35 5/8&quot;</td>
<td>39 5/8&quot;</td>
</tr>
<tr>
<td></td>
<td>(397)</td>
<td>(498)</td>
<td>(600)</td>
<td>(651)</td>
<td>(702)</td>
<td>(752)</td>
<td>(803)</td>
<td>(905)</td>
<td>(1006)</td>
</tr>
</tbody>
</table>

Custom-size windows are available in 1/8" (3) increments.

Cottage sash are based on a 2:3 ratio.

- "Window Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill paning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.
- ◊Meet or exceed clear opening area of 5.7 sq.ft or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).
**OLWX1 LED**

**LED Wall Luminaire**

**Introduction**

The OLWX1 is versatile and energy efficient. It is designed to replace up to 250W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

**Width:** 7-1/2" (19 cm)

**Height:** 8" (20.3 cm)

**Depth:** 3" (7.62 cm)

**Weight:** 5 lbs (2.27kg)

**Specifications**

**Width:** 7-1/2" (19 cm)

**Height:** 8" (20.3 cm)

**Depth:** 3" (7.62 cm)

**Weight:** 5 lbs (2.27kg)

**Ordering Information**

**EXAMPLE: OLWX1 LED 20W 50K**

<table>
<thead>
<tr>
<th>OLWX1 LED</th>
<th>20W</th>
<th>40K</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OLWX1 LED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance Package</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13 watts</td>
<td>13 watts</td>
<td>40K</td>
</tr>
<tr>
<td>20 watts</td>
<td>20 watts</td>
<td>50K</td>
</tr>
<tr>
<td>40 watts</td>
<td>40 watts</td>
<td>(blank)</td>
</tr>
<tr>
<td>Voltage</td>
<td>120</td>
<td>120V</td>
</tr>
<tr>
<td>Controls</td>
<td>(blank)</td>
<td>None</td>
</tr>
<tr>
<td>Finish</td>
<td>(blank)</td>
<td>Dark bronze</td>
</tr>
</tbody>
</table>

**Accessories**

| OLWX1YK | Yoke for OLWX1 |
| OLWX1THK | Knuckle for OLWX1 |

**Notes**

1 MVOLT driver operates on any line voltage from 120-277V (50/60Hz).

**CITY OF WORTHINGTON**

**DATE** 02-28-2020

**INSTALLATION**

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

**LISTINGS**

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. 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 to confirm which versions are qualified.

**WARRANTY**

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/support/customer-support/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

<table>
<thead>
<tr>
<th>Fixture Model Number</th>
<th>CCT</th>
<th>System Watts</th>
<th>Lumen</th>
<th>LPW B U G CRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLWX1 LED 13W 40K</td>
<td>4000 K</td>
<td>14 W</td>
<td>1,271</td>
<td>91 1 0 0 &gt;70</td>
</tr>
<tr>
<td>OLWX1 LED 13W 50K</td>
<td>5000 K</td>
<td>14 W</td>
<td>1,289</td>
<td>92 1 0 0 &gt;80</td>
</tr>
<tr>
<td>OLWX1 LED 20W 40K</td>
<td>4000 K</td>
<td>20 W</td>
<td>2,697</td>
<td>135 1 0 0 &gt;70</td>
</tr>
<tr>
<td>OLWX1 LED 20W 50K</td>
<td>5000 K</td>
<td>19 W</td>
<td>2,663</td>
<td>140 1 0 0 &gt;70</td>
</tr>
<tr>
<td>OLWX1 LED 40W 40K</td>
<td>4000 K</td>
<td>39 W</td>
<td>4,027</td>
<td>101 2 0 0 &gt;70</td>
</tr>
<tr>
<td>OLWX1 LED 40W 50K</td>
<td>5000 K</td>
<td>37 W</td>
<td>4,079</td>
<td>110 2 0 0 &gt;70</td>
</tr>
</tbody>
</table>

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

<table>
<thead>
<tr>
<th>Watts</th>
<th>0°C</th>
<th>10°C</th>
<th>20°C</th>
<th>25°C</th>
<th>30°C</th>
<th>40°C</th>
</tr>
</thead>
<tbody>
<tr>
<td>13W</td>
<td>1.06</td>
<td>1.03</td>
<td>1.01</td>
<td>1.00</td>
<td>0.99</td>
<td>0.96</td>
</tr>
<tr>
<td>20W</td>
<td>1.06</td>
<td>1.04</td>
<td>1.01</td>
<td>1.00</td>
<td>0.99</td>
<td>0.96</td>
</tr>
<tr>
<td>40W</td>
<td>1.07</td>
<td>1.04</td>
<td>1.01</td>
<td>1.00</td>
<td>0.99</td>
<td>0.96</td>
</tr>
</tbody>
</table>

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

<table>
<thead>
<tr>
<th>Operating Hours</th>
<th>0</th>
<th>25,000</th>
<th>50,000</th>
<th>100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLWX1 LED 13W</td>
<td>1.00</td>
<td>0.92</td>
<td>0.85</td>
<td>0.73</td>
</tr>
<tr>
<td>OLWX1 LED 20W</td>
<td>1.00</td>
<td>0.92</td>
<td>0.85</td>
<td>0.73</td>
</tr>
<tr>
<td>OLWX1 LED 40W</td>
<td>1.00</td>
<td>0.94</td>
<td>0.88</td>
<td>0.79</td>
</tr>
</tbody>
</table>

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting OLWX1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

Electrical Load

<table>
<thead>
<tr>
<th>Fixture Model Number</th>
<th>Rated Power (watts)</th>
<th>Input current at given input voltage (amps)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>120V</td>
<td>208V</td>
</tr>
<tr>
<td>OLWX1 LED 13W 40K</td>
<td>14 W</td>
<td>0.12</td>
</tr>
<tr>
<td>OLWX1 LED 13W 50K</td>
<td>14 W</td>
<td>0.12</td>
</tr>
<tr>
<td>OLWX1 LED 20W 40K</td>
<td>20 W</td>
<td>0.20</td>
</tr>
<tr>
<td>OLWX1 LED 20W 50K</td>
<td>19 W</td>
<td>0.20</td>
</tr>
<tr>
<td>OLWX1 LED 40W 40K</td>
<td>39 W</td>
<td>0.37</td>
</tr>
<tr>
<td>OLWX1 LED 40W 50K</td>
<td>37 W</td>
<td>0.37</td>
</tr>
</tbody>
</table>

Accessories
OLWX1TS
Slipfitter for OLWX1
Standard size tenon is 2 1/8". The slip fitter has a range of 2" to 2 3/8".

OLWX1YK
Yoke for OLWX1

OLWX1THK
Knuckle – size 1

Top Visor and Vandal Guard included with accessories
FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .118"), or 50 KSI (7-gauge, .173"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.
### SSS Square Straight Steel Poles

**ORDERING INFORMATION**

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** SSS 20 SC DM19 DDB

<table>
<thead>
<tr>
<th>SSS 18’ / 20’</th>
<th>4C</th>
<th>DM49AS / DM19AS</th>
<th>Options</th>
<th>DUBLXD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series</td>
<td>Nominal fixture mounting height</td>
<td>Nominal shaft base size/wall thickness†</td>
<td>Mounting‡</td>
<td>Shipped installed</td>
</tr>
<tr>
<td>SSS</td>
<td>10’-39’ (for 1/2’ increments, add -6 to the pole height. Ex: 20’ - 6 equals 20ft 6in.)</td>
<td>See technical information table for complete ordering information.)</td>
<td>Tenon mounting</td>
<td>L/AB Less anchor bolts (Include when anchor bolts are not needed)</td>
</tr>
<tr>
<td>DM49AS / DM19AS</td>
<td>AERIS™ Suspend drill mounting©</td>
<td>DM19AST_ 1 at 90°</td>
<td>DP19AST_ 2 at 180°</td>
<td>VD Vibration damper</td>
</tr>
<tr>
<td></td>
<td>DM28AST_ 2 at 90°</td>
<td>DM29AST_ 2 at 90°</td>
<td>DM39AST_ 3 at 90°</td>
<td>TP Tamper resistant handhole cover fasteners</td>
</tr>
<tr>
<td></td>
<td>DM49AST_ 4 at 90°</td>
<td>DM39ART_ 3 at 90°</td>
<td>DM49ART_ 4 at 90°</td>
<td>HAxy Horizontal arm bracket (1 fixture)©</td>
</tr>
<tr>
<td></td>
<td>OMERO™ Suspend drill mounting©</td>
<td>DM39MRT_ 1 at 90°</td>
<td>DM28MRT_ 2 at 180°</td>
<td>FDLoxy Festoon outlet less electrical©</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Wall thickness will be signified with a “C” (11 Gauge) or a “G” (7-Gauge) in nomenclature. “C” - 0.116” [11 Gauge] “G” - 0.173”.
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM26/20.
3. The combination includes a required extra handhole.
4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
5. Insert “1” or “2” to designate fixture size; e.g. DM19AS1.
6. Horizontal arm is 18” x 2-3/8” O.D. tenon standard, with radius curve providing 12” rise and 2-3/8” O.D. If ordering two horizontal arm at the same height, specify with HAxy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 74.3). Available by formal quote only, consult factory for details.

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**FINISHES:**

- Standard colors
- DDBXD Dark bronze
- DWHXD White
- DBLXD Black
- DMBXD Medium bronze
- DNAXD Natural aluminum
- Classic colors
- DSS Sandstone
- DGC Charcoal gray
- DTG Tennis green
- DBR Bright red
- DSB Steel blue
- Architectural Colors and Special Finishes©
  - Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

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**Includes:**

- UL Listed with label (Includes NEC compliant cover)
- NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)
- EHHxy Extra handhole 5, 7 (blank) HHC Handhole cover
- NPL1/xy 1” threaded nipple 5
- NPL34/xy 3/4” threaded nipple 5
- NPL12/xy 1/2” threaded nipple 5
- CPL1/xy 1” coupling©
- CPL2/xy 1” coupling©
- CPL4/xy 1” coupling©
- CPL5/xy 1” coupling©
- NPL1/xy 1” threaded nipple 5
- NPL34/xy 3/4” threaded nipple 5
- NPL12/xy 1/2” threaded nipple 5
- CPL1/xy 1” coupling©
- CPL2/xy 1” coupling©
- CPL4/xy 1” coupling©
- CPL5/xy 1” coupling©
- USPOM United States point of manufacture©
- IC Interior coating©
- UL UL listed with label (Includes NEC compliant cover)

**Manufacturer’s Notes:**

- Architectural Colors and Special Finishes©
- Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

**Handhole Orientation:**

- Orientation from handhole (A,B,C,D)
- Example: 1/2” coupling at 5’ 8” , orientation C = CPL1/2’-5-8C

---

**POLE-SSS**

OUTDOOR: One Lithonia Way Conyers, GA 30012  Phone: 800-705-SERV (7378)  www.lithonia.com

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**CITY OF WORTHINGTON**

**DRAWING NO. AR 15-2020**

**DATE** 02-28-2020
**BASE DETAIL**

### TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust

<table>
<thead>
<tr>
<th>Catalog Number</th>
<th>Nominal Shaft Length (ft.)*</th>
<th>Pole Shaft Size (Base in. x Top in. x ft.)</th>
<th>Wall thick (in)</th>
<th>Gauge</th>
<th>EPA (ft²) with 1.3 gust</th>
<th>Bolt circle (in)</th>
<th>Bolt size (in. x in. x ft.)</th>
<th>Approximate ship weight (lbs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSS 10 4C</td>
<td>10 4.0 x 10.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>30.6 765 23.8 595 18.9 473 8—9</td>
<td>3/4 x 18 x 3</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>SSS 12 4C</td>
<td>12 4.0 x 12.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>24.4 610 18.8 470 14.8 470 8—9</td>
<td>3/4 x 18 x 3</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>SSS 14 4C</td>
<td>14 4.0 x 14.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>19.9 498 15.1 378 11.7 293 8—9</td>
<td>3/4 x 18 x 3</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>SSS 16 4C</td>
<td>16 4.0 x 16.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>15.9 398 11.8 295 8.9 223 8—9</td>
<td>3/4 x 18 x 3</td>
<td>115</td>
<td></td>
</tr>
<tr>
<td>SSS 18 4C</td>
<td>18 4.0 x 18.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>12.6 315 9.2 230 6.7 168 8—9</td>
<td>3/4 x 18 x 3</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>SSS 20 4C</td>
<td>20 4.0 x 20.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>9.6 240 6.7 167 4.5 150 8—9</td>
<td>3/4 x 18 x 3</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>SSS 20 4G</td>
<td>20 4.0 x 20.0</td>
<td>0.1793</td>
<td>7</td>
<td>14</td>
<td>14 350 11 275 8 200 8—9</td>
<td>3/4 x 30 x 3</td>
<td>198</td>
<td></td>
</tr>
<tr>
<td>SSS 20 5C</td>
<td>20 5.0 x 20.0</td>
<td>0.1796</td>
<td>11</td>
<td>11</td>
<td>17.7 443 12.7 343 9.4 235 10—12</td>
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<tr>
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<td>7</td>
<td>28.1 703 21.4 535 16.2 405 10—12</td>
<td>1 x 36 x 4</td>
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<tr>
<td>SSS 25 4C</td>
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<td>11</td>
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<td>7</td>
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* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20 ft.

**BASE DETAIL**

### POLE DATA

<table>
<thead>
<tr>
<th>Shaft base size</th>
<th>Bolt circle A</th>
<th>Bolt projection B</th>
<th>Base diameter C</th>
<th>Base plate thickness</th>
<th>Template description</th>
<th>Anchor bolt description</th>
<th>Anchor bolt and template number</th>
<th>Anchor bolt description</th>
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<td>8&quot;—9&quot;</td>
<td>3.25&quot;—3.75&quot;</td>
<td>8&quot;—8.25&quot;</td>
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<td>AB55-4C</td>
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<td>3.5&quot;—4&quot;</td>
<td>11&quot;—1&quot;</td>
<td>—</td>
<td>ABTEMPLATE P50010</td>
<td>AB36-0</td>
<td>AB55-S</td>
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<td>4&quot;—4.50&quot;</td>
<td>12.5&quot;—1&quot;</td>
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<td>AB36-0</td>
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</table>

**HANDHOLE ORIENTATION**

Default DM1 is on side B.

**IMPORTANT INSTALLATION NOTES:**
- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

**CITY OF WORTHINGTON**

**DRAWING NO. AR 15-2020**

**DATE**

02-28-2020
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This “no-drill” solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Specifications

| EPA (ft²@0°): | 0.69 ft² (0.06 m²) |
| Length: | 29.3" (74.4 cm) (SPA mount) |
| Width: | 13.4" (34.0 cm) |
| Height: | 3.0" (7.6 cm) Main Body |
| Weight (max): | 39.0 lbs (17.7 kg) |

Ordering Information

- **RSX2 LED**
- **P1**
- **40K**
- **50K**
- **P2**
- **P3**
- **P4**
- **P5**
- **P6**
- **R2**
- **Type 2 Wide**
- **R3**
- **Type 3 Wide**
- **R3S**
- **Type 3 Short**
- **R4**
- **Type 4 Wide**
- **R4S**
- **Type 4 Short**
- **R5**
- **Type 5 Wide**
- **R5S**
- **Type 5 Short**
- **AFR**
- **Automatic Front Row**
- **AFRR90**
- **Automatic Front Row Right Rotated**
- **AFRL90**
- **Automatic Front Row Left Rotated**
- **MVOLT**
- **MVOLT (120V-277V)²**
- **MVOLT (347V-480V)³**
- **MVOLT (use specific voltage for options as noted)**
- **SPA**
- **MVOLT (120V-277V)²**
- **MVOLT (347V-480V)³**
- **SPA (120V-277V)²**
- **SPA (347V-480V)³**
- **RPA**
- **Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 180°, 3 at 120°)**
- **MA**
- **Mast arm adaptor (fits 2-3/8")**
- **IS**
- **Adjustable slipfitter (fits 2-3/8" OD tenon)**
- **WBA**
- **Wall bracket**
- **WBS**
- **Wall bracket with surface conduit box**
- **AASP**
- **Adjustable tilt arm square pole mounting**
- **AARP**
- **Adjustable tilt arm round pole mounting**
- **AAW**
- **Adjustable arm with wall bracket**
- **AAWSC**
- **Adjustable arm wall bracket and surface conduit box**

**Shipped Installed**

- **HS**
- **House-side shield"¹**
- **PE**
- **Photocontrol, button style"³**
- **PEX**
- **Photocontrol external thread, adjustable"²**
- **PER7**
- **Seven-wire twist-lock receptacle only (no controls)¹²⁄³²**
- **CE34**
- **Conduit entry 3/4"NPT (1/2")²**
- **SF**
- **Single fuse (120, 277, 347)⁴**
- **DF**
- **Double fuse (208, 240, 480)⁴**
- **SPD20KV**
- **20KV Surge peak (10KV standard)⁴**
- **FAO**
- **Field adjustable output"²⁻²⁻¹**
- **DMG**
- **6-10V dimming extend out back of housing for external control (control ordered separately)"²⁻²⁻³⁻¹**
- **DS**
- **Dual switching"²⁻²⁻¹**

**Shipped Separately (requires some field assembly)**

- **EGS**
- **External glare shield"¹**
- **EGFY**
- **External glare full visor (360° around light aperture)"¹**
- **BS**
- **Bird spikes"⁰**

Notes:

- The Goddard School Worthington

Type:

LP1 & LP2

CITY OF WORTHINGTON

DRAWING NO. AR 15-2020

DATE: 02-28-2020

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.acuitybrands.com

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Accessories

Ordered and shipped separately.

RSX2HS
RSX2House shield (includes 2 shields)

RSX2GLS (FINISH) U
External glare shield (specify finish)

RSX2HAIR (FINISH) U
RSX House-side shield for all rotated optics (includes 2 shields)

RSX2FAV (FINISH) U
RSX Universal mount pole adaptor plate (specify finish)

RSXWBA (FINISH) U
RSX Wall bracket (specify finish)

RSXSCB (FINISH) U
RSX Surface conduit box (specify finish, for use with WBA, WBA not included)

RSX2 HS
RSX2 House side shield (includes 2 shields)

DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)

DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)

RSX2EGFV (FINISH) U
External glare full visor (specify finish)

RSX2HSAFRR (FINISH) U
RSX2 House side shields for AFR rotated optics (includes 2 shields)

RSX2HSA (FINISH) U
RSX House side shield (specify finish)

RSX2EGS (FINISH) U
External glare shield (specify finish)

5.25"

Click here to visit Accessories.

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia’s Outdoor Poles and Arms product page. Click here to visit Accessories.

NOTES

1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
4. Maximum tilt is 90° above horizontal.
5. It may be ordered as an accessory.
6. Requires MVOLT or 347V.
7. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PEK, FAO, DMG, DS, PIRHN).
8. Requires 120V, 208V, 240V or 347V.
9. TextiLock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.

10. Requires luminaire to be specified with PIR option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Drill/Side Location by Configuration Type

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

#8 Drill Nomenclature


One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.acuitybrands.com
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**Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

<table>
<thead>
<tr>
<th>Ambient</th>
<th>Lumen Multiplier</th>
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<td>0°C</td>
<td>1.05</td>
</tr>
<tr>
<td>5°C</td>
<td>1.04</td>
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<tr>
<td>10°C</td>
<td>1.03</td>
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<tr>
<td>15°C</td>
<td>1.02</td>
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<td>20°C</td>
<td>1.01</td>
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<td>25°C</td>
<td>1.00</td>
</tr>
<tr>
<td>30°C</td>
<td>0.99</td>
</tr>
<tr>
<td>35°C</td>
<td>0.98</td>
</tr>
<tr>
<td>40°C</td>
<td>0.97</td>
</tr>
<tr>
<td>45°C</td>
<td>0.96</td>
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<tr>
<td>50°C</td>
<td>0.95</td>
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**Electrical Load**

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<th>System Watts (W)</th>
<th>120V</th>
<th>208V</th>
<th>240V</th>
<th>277V</th>
<th>347V</th>
<th>480V</th>
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<td>0.15</td>
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<td>P2</td>
<td>111W</td>
<td>0.93</td>
<td>0.53</td>
<td>0.46</td>
<td>0.40</td>
<td>0.32</td>
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<td>P3</td>
<td>147W</td>
<td>1.23</td>
<td>0.70</td>
<td>0.63</td>
<td>0.53</td>
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**Projected LED Lumen Maintenance**

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<th>75,000</th>
<th>100,000</th>
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<td>&gt;0.95</td>
<td>&gt;0.92</td>
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Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.
## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

### 30K (3000K, 70 CRI)

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<th>Performance Package</th>
<th>System Watts</th>
<th>Distribution Type</th>
<th>Lumen</th>
<th>B</th>
<th>U</th>
<th>G</th>
<th>LW</th>
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<td>11,031</td>
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<td>0</td>
<td>1</td>
<td>153</td>
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<td>R3</td>
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<td>11,031</td>
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<td>2</td>
<td>157</td>
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<tr>
<td>R4</td>
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<td>2 0 2 143</td>
<td>11,031</td>
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<td>0</td>
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<td>R2</td>
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<td>17,661</td>
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</table>
### Dimensions

**RSX2 with Round Pole Adapter (RPA)**

- Length: 30.3” (77.0 cm)
- Width: 13.4” (34.0 cm)
- Height: 3.0” (7.6 cm) Main Body
- 7.2” (18.3 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

**RSX2 with Mast Arm Adapter (MA)**

- Length: 30.6” (77.7 cm)
- Width: 13.4” (34.0 cm)
- Height: 3.0” (7.6 cm) Main Body
- 3.5” (8.9 cm) Arm

**RSX2 with Adjustable Slipfitter (IS)**

- Length: 28.3” (71.9 cm)
- Width: 13.4” (34.0 cm)
- Height: 3.0” (7.6 cm) Main Body
- 7.6” (19.3 cm) Arm

7/16” locking thru bolt/nut provided

7/8” KO - fits 1/2” NPT water-tight fitting
### Dimensions

**RSX2 with Wall Bracket (WBA)**

- **Main Body**
  - Length: 31.2" (79.2 cm)
  - Width: 13.4" (41.7 cm)
  - Height: 3.0" (7.6 cm)

- **Arm**
  - 8.9" (22.6 cm)

**Wall Bracket (WBA) Mounting Detail**

- **Dimensions**
  - L: 3.7"
  - W: 4.9"
  - H: 4.5"

- **3/4" NPT taps with plugs - Qty (4) provided**

**RSX2 with Wall Bracket with Surface Conduit Box (WBASC)**

- **Main Body**
  - Length: 32.8" (83.3 cm)
  - Width: 13.4" (41.7 cm)
  - Height: 3.0" (7.6 cm)

- **Arm**
  - 9.2" (23.4 cm)

**Surface Conduit Box (SCB) Mounting Detail**

- **Dimensions**
  - L: 3.8"
  - W: 6.5"
  - H: 7.0"
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

Length: 32.8” (83.3 cm) AASP
33.8” (85.9 cm) AARP
Width: 13.4” (34.0 cm)
Height: 3.0” (7.6 cm) Main Body
7.2” (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

7/8” KO - fits 1/2” NPT water-tight fitting

Notes
AASP: Requires 3.0” min. square pole for 1 at 90°. Requires 3.5” min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2” min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0” min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)

Length: 34.7” (88.0 cm)
Width: 13.4” (34.0 cm)
Height: 3.0” (7.6 cm) Main Body
8.9” (22.6 cm) Arm

7/8” KO - fits 1/2” NPT water-tight fitting

Wall Bracket (WBA) Mounting Detail
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

3/4" NPT taps with plugs - Qty (4) provided

Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

3/4" NPT taps with plugs - Qty (4) provided

Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN

### FEATURES & SPECIFICATIONS

#### INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSQG delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

#### CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral “no drill” mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

#### OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR (Automotive Front Row) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >95% at 100,000 hours. CCTs of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

#### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >95% at 100,000 hours. CCTs of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2).

#### STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

#### STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

#### nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the nLight Eclipse. Additional information about nLight AIR can be found here.

#### INSTALLATION

Integral “no-drill” mounting arm allows for fast, easy mounting using existing pole drillings. Select the “SPA” option for square poles and the “RPA” option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the “MA” option to attach the luminaire to a 2 3/8” horizontal mast arm or the “IS” option for an adjustable slipfitter that mounts on a 2 3/8” OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

#### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for 40° C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

#### WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/support/customer-support/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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**PIRHN nLight Sensor Coverage Pattern**

**nLight PIRHN**

---

<table>
<thead>
<tr>
<th>Motion Sensor Default Settings - Option PIRHN</th>
<th>PIRHN&lt;br&gt;(Approx. 30% Output)</th>
<th>Dimmed State (unoccupied)</th>
<th>High Level (when occupied)</th>
<th>Photocell Operation</th>
<th>Dwell Time (occupancy time delay)</th>
<th>Ramp-up Time (from unoccupied to occupied)</th>
<th>Ramp-down Time (from occupied to unoccupied)</th>
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</thead>
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<tr>
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<td>5 minutes</td>
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</table>

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.*
**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4” total adjustment. Two combination 1/2”-3/4” and four 1/2” knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12”-24” joist spacing. Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2”.

**OPTICS** — LEDs are binned to a 3-step SDCM, 80 CRI minimum. 90 CRI optional. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours. No. 12 AWG conductors, rated for 90°C.

Two combination 1/2”-3/4” and four 1/2” knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours. No. 12 AWG conductors, rated for 90°C.

**LISTINGS** — Certified to UL and Canadian safety standards. Wet location standard (covered ceiling).

**IP55 rated. ENERGY STAR® certified product.**

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

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**Features & Specifications**

**LDN6**

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<th>Aperture/Trim Color</th>
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<th>MVOLT</th>
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<td>Downlight</td>
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<td>Wallwash</td>
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**Electrical**

**Driver Options**

- **GZ10**
  - 0-10V driver dimming to 10% and 1%
  - 0-10V driver dimming to 1%
- **EZ10**
  - 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 10%
- **EZ1**
  - 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%

**Driver Options**

- **SF**
  - Single fuse
- **TRW**
  - White painted flange
- **TRBL**
  - Black painted flange
- **EL**
  - Emergency battery pack with integral test switch. 10W Constant Power, Not Certificed in CA Title 20 MAEDBS
- **ELR**
  - Emergency battery pack with remote test switch. 10W Constant Power, Not Certificed in CA Title 20 MAEDBS
- **ELSD**
  - Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certificed in CA Title 20 MAEDBS
- **ELRD**
  - Emergency battery pack with self-diagnoses, remote test switch. 10W Constant Power, Not Certificed in CA Title 20 MAEDBS
- **E10WCP**
  - Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS
- **E10WCR**
  - Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS
- **NPP16D**
  - nLight® network power/relay pack with 0-10V dimming for non-eLED drivers (EZ10, EZ12)
- **NPP16DER**
  - nLight® network power/relay pack with 0-10V dimming for non-eLED drivers (EZ10, EZ12). ER controls fixtures on emergency circuit.

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**Accessories:** Order as separate catalog number.

- **PSI05SCP**
  - FMC Power Sentry batterypack, T20 compliant, field installable, 10W constant power
- **EAC ISSN 375**
  - Compact interruptible emergency AC power system
- **EAC ISSN 125**
  - Compact interruptible emergency AC power system
- **GRA86 JZ**
  - Oversized trim ring with 8” outside diameter
- **SCA6**
  - Sloped ceiling adapter. Refer to TECH-SCA for more options.

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**Notes:**

1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.
6. 12.5” of plenum depth or top access required for battery pack maintenance.
7. Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ11 drivers.
9. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
10. Not available with EZ12 or NLAER2 or NLAER2R for metal ceiling installations.
11. Fixture height is 6.5” for all lumen packages with HAO.
12. Must specify voltage for 3000lm. 5000lm with marked spacing 24L x 24W x 14 H. Not available with emergency battery pack option.
### LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0° = 1.02, test no. ISF 30716P262.

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<td>99.9</td>
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<td>103 99 95</td>
<td>101 97 94</td>
<td>98 95</td>
<td>92 92</td>
</tr>
<tr>
<td>25 720</td>
<td>0° - 90°</td>
<td>987.0</td>
<td>100.0</td>
<td>3</td>
<td>96 91 87</td>
<td>94 90 86</td>
<td>92 88</td>
<td>92 88</td>
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<tr>
<td>35 330</td>
<td>90° - 120°</td>
<td>0.0</td>
<td>0.0</td>
<td>4</td>
<td>89 84 79</td>
<td>88 63 79</td>
<td>86 81</td>
<td>81 78</td>
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<tr>
<td>45 110</td>
<td>90° - 130°</td>
<td>0.0</td>
<td>0.0</td>
<td>5</td>
<td>83 77 73</td>
<td>82 77 73</td>
<td>81 76</td>
<td>76 72</td>
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<tr>
<td>55 1</td>
<td>90° - 150°</td>
<td>0.0</td>
<td>0.0</td>
<td>6</td>
<td>78 72 68</td>
<td>77 72 67</td>
<td>76 71</td>
<td>69 67</td>
</tr>
<tr>
<td>65 1</td>
<td>90° - 180°</td>
<td>0.0</td>
<td>0.0</td>
<td>7</td>
<td>73 67 63</td>
<td>73 67 63</td>
<td>71 66</td>
<td>66 62</td>
</tr>
<tr>
<td>75 0</td>
<td>0° - 180°</td>
<td>987.0</td>
<td>100.0</td>
<td>8</td>
<td>69 63 59</td>
<td>68 62 58</td>
<td>76 62</td>
<td>62 58</td>
</tr>
<tr>
<td>85 0</td>
<td>0° - 180°</td>
<td>987.0</td>
<td>100.0</td>
<td>9</td>
<td>65 59 55</td>
<td>64 59 55</td>
<td>63 58</td>
<td>58 54</td>
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<tr>
<td>90 0</td>
<td>0° - 180°</td>
<td>987.0</td>
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<td>10</td>
<td>61 55 51</td>
<td>61 55 51</td>
<td>60 55</td>
<td>51 51</td>
</tr>
</tbody>
</table>

### LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0° = 1.02, test no. ISF 30716P265.

### LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0° = 1.02, test no. ISF 30716P274.

---

**CITY OF WORTHINGTON**

**DRAWING NO. AR 15-2020**

**DATE** 02-28-2020
*All dimensions are inches (centimeters) unless otherwise noted.

**How to Estimate Delivered Lumens in Emergency Mode**

Use the formula below to estimate the delivered lumens in emergency mode:

\[
\text{Delivered Lumens} = 1.25 \times P \times LPW
\]

- \(P\) = Output power of emergency driver. \(P = 10W\) for PS1055CP
- \(LPW\) = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

### Lumen Output Multipliers - Finish

<table>
<thead>
<tr>
<th>Finish</th>
<th>Clear (AR)</th>
<th>White (WR)</th>
<th>Black (BR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specular (LS)</td>
<td>1.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Semi-specular (LSS)</td>
<td>0.950</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Matte diffuse (LD)</td>
<td>0.85</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Painted</td>
<td>N/A</td>
<td>0.87</td>
<td>0.73</td>
</tr>
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</table>

### Lumen Output Multipliers - CCT

<table>
<thead>
<tr>
<th>CCT</th>
<th>2700K</th>
<th>3000K</th>
<th>3500K</th>
<th>4000K</th>
<th>5000K</th>
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</thead>
<tbody>
<tr>
<td>80CRI</td>
<td>0.950</td>
<td>0.966</td>
<td>1.000</td>
<td>1.025</td>
<td>1.101</td>
</tr>
</tbody>
</table>

**Notes**

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

---

**CITY OF WORTHINGTON**

**DRAWING NO. AR 15-2020**

**DATE 02-28-2020**

LDN6
### ADDITIONAL DATA

**COMPATIBLE 0-10V WALL-MOUNT DIMMERS**

<table>
<thead>
<tr>
<th>MANUFACTURER</th>
<th>PART NO.</th>
<th>POWER BOOSTER</th>
<th>AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lutron®</td>
<td>Diva® DVT</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Diva® DV5CTV</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nova® T* NFTV</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nova® NFTV</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leviton®</td>
<td>AWSMG-7DW</td>
<td>CV100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>AMRMG-7DW</td>
<td>PE300</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Leviton Centura Fluorescent Control System</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>LuminaTech® IP7 Series</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Synergy®</td>
<td>ISO BC</td>
<td></td>
<td>RDMFC</td>
</tr>
<tr>
<td></td>
<td>SLD LPCS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Digital Equinox (DEQ BC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas Lighting Controls</td>
<td>WPC-5721</td>
<td></td>
<td></td>
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<tr>
<td>Entertainment Technology</td>
<td>Tap Glide TG600FAM120 (120V)</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Tap Glide HeatSink TGHS00FAM120 (120V)</td>
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</tr>
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<td></td>
<td>Oasis OA2000FAMU</td>
<td></td>
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<tr>
<td>Honeywell</td>
<td>EL7315A1019</td>
<td></td>
<td>EL7315A1010 (optional)</td>
</tr>
<tr>
<td></td>
<td>EL7315A1009</td>
<td></td>
<td></td>
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<tr>
<td>HiUT Dimming</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Preset slide: PS-010-IV and PS-010-WH</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Preset slide: PS-010-3W-IV and PS-010-3W-WH</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remote mounted unit: FD-010</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Levihg Electronic Products</td>
<td>Solitaire</td>
<td></td>
<td>PBX</td>
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<tr>
<td>PDM Electrical Products</td>
<td>WPC-5721</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Starfield Controls</td>
<td>TR61 with DALI interface port</td>
<td></td>
<td>RT03 DALI net Router</td>
</tr>
<tr>
<td>WattStopper®</td>
<td>LS-4 used with LCD-107 and LCD-103</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**A+ Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*.
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

*See ordering tree for details.
Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.

- **Push-Button Wallpod**
  - Traditional tactile buttons and LED user feedback

- **Graphic Wallpod**
  - Full color touch screen provides a sophisticated look and feel

---

**nLight® Wired Controls Accessories:**

<table>
<thead>
<tr>
<th>WallPod Stations</th>
<th>Model number</th>
<th>Occupancy sensors</th>
<th>Model Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>On/Off &amp; Raise/Lower</td>
<td>nPOD DX (Color)</td>
<td>Large motion 360°, ceiling (PIR/dual tech)</td>
<td>nCM 10 / nCM PDT 10</td>
</tr>
<tr>
<td>Graphic Touchscreen</td>
<td>nPOD GFX (Color)</td>
<td>Wide View (PIR/dual tech)</td>
<td>nWV 16 / nW PDT 16</td>
</tr>
</tbody>
</table>

- **Dimming**
  - nCM ADCX
  - nWSX LV DX / nWSX PDT LV DX

---

**nLight® AIR Control Accessories:**

- **Wall switches**
  - On/Off single pole: rPODB [color]
  - On/Off two pole: rPODB 2P [color]
  - On/Off & raise/lower single pole: rPODB DX [color]
  - On/Off & raise/lower two pole: rPODBZ DX [color]

---

**nLight AIR**

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR nPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

- **Simple as 1, 2, 3**
  1. Install the nLight® AIR fixtures with embedded smart sensor
  2. Install the wireless battery-powered wall switch
  3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

---

**Notes**

1. Can only be ordered with the RESTZ zone control sensor version.
11 TODDLER PLAYGROUND RENDERING
12  PRESCHOOL PLAYGROUND RENDERING
1. Survey information obtained electronically. Plan-It Studios cannot attest to the accuracy or reliability of legal boundaries, easements or field gathered data.

2. 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.

3. All dimensions are taken to face of curb or building where applicable unless otherwise noted. Use dimensional information given. Do not scale drawings.

4. Contractor shall refer questions on materials, finishes, labor, and/or performance standards not specified herein to the landscape architect.

5. All changes to design or plant substitutions are to be authorized by the landscape architect.

6. Consult plant schedule for plant sizes and specifications. Contractor is responsible for all plants shown on plans. List quantities are for convenience only.

7. All plants to conform to the American standard for nursery stock (ANSI-Z60.1-2014) in regards to sizing, growing and B&B specifications.

8. All proposed planting beds to be tiled to a minimum depth of 12".

9. All planting beds to be fertilized with 10-10-10 or approved equal.

10. Planting holes to be dug a minimum of twice the width and 6-8 inches deeper than the size of the root ball of both shrub and tree and to be amended with organic soil conditioner.

11. In areas where bedrock or heavily compacted rock fill is encountered, the planting holes are to be dug to a minimum of three times the width and one foot deeper than the size of the root ball. Notify landscape architect of conditions warranting adjustment of plant locations.

12. Contractor to provide a full 1 year guarantee on all plants installed and provide complete maintenance on all work done beginning on the day of approval. The landscape architect is responsible for all plants shown on the plans. The owner's representative will declare job acceptance.

13. All existing plant material shown on this plan is to be preserved unless specifically noted otherwise.

14. All 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.

15. All areas disturbed by construction are to be restored, fine graded, and seeded. (See landscape plans). Seeding or sodding by landscape contractor.

16. If applicable landscape contractor to coordinate with existing or proposed irrigation system. If proposed irrigation system coordinates with irrigation contractor and installation of system.

17. City of Worthington

Drawing No. A8 15-2020

Date 02-28-2020

1’ = 20’ North

Scale 1/4" = 1'-0"
DECIDUOUS TREE PLANTING

EVERGREEN TREE PLANTING

SHRUB PLANTING GROUP

PERENNIAL AND GROUNDCOVER INSTALLATION
UTILITY KEYNOTES

MISC. NOTES

1. All storm parts in foundation walls shall be fitted with corner tapers. See Spec.

UTILITY KEYNOTES

1. 3" BUILDING PAPER WRAP
2. 6" MIN SPAN MASONRY
3. 5" SPAN MASONRY
4. 4" SPAN MASONRY
5. 8" FAST TRACK
6. PROTECTIVE STORM CENTER
7. PROTECTIVE STORM CENTER
8. PROTECTIVE STORM CENTER
9. PROTECTIVE STORM CENTER

NOT FOR CONSTRUCTION

CITY OF WORTHINGTON
DRAWING NO. AR 15-2020
DATE: 02-28-2020

SITE UTILITY PLAN
C5.1
SD PROJECT NO.: 0089
<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>Number</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF WORTHINGTON</td>
<td>DRAWING NO. AR 15-2020</td>
<td>DATE</td>
<td>02-28-2020</td>
</tr>
</tbody>
</table>

### Pole Light Detail

- **Location**: New pole locations
- **Existing pole base locations**

### Specifications

- **Material**: Round concrete base with structural rebar
- **Size**: 24"Ø

### Anchors

- **Type**: Anchor bolts to E.C.
- **Size**: 2.0" x 5/8" x 18.0"

### Soil Condition

- **On Site When Soil Condition Was Confirmed**: 01.24.20
City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

1. Property Location
   675 HARTFORD STREET, 43085

2. Present/Proposed Use
   ONE FAMILY DWELLING

3. Zoning District
   2516

4. Applicant
   GBR MASONRY, INC / DANIELLE MACLELLAN
   Address
   P.O. BOX 167, LEWIS CENTER, OHIO 43035
   Phone Number(s)
   614/445-9557 (O) 614/589-7463 (C)
   Email

5. Property Owner
   NICOLE & JAMES PETERS
   Address
   675 HARTFORD STREET, WORTHINGTON, OHIO 43085
   Phone Number(s)
   614/425-5147
   Email

6. Project Description
   STORM DOOR REPLACEMENT (FROM WOOD TO AL CLAD) SAME COLOR AS EXISTING (CRANBERRY) WITH AZEK PVC TRIM WORK

7. Project Details:
   a) Design
      PELLA, ROLSCREEN STORM DOOR, MODEL # 3570
   b) Color
      CRANBERRY (TO BEST MATCH ORIGINAL)
   c) Size
      CUSTOM
   d) Approximate Cost
      $1450.00
      Expected Completion Date 4/30/20

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.

[Signatures]
Applicant (Signature) 02/27/20

Property Owner (Signature) 3/3/20
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karl and Jessica Haglund</td>
<td>687 Hartford St.</td>
<td>Worthington, OH</td>
</tr>
<tr>
<td>Anita Bucknam</td>
<td>671 Hartford St.</td>
<td>43085</td>
</tr>
<tr>
<td>Insley Printing Co.</td>
<td>666 High St.</td>
<td>43085</td>
</tr>
<tr>
<td>Ohio State Bank</td>
<td>688 High St.</td>
<td>43085</td>
</tr>
<tr>
<td>Walter and Constance Kobalka</td>
<td>674 Hartford St.</td>
<td>43085</td>
</tr>
<tr>
<td>Ronald and Karen Zalac</td>
<td>680 Hartford St.</td>
<td>43085</td>
</tr>
<tr>
<td>Frank and Kathy Cordray</td>
<td>668 Hartford St.</td>
<td>43085</td>
</tr>
</tbody>
</table>
STORM DOORS

Invite in more light, welcome a cooling breeze or enjoy both. Pella® storm doors with Rollscreen retractable screens deliver the best of all worlds, plus a great view.*

A Rollscreen retractable screen provides convenient ventilation or a clear view. Multiple styles include your choice of decorative grilles for a classic look – plus stylish exterior handles with integrated keylocks.
light, welcome a cooling breeze or enjoy both. Retractable screens deliver the best of all worlds, plus a retractable screen provides convenient ventilation, and your choice of decorative grilles for a classic, low-profile integrated keylocks.

MODEL 3900  MODEL 3370  MODEL 3550

CITY OF WORTHINGTON
DRAWING NO. AR 16-2020
DATE 03-02-2020
City of Worthington
REZONING APPLICATION

Southwest Corner of Larrimer Ave and North High Street

1. Property Location _____________________________

2. Present Zoning _____________________________ Present Use _____________________________
   R-10; S-1; C-2 (see attached) Residential; Vacant Lot
   C-3

3. Proposed Zoning _____________________________ Proposed Use _____________________________

4. Applicant _____________________________
   Todd Sloan; The Daimler Group, Inc.
   Address 1533 Lake Shore Drive, Columbus, Ohio 43204
   Home Phone _____________________________ Work Phone 614-488-4424

5. Property Owner _____________________________
   United Methodist Childrens Home West Ohio
   Address 431 E. Broad Street, Columbus, Ohio 43215
   Home Phone _____________________________ Work Phone 614-885-5020

5b Property Owner _____________________________
   LC Larrimer LLC
   Address 230 West Street, Suite 200, Columbus, Ohio 43215
   Home Phone _____________________________ Work Phone ______________

6. Project Description _____________________________
   Requested rezoning to allow for the development of a medical building

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 2/12/20

Chairperson _____________________________ Date 2/13/2020
United Methodist Childrens Home West Ohio

LC Larrimer LLC _____________________________ Date 2/14/2020
<table>
<thead>
<tr>
<th>Name 1</th>
<th>Name 2</th>
<th>Address 1</th>
<th>City</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beth Mitchell</td>
<td>James Rush</td>
<td>58 Larrimer Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>Steven and Wendy Putka</td>
<td></td>
<td>80 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>Matt and Katie Schaublin</td>
<td></td>
<td>70 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>Norman Dunwoodie</td>
<td></td>
<td>87 Larrimer Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>LC Larrimer LLC</td>
<td></td>
<td>230 West St. Suite 200.</td>
<td>Columbus, OH 43215</td>
<td></td>
</tr>
<tr>
<td>Tenant</td>
<td></td>
<td>57 Larrimer Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>Tenant</td>
<td></td>
<td>47 Larrimer Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Worthington Fellows LLC</td>
<td></td>
<td>6641 N. High St.</td>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td>Makana and Fanny Lee</td>
<td></td>
<td>100 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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</tr>
<tr>
<td>Elmer Troxell</td>
<td></td>
<td>110 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Christa Gharbo</td>
<td></td>
<td>120 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
<td></td>
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<tr>
<td>Maxwell and Lisa Marti</td>
<td></td>
<td>74 E. Karawha Ave.</td>
<td>Columbus, OH 43214</td>
<td></td>
</tr>
<tr>
<td>Tenant</td>
<td></td>
<td>130 Longfellow Ave.</td>
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<tr>
<td>Quentin and Catherine Jung</td>
<td></td>
<td>140 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>James and Stephanie Moutlon</td>
<td></td>
<td>150 Longfellow Ave.</td>
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<tr>
<td>Kathryn Hamer</td>
<td></td>
<td>160 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Jill Bradley-Taylor</td>
<td></td>
<td>170 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Myya Mathews</td>
<td></td>
<td>6606 Evening St.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Daniel and Beverly Ryan</td>
<td></td>
<td>173 Longfellow Ave.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Michael and Shannon Mulligan</td>
<td></td>
<td>6570 Evening St.</td>
<td>Worthington, OH 43085</td>
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<tr>
<td>Michael and Susan Bates</td>
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Abutting Property Owners List for 1033 High St.

Tenant 60 Glen Dr. Worthington, OH 43085
Tenant 62 Glen Dr. Worthington, OH 43085
Tenant 64 Glen Dr. Worthington, OH 43085
Tenant 66 Glen Dr. Worthington, OH 43085
Tenant 70 Glen Dr. Worthington, OH 43085
Tenant 72 Glen Dr. Worthington, OH 43085
Tenant 74 Glen Dr. Worthington, OH 43085
Tenant 76 Glen Dr. Worthington, OH 43085
Tenant 80 Glen Dr. Worthington, OH 43085
Tenant 82 Glen Dr. Worthington, OH 43085
Tenant 84 Glen Dr. Worthington, OH 43085
Tenant 86 Glen Dr. Worthington, OH 43085
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Tenant 92 Glen Dr. Worthington, OH 43085
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Tenant 154 Glen Dr. Worthington, OH 43085
Tenant 156 Glen Dr. Worthington, OH 43085
Tenant 158 Glen Dr. Worthington, OH 43085
Tenant 160 Glen Dr. Worthington, OH 43085
Tenant 162 Glen Dr. Worthington, OH 43085
The purpose for this rezoning request is to allow for the development of +/- 3.4 acres into a +/- 60,000 square foot state-of-the-art medical facility to house medical services provided by OhioHealth. These medical services will include an emergency department, primary care, imaging and a host of specialty services to fulfill currently underserved medical needs within the Worthington community. The project will generate more than 100 new jobs within the community help to continue the redevelopment of this important corridor. Approximately 85% of the site is currently zoned C-3. The balance of the site is currently either S-1 or R-10 zoning. This rezoning is consistent with the Worthington Comprehensive plan with will allow this project to move forward to the next stage of the approval process. Detailed design submittals, public review and approval of specific plans will take place with the Preliminary, Final Development Plan and ARB process, which will begin shortly. OhioHealth, a long time medical service provider in the market also has over 1,000 associates living within Worthington.
3.355 ACRES

Situated in the State of Ohio, County of Franklin, City of Worthington, in Lot 32, Quarter Townships 2 and 3, Township 2, Range 18, United States Military District, being comprised of part of Lot 4 of the subdivision entitled “Replat of Lot 2 of United Methodist Children’s Home Amended Subdivision”, of record in Plat Book 122, Page 75, and all of those tracts of land conveyed to LC Larrimer, LLC by deeds of record in Instrument Numbers 201906110069159, 201906110069387, 201906140071396 and 201606140071397 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Lot 4, at the intersection of the southerly right of way line of Larrimer Avenue with the westerly right of way line of North High Street (U.S.23);

Thence South 03° 03' 59" West, with said westerly right of way line, a distance of 286.12 feet to a point;

Thence North 86° 28' 23" West, crossing said Lot 4, a distance of 437.22 feet to a point;

Thence North 03° 03' 59" East, partly crossing said Lot 4 and partly with the easterly right of way line of Longfellow Avenue, a distance of 348.33 feet to a point of curvature to the right;

Thence with said easterly right of way line and with the arc of said curve, having a central angle of 101° 20' 27", a radius of 50.00 feet, an arc length of 88.44 feet, a chord bearing of North 53° 44' 12" East and chord distance of 77.35 feet to a point of compound curvature, in the southerly right of way line of said Larrimer Avenue;

Thence with said southerly right of way line the following courses and distances:

With the arc of said curve, having a central angle of 23° 11' 35", a radius of 307.62 feet, an arc length of 124.52 feet, a chord bearing of South 64° 01' 28" East and chord distance of 123.67 feet to a point of reverse curvature;

With the arc of said curve, having a central angle of 34° 25' 12", a radius of 377.62 feet, an arc length of 226.85 feet, a chord bearing of South 69° 37' 00" East and chord distance of 223.46 feet to a point; and

South 86° 50' 08" East, a distance of 50.12 feet to the POINT OF BEGINNING, containing 3.355 acres of land, more or less.
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United Methodist Children’s Home Focus Area
This section of the Worthington Comprehensive Plan was updated in 2014 for the United Methodist Children’s Home focus area.

Background
The more than 40-acre United Methodist Children’s Home (UMCH) site presents a rare opportunity for Worthington to experience redevelopment on a visible and sizable site near the heart of Worthington. The site is located north of Old Worthington along the North High Street Corridor. Originally, the United Methodist Children’s Home included hundreds of acres that extended to the Olentangy River that are now residential neighborhoods.

The United Methodist Children’s Home has been a compassionate steward of the land and an invested and contributing member of Worthington for over a century. It continues to provide critical services to the greater Central Ohio community.

Following serious consideration by the UMCH Board to sell this site and concerns of the community related to its potential redevelopment, the City reexamined the future land use recommendations of this plan to deliver more clear direction and intent.

The goal, as with all of the future land use recommendations in this plan, is to provide guidance as to the range of desired land uses and development in the event the private land owner and/or future developer requests rezoning of the property; and to assist the City with its review and evaluation of any proposal. The community dialogue and consensus represented by this plan will facilitate any future redevelopment process for this site in a manner that meets the needs of the greater community as well as the land owner.
STRATEGIC ANALYSIS

Context
Located along North High Street across from the Louis J.R. Gooery Worthington Municipal Building and the Worthington Fire Station, the UMCH focus area is approximately a half-mile north of the Worthington Village Green.

This 44.5-acre site contains various built structures, including administrative offices and several residential and service structures that are a part of the UMCH program. It also includes the Conference Center and the Sunrise Senior Living assisted living community on either side of Wesley Boulevard. Once part of the larger UMCH property, the Sunrise Senior Living campus is on 3.5 acres with a long-term ground lease. The United Methodist Church occupies the Conference Center. Neither facility will be included in a UMCH property sale. It should be noted that the two existing residential lots that abut the north side of this site along the south side of Larrimer Avenue are included in this focus area plan at the request of their owners.

Though relatively flat, the site’s most striking natural feature is a ravine and wooded area surrounding Tucker Creek. This natural area buffers the southern section of the site from single-family homes on quarter-acre lots along Greenbrier Court.

To the southwest, the site borders Evening Street. Directly to the west, the site borders the rear yards of single-family residences on third-of-an-acre lots on Evening Street. To the north, the site abuts Longfellow and Larrimer Avenues, with single-family residences on third-of-an-acre lots across the street. The focus area is served by signalized intersections with North High Street at Wesley Boulevard and at Larrimer Avenue. The existing site also has two additional access points on High Street between these two signals.

The current zoning of the UMCH focus area consists of commercial zoning C-2 Community Commercial (0.7 acres) and C-3 Office (9.3 acres) along its High Street frontage, SC Senior Citizen (3.5 acres) on the Sunrise site, and S-1 Special (31 acres) across the remainder of the site. Current permitted uses include churches, parochial schools, colleges, hospitals, and other institutional uses (S-1), medical centers and real estate, insurance, and legal offices (C-3), and supermarkets, specialty stores, and retail stores (C-2).

Future Land Use Focus Area Plan
The 2005 Comprehensive Plan identified the UMCH site as strategic for future growth, a matter particularly critical for an established community like Worthington. While the 2005 plan presented an example of two possible redevelopment scenarios, this update document provides a more in-depth consideration of appropriate redevelopment parameters that incorporate community and stakeholder feedback with current demographic, fiscal, and market trends.

Design Intent
Worthington was founded as a master planned community. Because of the size, location, and importance of the UMCH site, it is critical that any redevelopment be master planned and consider the site as a whole. The following sections provide a framework and direction to the City, reviewing Boards and Commissions, and potential developers as to Worthington’s desired vision for any change of use and redevelopment that might occur on the site.

Building upon the previously stated objectives, redevelopment of this site must create a high-quality, mixed-use development...
that is walkable, connected, and integrated within the site and with the City. This mix of uses should contain a range of residential types together with commercial office and neighborhood retail uses integrated with contributing and shared green space and amenities – all of which complement each other to create an active, vibrant place. Any proposed design must be sensitive to the neighborhoods adjacent to the UMCH site, as well as to the natural features related to Tucker Creek. Any development that occurs within the focus area should relate internally to the site and to an overall plan, even if it is built at different times. For this reason, it is expected that any proposed redevelopment include rezoning of the entire site to a Planned Unit Development as an early step. Because of the importance of achieving the full potential of the UMCH site for the City and Worthington community, it is expected that public-private partnership(s) will play a role in the planning and redevelopment of this site.

**Objectives**

As part of the update of this focus area plan, a group of consolidated objectives was created. These objectives include:

1. Consideration of the redevelopment potential of this site recognizing the critical resource and opportunity this 40+ acre site represents within the City.
2. Provision of a mix of desirable uses and green space that are compatible with surrounding neighborhoods and are currently underserved in Worthington.
3. Addressing the needs of current and future residents by providing new housing types/options that are underrepresented in the market and complement Worthington’s current offerings.
4. Recognition of the financial goals of UMCH to enable it to continue its mission within the region.
5. Expansion of the City of Worthington’s tax base by incorporating uses that allow for new or enhanced sources of revenue.
6. Preservation and integration of the existing natural features found on the site related to Tucker Creek.
7. Creation of a well-planned, vibrant, walkable, and integrated development of the highest quality that meets or exceeds current best practices for mixed use development, including the provision of communal space and complete streets.

Each are described in more detail below:

**High Street Mixed Use**

North High Street is the commercial spine of the City of Worthington. It is home to some of the City’s most important corporations and the address for much of its retail and services. The UMCH site lies less than a half-mile from the center of Old Worthington and is situated between both this retail center and the Shops at Worthington Place.

As a result, this is a good location for commercial office use.
As discussed throughout this Comprehensive Plan, income-tax generating employment uses such as office are critical to the fiscal sustainability of the City. In addition, this site’s close proximity to historic Old Worthington makes it a prime location for walkable residential development and denser, amenity-rich housing types similar to what is discussed in the Improving Housing Balance section of this document (page 73). This location along High Street is attractive for retail and service uses as well. It is not the desire of the City, however, to create a third retail center in close proximity to Old Worthington and the Shops at Worthington Place. Retail in this location should be neighborhood scale and serve the development that occurs on this site and that exists in the surrounding neighborhood; and it should help to activate the High Street frontage.

The High Street Mixed Use zone consists of the frontage of the UMCH site along High Street. It permits a mix of office, residential, and retail uses with the focus on commercial office and medical uses with subordinate residential and limited retail uses. Buildings in this zone should be a minimum of two stories and a maximum of five stories in height with attractive, four-sided architecture. Buildings in this zone should address the streets, activate the street frontage, and include opportunities for outdoor dining and other pedestrian-focused activities.

It is expected that the buildings adjacent to High Street will be commercial offices. Residential uses might occur behind as a transition to the Neighborhood Core. Neighborhood-oriented retail uses can complement the development in the first floors of office and residential buildings. The objective of the High Street Mixed Use zone is to create a high-quality, dense, walkable, connected, mixed-use development that creates a dynamic space and signature address to attract Class A office tenants along High Street and add vitality and life to the High Street corridor.

In order to create a walkable environment, it is expected that buildings will line public streets and most parking will be located at the center of blocks, screened from public streets by attractive buildings. Parking beneath buildings may also be considered, provided the public street frontage of a building is activated. By providing a mix of uses within the High Street Mixed Use zone, parking areas can be shared to optimize their use. To achieve the desired densities, parking decks are encouraged to be integrated into the site. Features expected as part of any parking deck or structure include masonry and architectural elements to dress up the exterior, windowed stair towers, and lush landscaping and pedestrian connections.

Parking structures and/or parking lots could be lined with residential and/or retail development to separate and screen them from the Neighborhood Core. Where the High Street Mixed Use zone is opposite existing single-family residential development, it is expected that the new development will consist of residential development and/or substantial and attractive buffers.

As with all development in the UMCH focus area, it is to be of high-quality in character and design with four-sided architecture. It should follow the Worthington Design Guidelines.

Worthington Estates Edge
This zone is where development in the UMCH focus area should create a desirable transition between it and the existing single-family housing development that surround its north and west sides. The surrounding development consists of homes on third-of-an-acre lots. The Worthington Estates Edge zone
calls for single-family residential development on lots between a third-of-an-acre and a fifth-of-an-acre. This equates to a residential density similar to Worthington Estates (3 dwelling units/acre) and Old Worthington (4-5 dwelling units/acre). The structures are limited to the same two-and-a-half story height as the surrounding neighborhood.

These may be single-family, detached homes that are more current, updated versions of what is found in the surrounding neighborhoods. Or they may be smaller homes with smaller yards that provide first floor living opportunities for Worthington residents — an option in which many residents expressed an interest during the community meetings. They may be something in between. Regardless, these homes must be of high-quality design, differentiated architecture, and in close proximity to amenities. This zone is for custom-built, individualized homes and not one for homes with repetitious floor plans.

Housing in this zone should consist of individual units, potentially with lots of different sizes, fronting on a street or streets. The use of cul-de-sacs is strongly discouraged. These new lots must include rear or side yards to provide a substantial buffer and green landscape between these structures and the rear yards of existing homes. Attractive storm water systems designed as a naturalized amenity can be placed within the Worthington Estates Edge zone.

As with all development in the UMCH focus area, it is to be of high-quality in character and design with four-sided architecture. It should follow the Worthington Design Guidelines.

**Neighborhood Core**

The Neighborhood Core zone represents the most flexible zone of the UMCH focus area because it is internal to the site. It consists of a higher density neighborhood that creates a transition from the single-family homes along the periphery of the site to the more active uses proposed closer to High Street.

The Neighborhood Core calls for residential development at a density between six and fourteen dwelling units per acre (6-14 du/ac) gross density with a height limit of three stories. It is expected that the Neighborhood Core will be developed with more than one housing type and at more than one density level. The expected amount of park space and amenities correspondingly increases with the density. For a density
reference, Ville Charmante along West Wilson Bridge Road is over seven dwelling units per acre.

This area creates the opportunity to introduce different types of housing options that are not readily available in the city. This area should provide residential living that is underrepresented in the market and complements Worthington’s current offerings, addressing the needs of aging Worthington residents, future young professionals, and those desiring amenity-rich living. For reference, more information on the need for this type of housing product is described in "Improving Housing Balance" on page 73.

Examples include a mix of single-family detached homes on small lots with rear alley garages, homes with great front porches for outdoor gathering, custom homes designed for first-floor living, luxury residences with integrated front autocourts, well-appointed walk-up townhomes, and a limited number of high-end flats. To be successful, the Neighborhood Core must incorporate common areas/shared green space(s). These parks create the community gathering and development focal point(s). Shared amenities and facilities should also be provided. In all cases, the buildings must have front doors on inviting tree and sidewalk-lined streets. The objective is not to have streets dominated by garages, so garages must be de-emphasized – set back or placed to the rear of structures, creating a very walkable neighborhood.

As with all development in this focus area, the community expects this development to be of high-quality in character and design, and adhere to the Worthington Design Guidelines.

Tucker Creek Preserve
The southern boundary of the UMCH focus area is the beautiful and wooded Tucker Creek ravine. This plan calls for preserving this area as a natural green space amenity for the site and the community. The creek and the steep slopes that surround it are not developable and the wooded areas along it are important contributing and environmental features.

The community expressed a strong desire to continue linking neighborhoods, parks, and destinations with multi-use trails throughout the City. This includes achieving a dedicated trail along Tucker Creek that highlights this natural feature and provides an amenity and potential connection between High Street and Evening Street.

As part of any development that occurs on the UMCH site, it is expected that any future developer preserve the Tucker Creek ravine and wooded area. Any storm water systems in this area must be designed as a naturalized, aesthetic landscape feature that fits in the environment.
STRATEGIC ANALYSIS

Zone Boundaries
The boundaries between zones internal to the site are not absolutely fixed and could be adjusted at the margins. Depending upon the street layout and overall merits of a proposed development, these boundaries might shift. For example, the Worthington Estates Edge might grow or shrink slightly in some areas as part of a formal development plan submittal, or the Tucker Creek Preserve might grow in one area and shrink in another to better protect surveyed natural features. In order to provide appropriate parking and building screening, the High Street Mixed Use zone might be enlarged to the west.

There is one exception. As mentioned throughout this Comprehensive Plan, the need for revenue-producing land uses for the City of Worthington, particularly income-tax generating uses such as well-planned commercial office and medical, is of strategic importance. If a development plan is proposed that provides significant income tax revenue to the City, the High Street Mixed Use zone could expand into the Neighborhood Core zone. In the event of a substantial expansion of the High Street Mixed Use zone, the sensitive design and aesthetics of the edge treatment/buffer of the zone with the adjoining areas become critically important.

Park Space
The creation of park space for community and public enjoyment is an important component for any redevelopment on the UMCH site. This is in addition to the Tucker Creek Preserve. Beyond serving community-gathering functions, the park space is critical to providing place-making in development layouts as well as a green space balance to the built environment contemplated in the High Street Mixed Use and Neighborhood Core zones.

In potential redevelopment scenarios, this additional park space was several acres divided between the High Street Mixed Use and Neighborhood Core zones. Park space could be used to provide linear park “windows” into the site from High Street; neighborhood-oriented parks internal to the site; and/or extension of the Tucker Creek preserve. The expected amount of park space and amenities correspondingly increases with the density of development proposed on the UMCH site. Park space as discussed here must be useable, contributing ground for residents, workers, and visitors of the redeveloped site, and not, for example, storm water controls or left-over ground.

It is expected that the developer(s) of the UMCH site will integrate usable park land into the development and work with the City to provide acreage in the High Street Mixed Use and Neighborhood Core zones as park space useable by the community.

Creating this additional park space within the UMCH focus area will address the community’s desire for park space and amenities here. The public process generated numerous ideas for amenities worthy of further consideration. It is important that the City and the Worthington Parks and Recreation Commission work with the community to plan for and create parks that include the desired amenities in the appropriate places within the City and at this site.

Design Guidelines
Because the UMCH focus area falls within the City of Worthington’s Architectural Review District boundary, any new construction or alteration is subject to review and approval by the Architectural Review Board (ARB). The Board ensures the
high quality of design and site planning for any construction within the Architectural Review District. In order to meet the expectations of the ARB, any development on the UMCH site should adhere to the Worthington Design Guidelines used by the City and ARB to review development proposals.

The new residential development portion of the Residential Design Guidelines (page 31) provides guidance on site development, form, massing, and scale, setbacks, roof shape, exterior materials, windows, entries, ornamentation, and color. In general, the goal is to create residences and neighborhoods of a high quality of design with pleasant, intimate character and a strong sense of place and inviting human scale. Architecture and design should be rich and varied (not repetitive/homogeneous) with great attention to detail.

The new commercial development portion of the Commercial/Institutional Design Guidelines (page 25) provides guidance on site development, scale, form, and massing, setbacks, roof shape, materials, windows, entries, ornamentation, color, and signage. In general, the goal is to build upon and extend the pedestrian scale and walkability of the city's commercial heart as well as create buildings that are long-lasting and have four-sided architecture that is attractive on all sides. Building forms, materials, and setbacks should be consistent with historic patterns and help continue traditional patterns into new development.

It is important that the commercial development encourage pedestrian connections and activities. The location along High Street and the close proximity to Old Worthington and existing neighborhoods creates the potential for strong pedestrian connections. In order to make this area inviting to pedestrian activity, wide sidewalks such as those in Old Worthington should be encouraged in order to allow for connections as well as additional activities. Pedestrian-scale signage, plantings, lawn areas, and street furniture will also create an inviting, walkable atmosphere. By implementing these recommendations and following the standards established in the Worthington Design Guidelines, the proposed commercial uses along High Street will introduce complementary uses and provide new amenities within walking distance of the Worthington community.

**Connectivity**

To achieve a high-quality, mixed use development that is walkable, safe, and successful, it is important that any development on the UMCH site be well connected both internally to the site and to the greater Worthington community. The UMCH site is ideally situated along High Street and within close proximity of Old Worthington, the Olentangy Trail, nearby neighborhoods, and Worthington Schools. Therefore, multiple connections should be created to encourage pedestrian, cyclist, and vehicular access to the area in a complete streets fashion.
Residential Design Guidelines
Excerpts from the Worthington Design Guidelines for new residential construction include:

1. Avoid facing garages to the street and set them back from the main building plane;
2. Establish multiple connections to existing streets to integrate with the existing community fabric;
3. Carefully consider components of scale;
4. Match roof shapes to the appropriate architectural style;
5. Use building materials in traditional ways;
6. Consider substantial use of brick; fiber cement board is appropriate; and avoid the use of stucco;
7. Carefully design window patterns, sizes, and proportions;
8. Use good quality windows – all-aluminum and vinyl windows are discouraged;
9. Avoid blank wall or walls with few windows;
10. Orient entry doors toward the street, make them clearly visible, and aligned with the window rhythm;
11. Use ornamentation in traditional locations; and
12. Use compatible colors.

These street connections must be strategically and sensitively designed and located. It is not enough to simply connect the site to High Street. This development must be integrated into the greater community and neighborhoods. This could include connections to Evening Street and Longfellow Avenue/Hayhurst Street. The development plan must show how these complete street connections are to be made. The objective of these new connections is to interconnect this site but strongly discourage cut-through vehicular traffic from High Street and commercial office uses through the Worthington Estates and Evening Street neighborhoods. In particular, the street system should be designed to discourage through commercial traffic from exiting to Evening Street.

In order to best determine the alignment of the new street connections, a detailed traffic study must be conducted. This study will help determine the alignment of new street connections and what needed street improvements are required, if any. The traffic study will be provided by the developer and approved by the City as part of any redevelopment proposal for the UMCH site.

Streets within the UMCH site should be designed to traditional neighborhood development and complete street standards. This means that they should be narrow travel lane widths (10 feet) with on-street parallel parking, street trees in tree lawns, decorative street lights, and accommodating sidewalks. Bike travel should also be accommodated through the development. The use of cul-de-sacs is strongly discouraged. Any dead-end streets should still provide pedestrian and bicycle connectivity to adjacent streets. Alleys are acceptable as a means of providing access to parking structures, garages, and service areas. Alleys should be sensitive to the overall design and aesthetics of the development and reflect the high design standards of the community, including placement of architecture and landscape along them for visual enhancement. The disposition of any alleys, public or private, will be determined as part of the development plan review; though it is expected that all streets throughout the development will be publicly dedicated.

Street Intersection Options
Because of the desired development described here, signalized intersections will be critical to providing access to the site and minimizing traffic impacts. At this time, access is provided at only one signalized intersection: Wesley Boulevard and High Street/Worthington-Galena Road. Currently through movement to Worthington-Galena Road from this site is not permitted. This restriction will need to be studied for removal as part of any redevelopment of the UMCH site. Additionally, it is very likely that a drive access will be necessary to the north to provide access to the Larrimer Avenue/High Street signalized intersection.

As mentioned in the existing conditions, it is likely that the UMC Conference Center and Sunrise Senior Living will not be part
of any initial redevelopment. Because these two buildings sit astride the primary entry to the site, and because of the importance of setting the tone and quality of any redevelopment at the gateway – it is possible that providing an additional signalized intersection on High Street will be requested to achieve the desired redevelopment.

This could take several forms, from creating a new intersection to relocating an existing one. It could also involve realigning Worthington-Galena Road between the Louis J.R. Goorey Worthington Municipal Building and the Fire Station as contemplated in one of the scenarios studied. Regardless, any such roadway and intersection improvement must be carefully considered from a safety and traffic viewpoint as well as a fiscal one. If requested, studies must be commissioned by the developer for City review to determine the potential for a High Street access change.

**High Street Frontage**

The potential redevelopment of the UMCH focus area as described herein creates a change in the consideration of setbacks along High Street in these blocks. To achieve the desired walkability, vitality, and screening of parking along Worthington's signature street, it is expected that multi-story buildings will be constructed closer to the High Street right-of-way, with parking located behind the buildings. The buildings should engage High Street with broad sidewalks, storefronts, front entries, and outdoor seating that provide an inviting strolling environment for pedestrians.

The buildings constructed along High Street will set the tone and impression for the entire UMCH focus area. As such their architecture, materials, quality, interest, aesthetics, and vitality are critical. These buildings should have a predominance of brick and complement the community character.

Buildings along High Street must have the majority of their building face fronting/parallel to the street. Buildings are expected to be at least two stories in height with substantially transparent storefronts on the first floor, whether retail or office, to activate the street. Operational building entries must be provided along High Street regardless of parking orientation. Neither single-story commercial buildings nor retail buildings on outlots are part of the vision for the UMCH focus area, nor are buildings placed in the middle of parking lots.

Generally it is anticipated that buildings will be setback from the High Street curb line an appropriate distance based upon the architecture and use(s) of the buildings. The streetscape section between the building and the curb should include a sizable tree lawn or street trees in planters (ten feet +/-), at least an eight-foot wide unobstructed sidewalk, and an outdoor seating and/or landscape planting area. As the building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. It is expected that if fourth or fifth stories are included, a variety of techniques will be implemented to mitigate any potential "canyon" effect along High Street, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping to name a few.

While it is preferred that parking be provided to the rear of building, if parking is provided in front, it should be consistent across the frontage and be limited to either one row (single bay) of parking or on-street parking for short customer visits.
This would alter somewhat the streetscape described above. Parking visible between buildings should be screened by landscape and/or masonry wall.

As mentioned in the Parks Space Section, it is expected that some type of green civic space is provided that allows sight line vistas into the site from High Street and at least pedestrian and bicycle connection to the Neighborhood Core area, if not vehicular connection.

**Landscaping and Buffers**

Development within the UMCH focus area should be well-landscaped, with particular focus on the streetscapes, building edges, buffers, and public park/community commons. Landscaping should be substantial, lush, well-planned, and commonly-maintained. Landscape should emphasize native species where possible.

Buffers for any redevelopment of the UMCH focus area are the Worthington Estates Edge and Tucker Creek Preserve zones.

The Worthington Estates Edge provides rear yards adjacent to the existing rear yards and new single-family homes across the street from existing single-family homes, similar to other lots within the Worthington Estates neighborhood. The Tucker Creek Preserve maintains the ravine separating this site from the Greenbrier Court development.

**Storm Water**

As with any development, the quantity and quality of storm water runoff must be managed per Code. Comprehensive design of the storm water system for the UMCH focus area must be part of the development plan with needed controls located and sized prior to construction of any first phase. Storm water controls should be aesthetically integrated, be natural in appearance, and serve as amenities to the site. Sustainable and green measures should be included to the extent reasonable. Because of the storm water sensitivity of Tucker Creek, it is expected that storm water controls will meet or exceed all requirements.

**Public Private Partnerships**

There are several opportunities for public-private partnerships as part of any substantial redevelopment of this focus area. The community has expressed great interest in creating integrated public park space. In addition, parking decks may be important site improvements to achieve the desired office densities and tenants important to the City. Furthermore, relocation or creation of street intersections to facilitate gateway development and attract best-of-class commercial development may be necessary. Public-private partnership opportunities should be explored by the City and any developer of this site to achieve the full potential and quality of this site.