



# City of Worthington

## ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness  
Application

121 W. Wilson Bridge Rd.

Case #	AR 105-19
Date Received	11/22/2019
Fee	\$2.00
Meeting Date	12/12/2019
Filing Deadline	
Receipt #	67909

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: *James B. Reynolds III* 11/14/19  
Applicant (Signature) Date

By: *James B. Reynolds III* 11/14/19  
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS  
FOR  
121 W. Wilson Bridge Rd.

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Beth Evans		101 Saint Julien St.	Worthington, OH 43085
Park National Bank		7140 N. High St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
First Financial Bank		225 Pictoria Dr. Suite 800	Cincinnati, OH 45246
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Lois Drenik		1104 Rosebank Dr.	Worthington, OH 43085
Tenant		103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bushong		115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker		117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden		119 St. Michelle St.	Worthington, OH 43085
Barbara Miller		121 St. Michelle St.	Worthington, OH 43085
Carol Smith		123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson		114 St. Julien St.	Worthington, OH 43085
David McCall	Laura Miller	116 St. Julien St.	Worthington, OH 43085
James Sharvin		118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene		120 St. Julien St.	Worthington, OH 43085
Donald Gleason		115 St. Julien St.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakogeorgiou		139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson		142 Caren Ave.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller		145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Tenant		130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden		3790 Spur Ln.	Columbus, OH 43221
Tenant		140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey		150 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085



# City of Worthington

## PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

Case #	PUD 02-19
Date Received	11/22/2019
Fee	\$100
Meeting Date	12/12/2019
Filing Deadline	
# 67903	

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:

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: *John B. Reynolds III* 11/24/19  
Applicant (Signature)

By: *John B. Reynolds III* 11/24/19  
Property Owner (Signature) Date

# 121 W. Wilson Bridge Rd.



January 27, 2020

City of Worthington  
Lynda Bitar  
374 Highland Ave  
Worthington, OH 43085

**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 20<sup>th</sup> 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.

CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

Within this submittal, you will find the revised design for a proposed for a 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 is fits well within the City's community.

Sincerely,

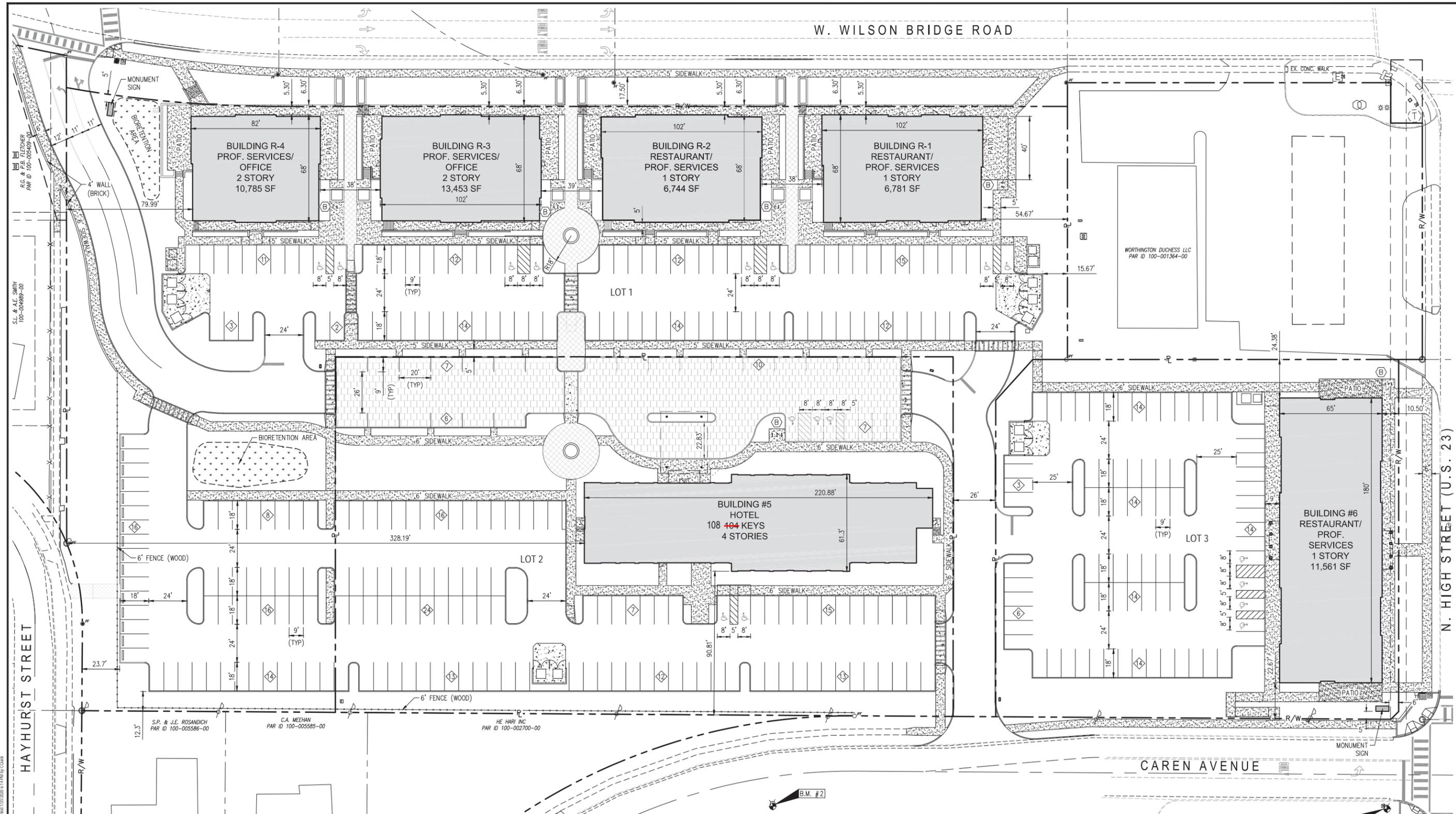


Daniel Barney  
architect

CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

DATE 02-03-2020



**ZONING**  
 DEVELOPMENT ADDRESS: 7007 N. HIGH STREET  
 WORTHINGTON, OH 43085  
 PARCEL NUMBER:  
 100-001218  
 ZONING:  
 LOT AREAS:  
 LOT 1 = 3.33 AC.  
 LOT 2 = 2.03 AC.  
 LOT 3 = 1.32 AC.  
 TOTAL SITE AREA:  
 6.68 AC.  
 SETBACKS:  
 AS SHOWN

**OWNER**  
 HE HARI INC  
 7007 N HIGH STREET  
 WORTHINGTON, OHIO 43085

**GREEN SPACE**  
 EXISTING: 1.363 AC (19.4%)  
 PROPOSED: 1.409 AC (21.1%)

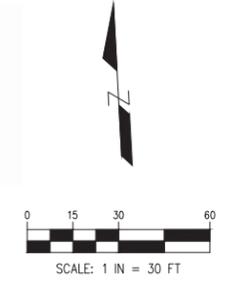
**PARKING**  
 REQUIRED: 342 (PER PUD)  
 PROVIDED: 357 SPACES TOTAL  
 INCLUDES 17 ACCESSIBLE SPACES (4 VAN / 13 CAR)  
 BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

**FLOOD ZONE**  
 SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.  
 FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).

**LIGHTING**  
 PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.  
 SEE PHOTOMETRIC PLAN FOR DETAILS.

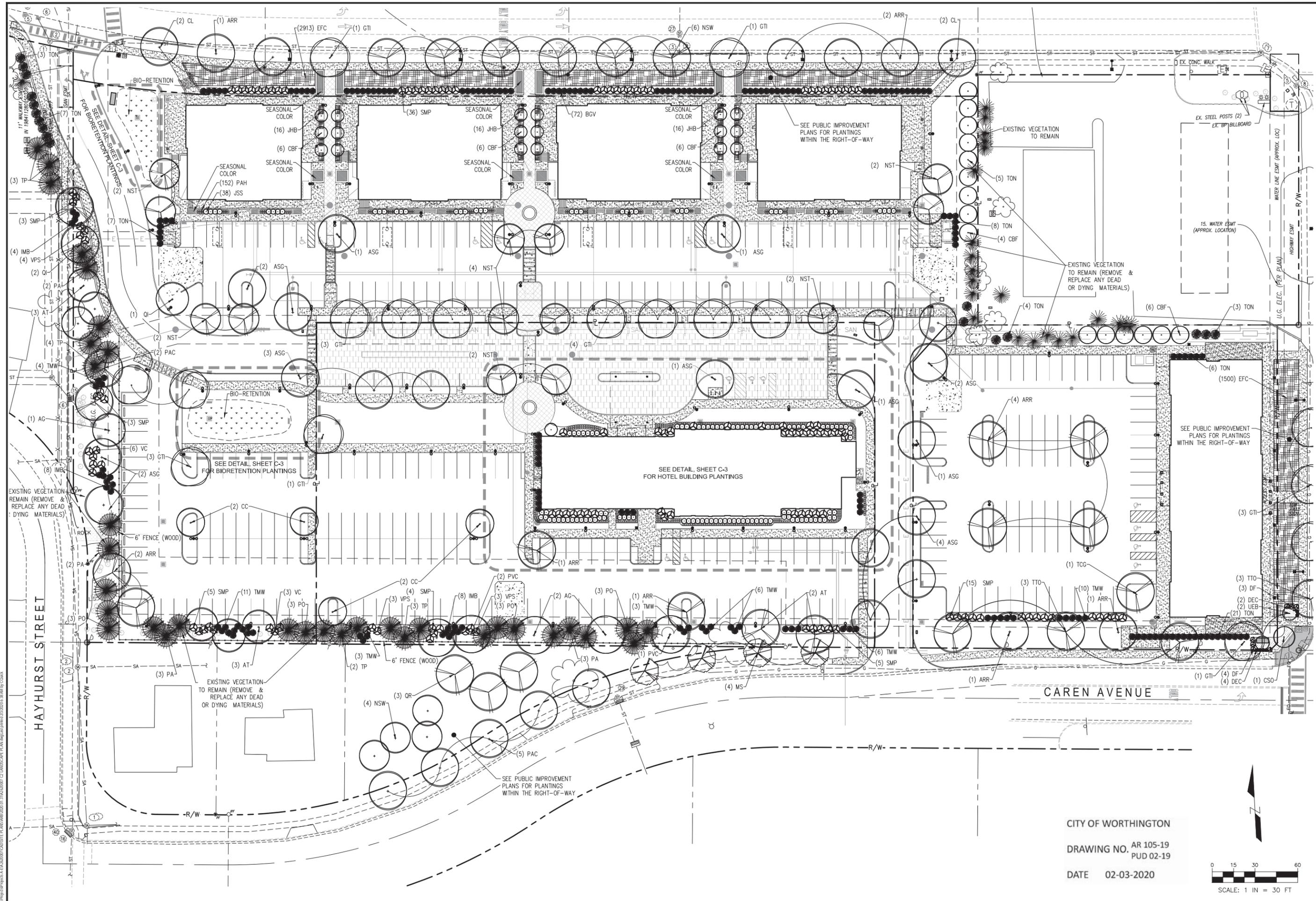
**LANDSCAPING**  
 PLANTING INTENT PER "LANDSCAPE PLAN", TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE. SEE LANDSCAPE PLAN FOR DETAILS.

CITY OF WORTHINGTON  
 DRAWING NO. AR 105-19  
 PUD 02-19  
 DATE 02-03-2020



- Ⓛ PARKING COUNT
- Ⓛ BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222 PROJECT DATE: 1/31/2020 DRAWN BY: PMV CHECKED BY: CEO	
PREPARED FOR: <b>THE WITNESS GROUP</b> 600 ENTERPRISE DRIVE LEWIS CENTER, OH 43085	
CITY OF WORTHINGTON SITE IMPROVEMENT PLAN FOR <b>WORTHINGTON GATEWAY</b> 7007 N. HIGH STREET, WORTHINGTON, OH	
<b>SITE PLAN</b> C-1	

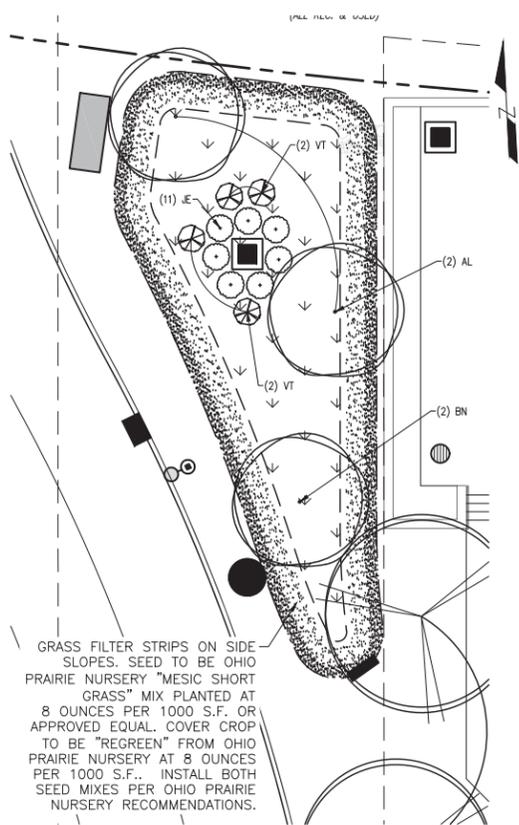


CITY OF WORTHINGTON DRAWING NO. AR 105-19 PUD 02-19 DATE 02-03-2020		1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222 PROJECT DATE: 1/31/2020 PROJECT NO: A2620007 DRAWN BY: NAF CHECKED BY: MDL
PREPARED FOR: <b>THE WITNESS GROUP</b> 600 ENTERPRISE DRIVE LEWIS CENTER, OH 43035		
CITY OF WORTHINGTON SITE IMPROVEMENT PLAN FOR <b>WORTHINGTON GATEWAY</b> 7007 N. HIGH STREET, WORTHINGTON, OH		<b>Mannik Smith GROUP</b> TECHNICAL SKILLS CREATIVE SPIRIT
<b>LANDSCAPE PLAN</b> C-2		

**LANDSCAPE PLANTING SPECS**

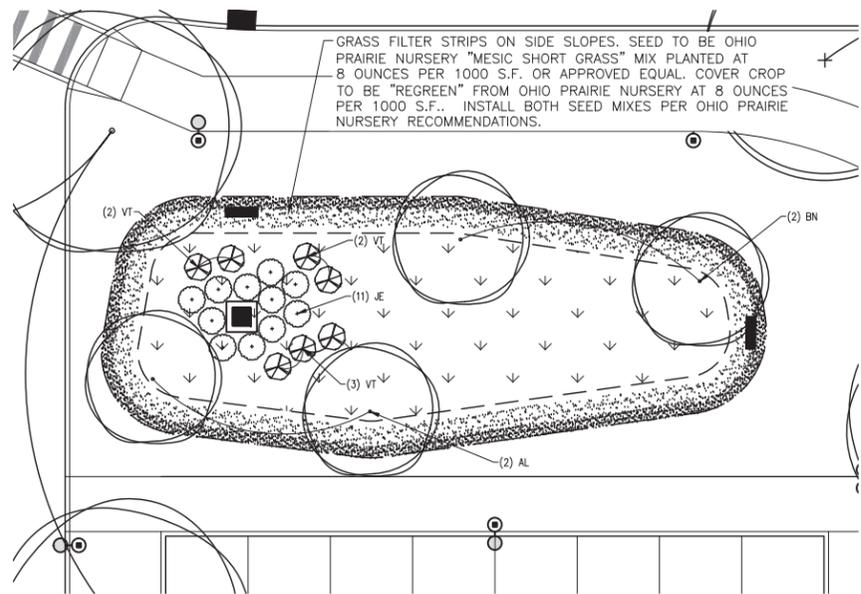
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR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

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

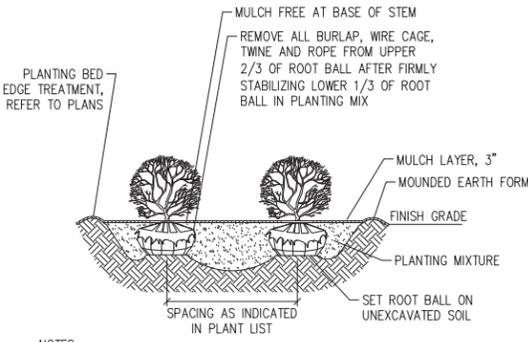
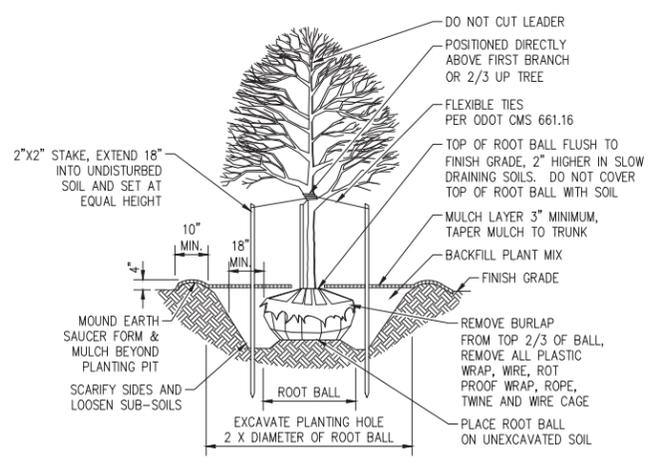


**NORTHWEST BIORETENTION BASIN**  
SCALE: 1" = 10'

TREES / SHRUBS PROVIDED BY BIORETENTION AREA						
CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	688	14	2	1	7	4
CENTRAL	1085	22	2	2	11	7



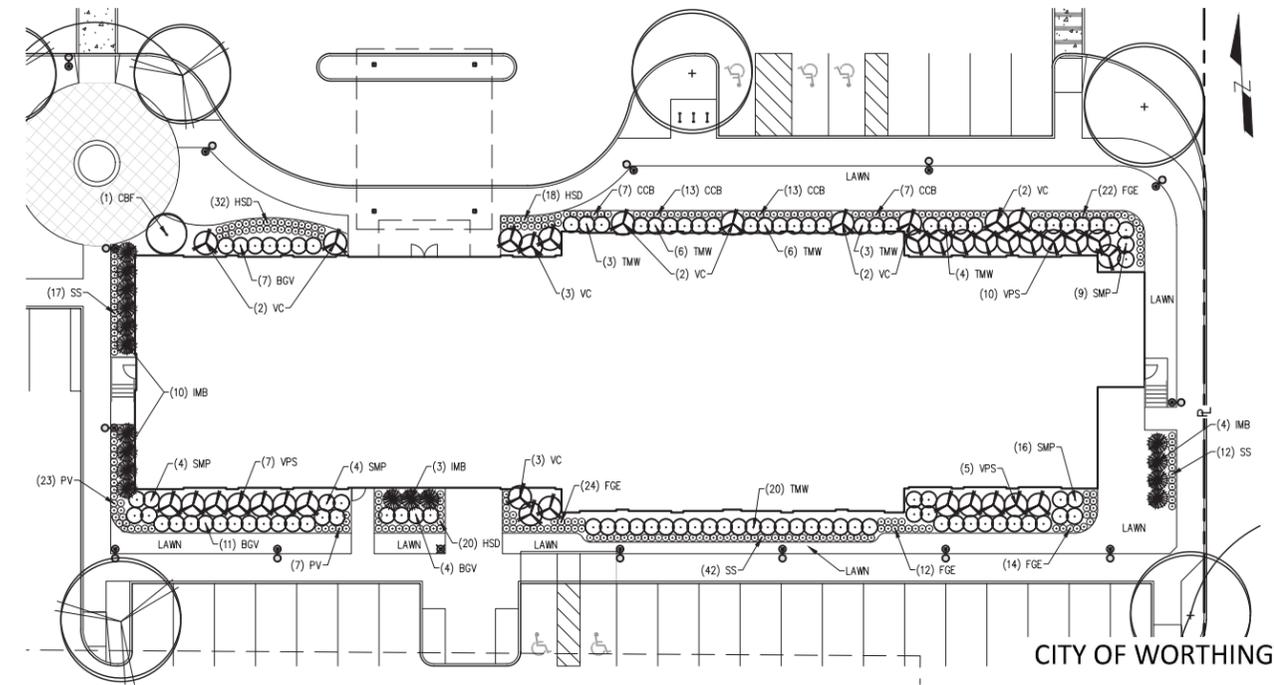
**CENTRAL BIORETENTION BASIN**  
SCALE: 1" = 10'



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

**LANDSCAPE PLANT LIST**

ABRV	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	-	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
DEC	-	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	3 GALLON	CONTAINER	DEC. SHRUB
DF	-	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	1 GALLON	CONTAINER	DEC. SHRUB
EFC	-	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
FGE	-	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HT	CONTAINER	DEC. SHRUB
JHB	-	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
JSS	-	JUNIPERUS SCOPULURUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
SMP	-	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	-	VIBURNUM Plicatum TOM. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	-	VIBURNUM CARLES	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	-	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DEC. SHRUB
IMB	-	ILEX X MESSEWAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
TMW	-	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB
AG	-	ACER GRISEUM	PAPERBARK MAPLE	2" CALIPER	B&B	DEC. TREE
AGC	-	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY (TREE FORM)	2" CALIPER	B&B	DEC. TREE
AL	-	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLIANCE SERVICEBERRY	6" HEIGHT	B&B (MULTI-STEM)	DEC. TREE
ARR	-	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DEC. TREE
ARS	-	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CALIPER	B&B	DEC. TREE
ASG	-	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CALIPER	B&B	DEC. TREE
AT	-	ACER TATARICUM	TATARUM MAPLE	2" CALIPER	B&B	DEC. TREE
BN	-	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8" HEIGHT	B&B (MULTI-STEM)	DEC. TREE
CBF	-	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2" CALIPER	B&B	DEC. TREE
CC	-	CRATAEGUS CRUSGALLI CRUSADER	CRUSADER COCKSPUR HAWTHORN	2" CALIPER	B&B	DEC. TREE
CL	-	CLADRASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DEC. TREE
CSD	-	QUERCUS RUBRUM 'CRIMSCHMIDT'	CRIMSON SPIRE UPRIGHT OAK	2.5" CALIPER	B&B	DEC. TREE
GTI	-	GLEDTISIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DEC. TREE
MS	-	MALUS SNOWDRIFT	FLOWERING CRABAPPLE	2" CALIPER	B&B	DEC. TREE
NST	-	NYSAA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CALIPER	B&B	DEC. TREE
NSW	-	NYSAA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CALIPER	B&B	DEC. TREE
PAC	-	PLATINUS ACERIFOLIA	LONDON PLANETREE	2.5" CALIPER	B&B	DEC. TREE
POC	-	PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER	B&B	DEC. TREE
PVC	-	PRUNUS VIRGINIANA 'CANADA RED SELECT'	CANADA RED SELECT CHOKECHERRY	2" CALIPER	B&B	DEC. TREE
QI	-	QUERCUS IMBRICARIA	SHINGLE OAK	2" CALIPER	B&B	DEC. TREE
QR	-	QUERCUS RUBRA	RED OAK	2" CAL	B&B	DEC. TREE
TCG	-	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER	B&B	DEC. TREE
TTO	-	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DEC. TREE
UEB	-	FAGUS SYLVATICA DAWYCK	UPRIGHT EUROPEAN BEECH	2.5" CALIPER	B&B	DEC. TREE
ZSV	-	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CALIPER	B&B	DEC. TREE
PA	-	PICEA ABIES	NORWAY SPRUCE	6" HEIGHT	B&B	EVG. TREE
PO	-	PICEA OMORIKA	SERBIAN SPRUCE	6" HEIGHT	B&B	EVG. TREE
TON	-	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6" HEIGHT	B&B	EVG. TREE
TP	-	THUJA PLICATA	SPRING GROVE WESTERN ARBORVITAE	6" HEIGHT	B&B	EVG. TREE
CCB	-	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUEBEARD	2 GALLON	CONTAINER	PERENNIAL
HSD	-	HEMEROCALLIS 'STELLA DE ORO'	YELLOW DAYLILLY	2 GALLON	CONTAINER	PERENNIAL
JE	-	JUNCUS EFFUSUS	COMMON RUSH	3 GALLON	CONTAINER	PERENNIAL
PV	-	PHLOX x 'VIOLET PINWHEELS'	CREEPING PHLOX 'VIOLET PINWHEELS'	18" HT	CONTAINER	PERENNIAL
SS	-	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	LITTLE BLUESTEM	2 GALLON	CONTAINER	PERENNIAL
PAH	-	PENNESETUM ALEUOCIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS



CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

DATE 02-03-2020

DESCRIPTION

BY

DATE

NO.

1160 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614.441.4222  
FAX: 614.441.4222

PROJECT DATE: 1/31/2020  
PROJECT NO: A202007  
DRAWN BY: MDL  
CHECKED BY: GEO

TECHNICAL SKILL  
CREATIVE SPIRIT

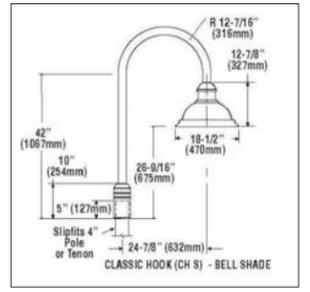
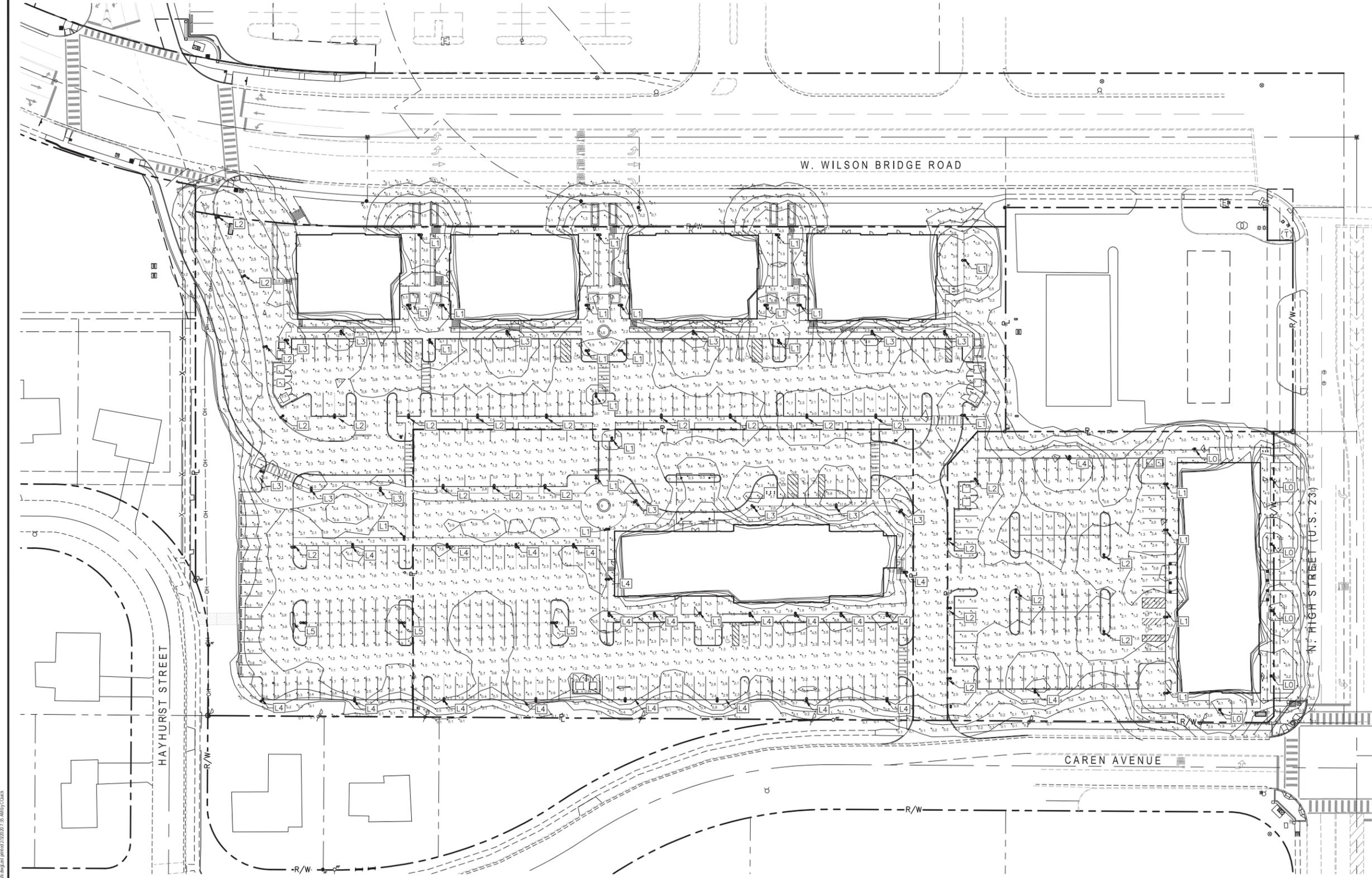
**Mannik Smith GROUP**  
www.manniksmithgroup.com

PREPARED FOR:  
**THE WITNESS GROUP**  
640 ENTERPRISE DRIVE  
LEWIS CENTER, OH 43085

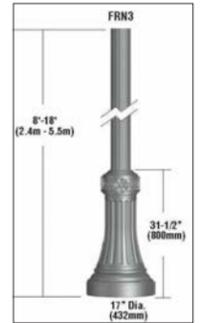
CITY OF WORTHINGTON  
SITE IMPROVEMENT PLAN FOR  
**WORTHINGTON GATEWAY**

LANDSCAPE DETAILS

7007 N. HIGH STREET, WORTHINGTON, OH



LSI LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLSB), BELL SHADE, MOUNT: CLASSIC HOOK

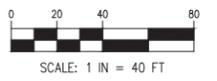


LSI ALUMINUM FLUTED ROUND POLE WITH DECORATIVE BASE.

NOTE: THERE SHALL BE NO EXPOSED CONCRETE BASES FOR LIGHT POLES.

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens	Wattage	Mounting Height
⊗	L0	6	LSI	XDLS-S-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	10
⊗	L1	25	LSI	XDLS-S-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	12
⊗	L2	23	LSI	XDLS-S-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	15
⊗	L3	13	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,171	70	12
⊗	L4	22	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,171	70	15
⊗	L5	3	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	2	5,171	70	15

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.3 fc	12.5 fc	0.1 fc	126:1	16:1



SCALE: 1 IN = 40 FT

CITY OF WORTHINGTON  
 DRAWING NO. AR 105-19  
 PUD 02-19  
 DATE 02-03-2020

1160 DUBLIN ROAD SUITE 700 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	PROJECT NO: 10312020 PROJECT DATE: 10/31/2020 DRAWN BY: A2620007 CHECKED BY:	TECHNICAL SKILL CREATIVE SKILL		PREPARED FOR: <b>THE WITNESS GROUP</b> 600 ENTERPRISE DRIVE LEWIS CENTER, OH 43085	CITY OF WORTHINGTON SITE IMPROVEMENT PLAN FOR <b>WORTHINGTON GATEWAY</b> 7007 N. HIGH STREET, WORTHINGTON, OH	<b>PHOTOMETRIC PLAN</b>	C-4
---	---	-----------------------------------	--	---	--	-------------------------	-----

L:\Projects\105-19\105-19-02\105-19-02-01\105-19-02-01\_Photometric\_Plan.dwg (1/23/2020 10:28:15 AM)







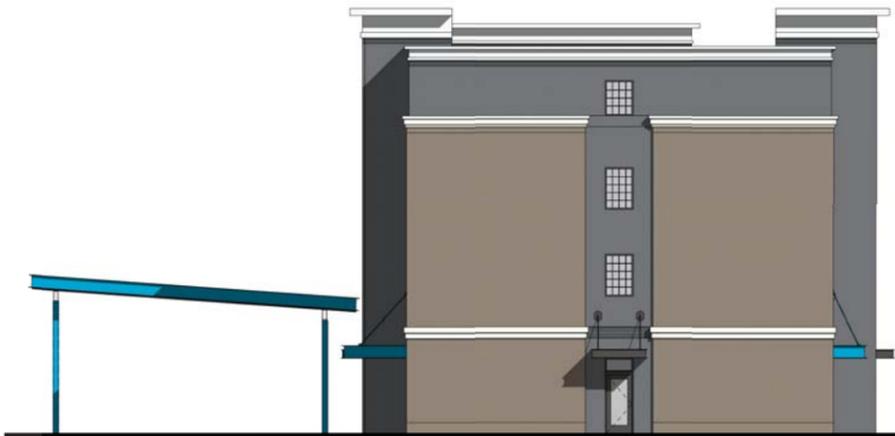


\* PORTE COCHERE NOT SHOWN FOR CLARITY \*

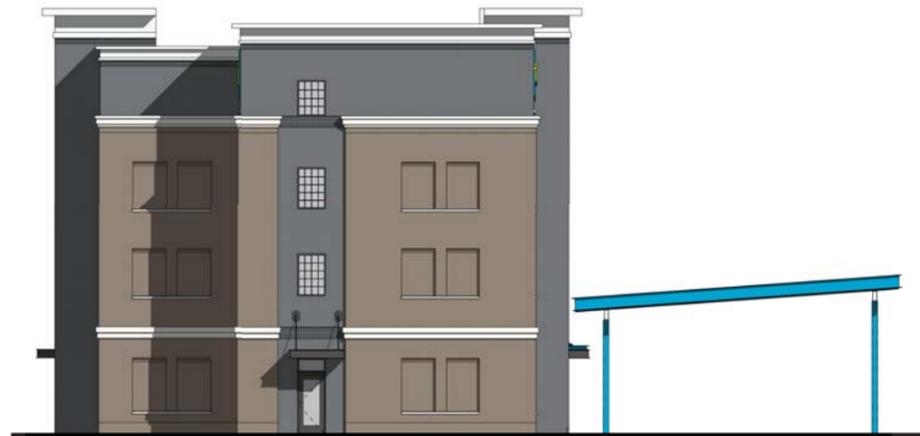
**NORTH ELEVATION (FRONT)**  
1/8" = 1'-0"



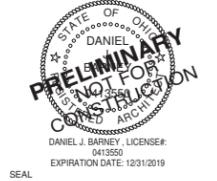
**SOUTH ELEVATION (REAR)**  
1/8" = 1'-0"



**WEST ELEVATION (SIDE)**  
1/8" = 1'-0"



**EAST ELEVATION (SIDE)**  
1/8" = 1'-0"



DANIEL J. BARNEY, LICENSE# 041550  
EXPIRATION DATE: 12/31/2019

**arkinetics**  
architects + urbanists  
www.arkinetics.com  
Architecture • Planning • Interiors • Preservation • Urban Design  
Cleveland Office  
3723 Pearl Road  
Cleveland, OH 44109  
P: 216.745.7500  
F: 216.745.1300

HILTON PROJECT NO.  
PROJECT:

**THE WITNESS GROUP**  
WORTHINGTON REDEVELOPMENT | TRU BY HILTON  
WORTHINGTON, OHIO

MARK: ISSUE: DATE:  
ARB 01/31/20

PROJECT #: 19021.02  
DRAWN BY: WRB CHECKED BY: DB

DRAWING TITLE:  
EXTERIOR ELEVATIONS

CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

DATE 02-03-2020

SHEET #:  
**A2.01**



MTL-3  
WINDOW FRAMES  
KAWNEER FLUOROPON  
CLASSIC BRONZE



MTL-4  
UNA-CLAD ALUMINUM COPING  
KYNAR 500  
BONE WHITE



MTL-2  
ALCOA RENOBOND PANEL  
R8190 (4MM) PE  
COLORWELD 300 FINISH  
FRISCO WHITE



SLATE-1  
VERMONT SLATE COMPANY  
CLIPACLAD 101 LOGIC  
RAINSCREEN CLADDING



MTL-1  
POWDERCOAT TO MATCH  
SHERWIN WILLIAMS  
SW 6798 MAJOR BLUE



BRICK-1  
ENDICOTT CLAY BRICK  
MANGANESE IRONSPOT - VELOUR MODULAR  
MORTAR: SPEC MIX - SM800 BLACK



BRICK-7  
ELGIN BUTLER  
GLAZED BRICK  
4174 LIME



BRICK-5  
ELGIN BUTLER  
GLAZED BRICK  
4825 PURPLE HEART



BRICK-6  
ELGIN BUTLER  
GLAZED BRICK  
2300A LEMON TWIST



BRICK-3  
ELGIN BUTLER  
GLAZED BRICK  
4586 INDIGO



BRICK-4  
ELGIN BUTLER  
GLAZED BRICK  
4550 DYNAMIC BLUE



BRICK-2  
ENDICOTT CLAY BRICK  
LIGHT SANDSTONE - VELOUR MODULAR  
MORTAR: SPEC MIX - SM500 DARK BUFF



CITY OF WORTHINGTON  
DRAWING NO. AR 105-19  
PUD 02-19  
DATE 02-03-2020

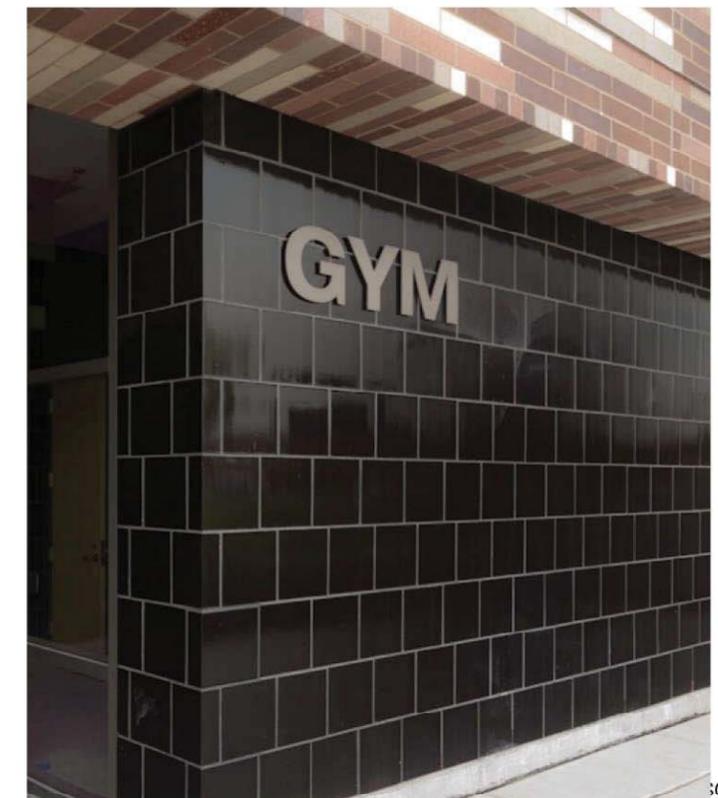
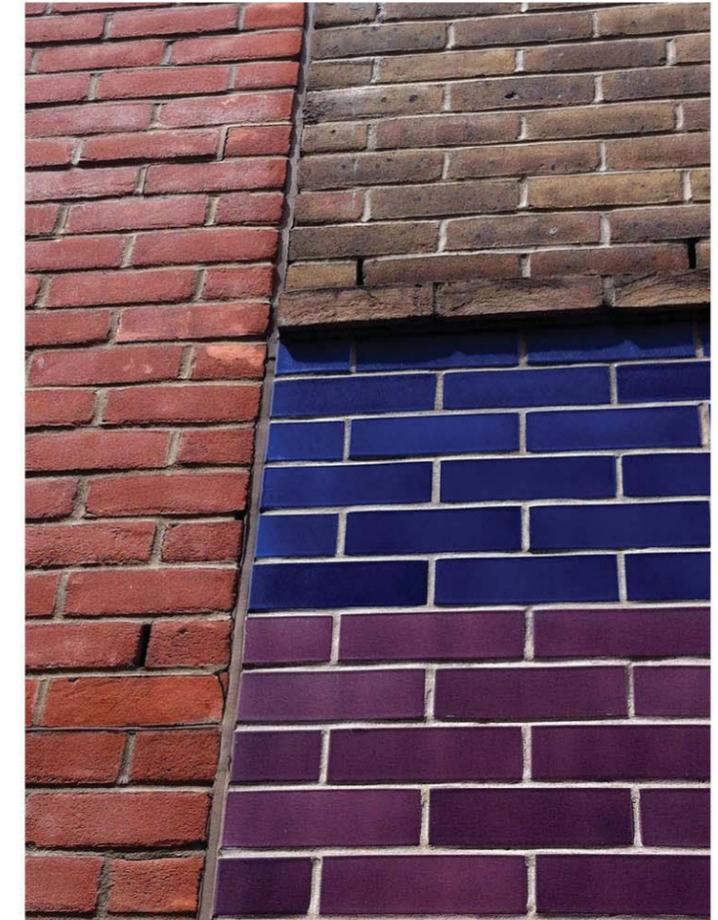
# BRICK



# SLATE SHINGLES



# GLAZED BRICK



SCALE:

CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

DATE 02-03-2020



WORTHINGTON REDEVELOPMENT | TRU BY HILTON

INSPIRATION



01/31/20



CITY OF WORTHINGTON

DRAWING NO. AR 105-19  
PUD 02-19

DATE 02-03-2020

SCALE: