City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application
121 W. Wilson Bridge Rd.

1. Property Location 7007 North High Street

2. Present/Proposed Use Vacant/Hotel

3. Zoning District PUD

4. Applicant The Witness Group
   Address 600 Enterprise Drive, Lewis Center, OH 43035
   Phone Number(s) 614-846-6600
   Email

5. Property Owner HE - HARI Inc.
   Address 600 Enterprise Drive, Lewis Center, OH 43035
   Phone Number(s) 614-846-6600
   Email

6. Project Description new hotel

7. Project Details:
   a) Design see architectural sketches
   b) Color see architectural sketches
   c) Size see architectural sketches
   d) Approximate Cost $10 million Expected Completion Date June 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.

Tabled 12-12-2019

By: [Signature] 11/14/19
Applicant (Signature) Date

By: [Signature] 11/14/19
Property Owner (Signature) Date
The Shops at Worthington Place
Chase Bank
Worthington Duchess LLC
Worthington Duchess LLC
Beth Evans
Park National Bank
Insight Bank
First Financial Bank
Middleton Place Ltd
CF Bank
Fifth Third Bank
T & S Realty Venture LLC
Leland & Gretchen Evans
Allison & Matthew Justice
Lois Drenik
Tenant
Thomas and Margaret Bushong
Suzanne Shigledecker
Luke Lumsden
Barbara Miller
Carol Smith
Gary and Susan Berntson
David McCall
James Sharvin
Bart and Brenda Greene
Donald Gleason
Kristin Spyker
John and Catherine Diakogeorgiou
Daniel and Karen Gibson
Heather Monroe
Scott and Allison Goeller
Shellie & Andrew Smith
Tenant
Curtis and Alicia Barden
Tenant
Chad and Elyce Cucksey
Towne Properties
Stephen Lewis

7227 N. High St. Worthington, OH 43085
50 W. Wilson Bridge Rd. Worthington, OH 43085
7141 N. High St. Worthington, OH 43085
447 James Parkway Newark, OH 43056
101 Saint Julien St. Worthington, OH 43085
7140 N. High St. Worthington, OH 43085
150 W. Wilson Bridge Rd. Worthington, OH 43085
225 Pictoria Dr. Suite 800 Cincinnati, OH 45246
7100 N. High St. Worthington, OH 43085
7000 N. High St. Worthington, OH 43085
6895 N. High St. Worthington, OH 43085
PO Box 24550 Columbus, OH 43224-4550
6888 Hayhurst St. Worthington, OH 43085
130 Caren Ave. Worthington, OH 43085
140 Caren Ave. Worthington, OH 43085
1104 Rosebank Dr. Worthington, OH 43085
103 St. Julien Dr. Worthington, OH 43085
115 St. Michelle St. Worthington, OH 43085
117 St. Michelle St. Worthington, OH 43085
119 St. Michelle St. Worthington, OH 43085
121 St. Michelle St. Worthington, OH 43085
123 St. Michelle St. Worthington, OH 43085
114 St. Julien St. Worthington, OH 43085
116 St. Julien St. Worthington, OH 43085
118 St. Julien St. Worthington, OH 43085
120 St. Julien St. Worthington, OH 43085
115 St. Julien St. Worthington, OH 43085
6917 Hayhurst St. Worthington, OH 43085
139 Caren Ave. Worthington, OH 43085
142 Caren Ave. Worthington, OH 43085
135 Greenglade Ave. Worthington, OH 43085
145 Greenglade Ave. Worthington, OH 43085
1500 Glenn Ave. Columbus, OH 43212
130 Greenglade Ave. Worthington, OH 43085
3790 Spur Ln. Columbus, OH 43221
140 Greenglade Ave. Worthington, OH 43085
150 Greenglade Ave. Worthington, OH 43085
777-A Dearborn Park Ln Worthington, OH 43085
126 Saint Andre St. Worthington, OH 43085

ABUTTING PROPERTY OWNERS
FOR
121 W. Wilson Bridge Rd.
City of Worthington

PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

121 W. Wilson Bridge Rd.

1. Property Location __7007 North High Street__

2. Present Zoning ___PUD___________ Present Use ___vacant ground___

3. Proposed Use ___Hotel / Mixed use development___

4. Applicant ___The Witness Group___
   Address ___600 Enterprise Drive, Lewis Center, OH 43035___
   Home Phone ___________ Work Phone ___614-846-6600___
   Email ___ohm.patel@thewitnessgroup.com___

5. Property Owner ___HE- HARI Inc.__
   Address ___600 Enterprise Drive, Lewis Center, OH 43035___
   Home Phone ___________ Work Phone ___614-846-6600___
   Email ___ohm.patel@thewitnessgroup.com___

6. Project Description ___Modifying approved site plan and elevations for new hotel that is being substituted for the hotel approved in March 2019.___

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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Tabled 12-12-2019

By: [Signature]
   Applicant (Signature)

By: [Signature]
   Property Owner (Signature)
RE: Worthington Redevelopment – Building #5 Hotel Development  
North High Street and W. Wilson Bridge Road  
- Second Submittal -

Dear Committee Members:

This package includes our team’s second submittal associated with the proposed development of a TRU by Hilton hotel. The site is located at the former Holiday Inn site. The revised design is based on feedback received from the December 12, 2019 Architecture Review Board presentation.

Overview

The redevelopment of the site has been presented with six buildings of various uses under the following approvals:

- PUD-01-18, BZA 27-18 (signage)
- CU 07-18 (conditional use – offices)
- AR 32-18 (signage approval)
- BZA10-18 (various variances for site development)
- AR 32-16 (building approvals)

The hotel site, labeled as building #5, is what this submittal specifically pertains to. The previously approved buildings 1, 2, 3, 4 and 6 are to remain as previously reviewed and approved.

TRU by Hilton is a newer midscale concept that is expanding rapidly throughout the United States. Its design supports a fresh approach to hospitality that focuses on a meaningful difference to guests and their travel experience. The design is contemporary and vibrant both inside and out.

Design Approach

The feedback received from the December 12, 2019 ARB presentation was that the proposed building did not contain enough “Heritage” elements that connects it to the City of Worthington’s architectural fabric. As such, an idea was conceived that the proposed hotel should be based off a historic building type that is married with the modern brand elements a TRU by Hilton requires.

Using this idea as a guide, our team is leveraging the design concept that the majority of building façade is intended to emulate an existing three-story, early 20th century warehouse/manufacturing building that was altered/renovated into a hotel. The theme of converting the “existing” warehouse/manufacturing facility into a hotel required the addition of a fourth story and the application of the hotels’ brand to the existing building facade. The result of this design concept yields a primarily timeless architectural look with a few modern elements applied to it.
Within this submittal, you will find the revised design for a proposed four story, 108 guest room hotel. This is an increase of 4 additional rooms and was the outcome of creating the building form on the east end of the building. The suggested exterior materials are primarily brick that are in the dark charcoal and tan color offerings. The colored mosaic accents shown on the north and south façades are proposed to be colored glazed brick or similar tile material. A prefinished metal coping system caps the roof line. Windows are intended to be prefinished aluminum.

Conclusion

Our team has invested a significant amount of effort with the City, Ownership, and Hilton teams to arrive at the design we are presenting today. There were many iterations of this building we developed, with each version being refined to better the design. We believe this effort has paid off with a design that fits well within the City's community.

Sincerely,

Daniel Barney
architect
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**Luminaire Schedule**

- **Symbol**: Label
- **Quantity**: Number of units
- **Manufacturer**: LSI
- **Description**: LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE
- **Lamp**: Type of lamp used
- **Lumens**: Amount of light output
- **Wattage**: Power consumption
THE WITNESS GROUP
WORTHINGTON REDEVELOPMENT | TRU BY HILTON
WORTHINGTON, OHIO

NORTH ELEVATION (FRONT)

SOUTH ELEVATION (REAR)

WEST ELEVATION (SIDE)

EAST ELEVATION (SIDE)

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