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2006

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continues to gain residents, fill empty offices

Despite being a first-ring suburb,
Upper Arlington
continues to have substantial growth

New Albany

juggles residential and commercial
developments for optimal usage



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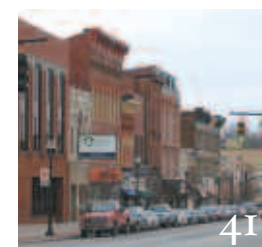
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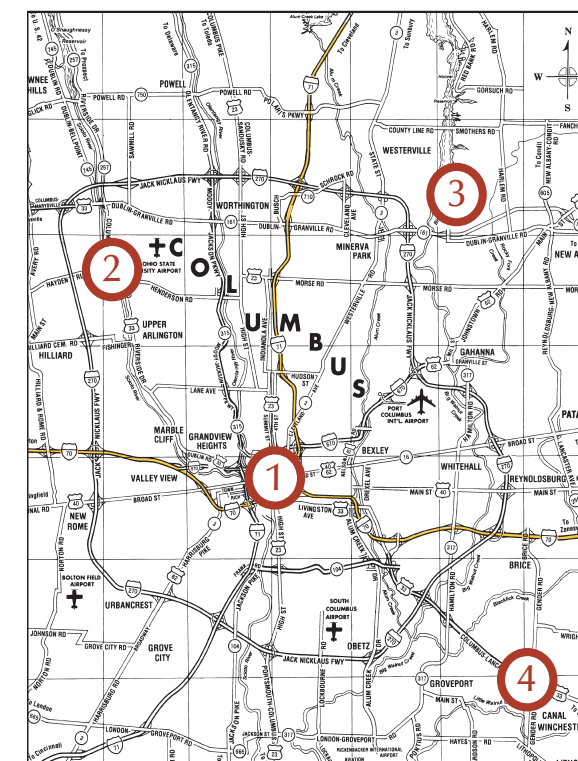
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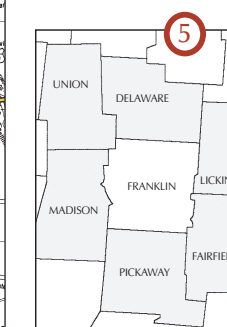
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We have divided the community into various sectors so that we can provide in-depth coverage of our major communities in the area. These sectors are:

1. Columbus
2. Northwestern Franklin County
3. Northeastern Franklin County
4. Southern Franklin County
5. Select communities of contiguous counties



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Columbus

SECTOR I

- Downtown
- University District
- Arena District
- Short North
- Brewery District
- German Village
- Clintonville
- Near East Side
- King-Lincoln District
- Italian Village



Despite popular belief, downtown housing is available at a variety of price points...

Downtown continues to gain residents, fill empty offices

By Melanie McIntyre
Daily Reporter Staff Writer

Downtown Columbus' housing and office markets have improved tremendously since Mayor Michael Coleman rolled out his Strategic Business Plan for the city's urban core four years ago.

In fact, "1,100 new housing units have been completed in downtown since 2002," said Bob McLaughlin, downtown development director for the city of Columbus.

And despite popular belief, downtown housing is available at a variety of price points, he continued.

Of the current new units, only eight cost \$750,000 or more, while 104 units are available for less than \$200,000, he said. Sixty-five of them are priced at \$150,000 or less.

As of press time, four residential projects, totaling 277 units, were awaiting final approval from the city's Downtown Commission: 2 Market Exchange Apartments and 421 E. Main St., both of which are being developed by CitySpace Development LLC; Casto's Adler Building; and Campus Apartments Inc.'s The Seneca.

Four projects had been approved by the commission, but were not yet under construction.

They included the 16-unit Ohio Lofts developed by Levi and Associates, as well as Nationwide Realty Investors' Condominiums at North Bank Park, consisting of 109 units.

Two Casto developments were also included in that category: the 75-unit Lofts on High and the 8 on the Square project, which will offer 23 units.

Thirteen housing projects were under construction, and will result in more than 450 new units throughout the downtown.

One of them, the 11-unit 225 North Fourth project, is located on Fourth Street north of Long Street, an area that has "recently started to show signs of life," McLaughlin said.

Being in such close proximity to the Columbus Convention Center, the Arena District, Nationwide's corporate complex and several government agencies certainly makes the neighborhood very appealing, he continued.

Construction on the project began last fall and completion is expected within the year. It is being developed by DeVere LLC and Jonathan Barnes Architecture and Design Ltd. is the project's architect.

Most of the units are in the \$250,000 to \$280,000 price range, and will feature open floor plans and amenities such as private terraces, hardwood or concrete floors and stainless steel appliances.

Another residential development that has broken ground in 2006 is Long & Wilcox's Lafayette Lofts, located at 155 N. High Street.

The 12-unit project differs considerably from most other downtown housing developments in that it is being built atop a 50-space parking garage originally intended to serve the Brunson Building at 141-147 N. High Street.

The Brunson was converted from office space to condos in 2004.

Lafayette Lofts' condos are priced between \$220,000 and \$280,000.

New rental properties also are available downtown, he

said, citing a project at 45 N. High St. that is being developed by Giannopoulos Properties.

The building, which will feature six units, will continue to be anchored by an Arby's restaurant, the street-level tenant.

Such an arrangement — the combination of commercial and residential development — "adds energy to High Street," McLaughlin explained.

During First Quarter 2003, downtown Columbus' office vacancy rate was 26 percent — the highest vacancy rate in the country at that time, McLaughlin said. However, adaptive reuse and the city's office incentive program for businesses that relocate to the downtown lowered the vacancy rate to 19.7 as of Fourth Quarter 2005.

The incentive is a yearly payment to the relocated company based on 50 percent of income tax withholding from new job creation downtown for a period of one to five years.

Ohio Health's move to 180 E. Broad St. is one of the most significant downtown office relocations to date, McLaughlin said.

In late February, Columbus-based Ohio Health announced that it would move its system support staff and offices beginning this spring, with the move completed by Dec. 31 of this year.

The new system support offices will occupy 90,000 square feet on five contiguous floors and will be home to more than 350 employees.

Massive makeover makes

University District

more pedestrian-friendly

By Melanie McIntyre
Daily Reporter Staff Writer

The University District underwent a dramatic facelift in recent months thanks to delivery of South Campus Gateway during Fall 2005. However, the project has not been the sole development concern there, as several public and private stakeholders have long been hashing out a revitalization plan for one of the neighborhoods bordering the district.

Gateway is an expansive mixed-use development situated on 7.5 acres on High Street, just south of The Ohio State University's main campus. The project consists of 225,000-square feet of entertainment, restaurants and retail space, 88,000-square feet of office space, 184 apartments and a 1,200-space parking garage.

"We thought it was a great project and a great opportunity to work with Ohio State and Campus Partners. You just don't have those kinds of projects every day in Columbus," said Paul Eura, vice president of community real estate for Fifth Third Bank which, in addition to the Fifth Third Community Development Corp., provided \$50 million worth of financing for the entertainment component of the project.

The total public and private investment in Gateway is more than \$150 million.

Gateway was developed by Campus Partners for Community Urban Redevelopment.

During planning and construction, Jones Lang LaSalle served as the development management advisor and Columbus' Turner Construction Co. served as construction management advisor. Elkus/Manfredi Architects of Boston is the project's lead architect, while Columbus-based Moody/Nolan Architects Ltd. is an associate architect.

Anchoring the development is a 50,000-square foot flagship Barnes & Noble/OSU bookstore. Gateway now houses 18 tenants, but there is room for 35 total.

Its restaurants and bars include



Eddie George's Grille 27, the Skye Bar, Mad Mex, Ugly Tuna Saloon, Coldstone Creamery, Panera Bread, Potbelly Sandwich Works, The Happy Greek and Pesto Creative Italian Bistro.

Retail establishments include Y-Boutique, Lave, The Finish Line, Circular Wireless, EB Games and Revol.

An eight-screen Drexel Gateway Theater and Sky Bank round out Gateway's current offerings. A Caribou Coffee shop is opening in May, while McFadden's Restaurant and Saloon and a 50,000-square foot Sunflower Market are opening this summer.

Campus Partners assembled the redevelopment site following a design competition in 1999 and Columbus City Council's adoption of an economic development agreement in 2000.

With site assemblage completed in mid-2002, the existing buildings were demolished. The first phase of public infrastructure improvements were completed in 2003, and construction of Gateway's buildings began in January 2004.

The project is estimated to bring 500 to 700 new jobs to the district and will serve as a catalyst for additional public and private investment on High Street and in contiguous neighborhoods, said Stephen A. Sterrett, community relations director for Campus Partners, a civic association for the neighborhoods bordering OSU's campus.

Along the lines of reinvestment in communities adjacent to OSU, is another project with which Campus Partners has been involved: the Weinland Park Neighborhood Plan.

Weinland Park is located just southeast of OSU, east of North High Street and north of East Fifth Avenue.

For the last two years, Campus Partners, the city of Columbus, the University Area Commission, the Weinland Park Community Civic Association, OSU and many others have worked together to create the plan, which designates six "opportunity areas" where considerable redevelopment may be appropriate.

Opportunity Area 3, or the 17.55-acre Columbus Coated Fabrics site and associated parking lots on Grant Avenue, is considered the major redevelopment site in the neighborhood.

Campus Partners had the property in contract at the end of 2004, but Decorative Surfaces International Inc., the property's then owner, would not extend the association's contract to allow it to complete an environmental assessment of the site, leaving the future of the property in the air for the past year, said Doug Aschenbach, vice president of real estate development for Campus Partners.

However, site control has recently been granted to Campus Partners and a Phase II environmental study is underway, he continued, which will be followed by the creation of remediation strategies.

The Weinland Park Neighborhood Plan envisions reclaiming the site for "neighborhood uses," including new housing that complements the existing homes on North Sixth Street, a well-landscaped linear park and retail development.



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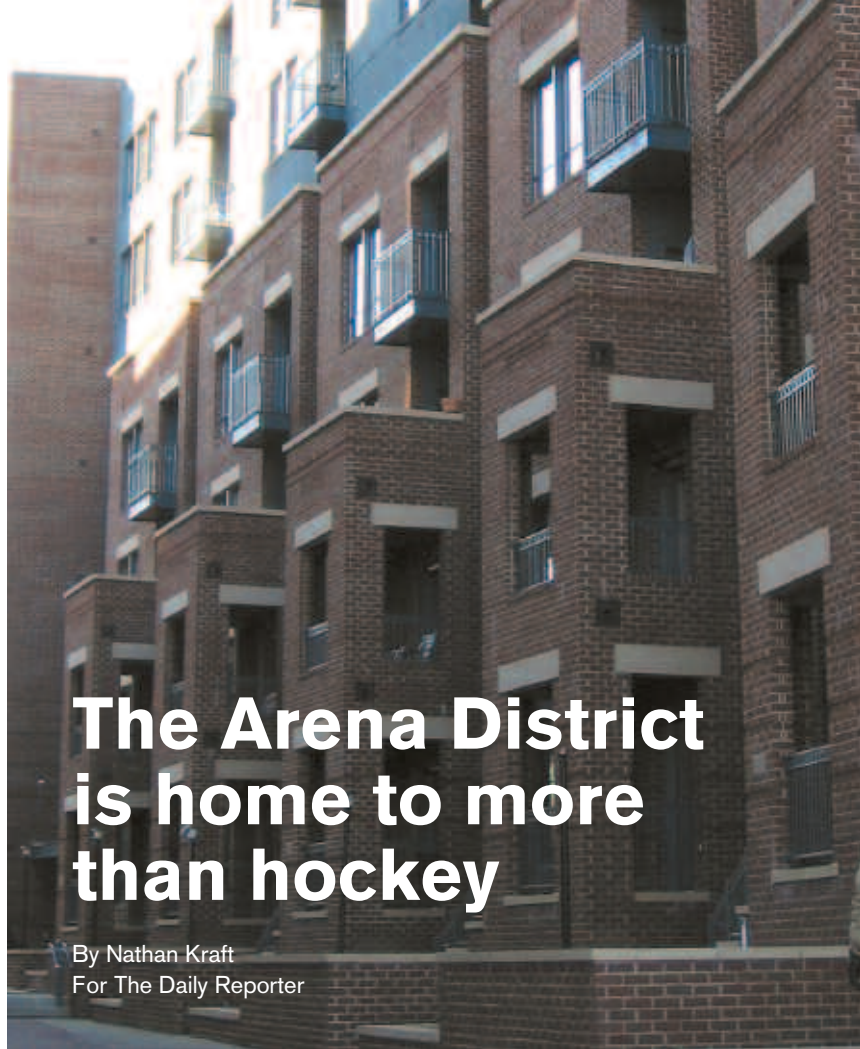
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The Arena District is home to more than hockey

By Nathan Kraft
For The Daily Reporter

In six short years, the Arena District has gained a reputation as the city's hot spot for sports, dining and entertainment. Each year, the neighborhood entertains 1.2 million visitors hungry for the action of hockey games and concerts.

However, in the last few years, another element was added to the mix: residential development.

With two major residential projects completed — and a third on the way — the Arena District has added 500 residents in a little more than two years. And that doesn't include the other developments that have sprung up on the boundaries of the neighborhood.

"Residential was the final — and key — element to the area's masterplan that was unveiled in 1997," said Brian J. Ellis, president and chief operating officer of Nationwide Realty Investors, Nationwide's development arm responsible for the area's growth.

"We created a neighborhood with restaurants, entertainment venues and office space," he continued.

In December 2005, residents began moving into Burnham Square, the neighborhood's first condominium development. The two-building project includes 98 luxury residences with secure underground parking and skyline views.

Sale of the units began in February 2005 and more than 80 percent already have been sold.

"Downtown living overall has been popular, but the higher-end product we offer is especially in demand," said Erin Uritus, sales manager for the project.

To continue the momentum built by Burnham Square, Nationwide Realty Investors announced plans in February for its third Arena District residential project.

The Condominiums at North Bank Park, located at Spring Street and Neil Avenue, will offer 109 upscale urban residences in two attached buildings. The project will include the transformation of the former A & P warehouse building and construction of an adjacent 20-story glass tower.

Arena Crossing, the Arena District's 252-residence luxury apartment complex, has been met with such strong demand that some residents-to-be remain on a waiting list. At press time, the project was at 100 percent occupancy — not bad in a market where most comparable communities hover near 92 percent.

"I was sold on the views and the pool," said Matthew Roharik, a resident whose photography studio is located on West Nationwide Boulevard.

"But the proximity to work — and nightlife — is the most valuable amenity," he continued.

Further, the neighborhood has drawn an interesting mix of residents.

"The common denominator here isn't a certain demographic — but a mindset. Folks come from various ages and backgrounds, looking for the same excitement of an urban lifestyle," Ellis said.

While residential development has been a major focus of attention in the last year, that's not to say that Nationwide is not working on other things.

In October, Nationwide announced plans for construction of a 133,000-square foot office building in the Arena District. The building will allow the expanding insurance and financial services company to house up to 800 new and existing employees.

The seven-story building will be located at 275 Marconi Blvd., just east of the Arena Grand parking garage. It currently is under construction, and is set to open during First Quarter 2007.

Finally, it was announced in February that the Arena District will be the future home of the Columbus Clippers Triple-A baseball team. The team, operated under the auspices of the Franklin County commissioners, will begin playing at Huntington Field.

Nathan Kraft is the senior marketing coordinator for Nationwide Realty Investors.

Short North development continues to thrive

By Melanie McIntyre Daily Reporter Staff Writer

Though gentrification of the Short North is virtually complete, the community continued to experience new development this past year.

"The Short North has reached a level of maturity people are very comfortable with," said John Angelo, executive director of the Short North Business Association.

The area is home to a balanced mix of residential and commercial development, he continued.

One of the most significant commercial endeavors in the community during the last 12 months is The Wood Cos.' renovation of the former Winders Motor Sales Co. building at 777 N. High St., on the corner of Hubbard Avenue and High.

The company purchased the 24,000-square foot building in December 2005 for \$1.97 million, and currently is in the process of putting three tenants under its roof: wine store Vino 100, furniture and decor shop Collier West, and Substance, a women's clothing store. A fourth tenant is a yet-to-be-named restaurant that will occupy the corner storefront.

Medical offices that have occupied the rear of the building for several years will remain. Also, a 50-car parking lot behind the development will be available for patron use.

The finished product will be similar to The Wood Cos.' building at 937-951 N. High St., which was renovated in 2003 and houses five storefronts, whose tenants include The Jazz Arts Group and North Star Cafe.

"The feel of the building inside and out is wonderful," he said, as the tiles that in recent years covered the

structure's original window frames have been replaced with 18-foot-high windows that provide panoramic views of High Street.

Another "great addition to the community," Angelo noted, will be the 150-bed Select Specialty Hospital being constructed at Dennison Avenue in the former Doctor's North Hospital.

The facility is expected to have 400 employees, who combined with patients and their families, will greatly increase traffic through Short North establishments, he stated.

In recent months, the community has experienced a surge of development in its northern section with the addition of several commercial tenants, including Surly Girl Saloon, Bodega Cafe, Mahan Gallery and Camelot Cellars. With Short North improvements trickling northward and meeting those recently made in the University District near Ohio State, a large chunk of High Street could be revitalized within just a few years, Angelo said.

In the residential arena, The Dakota at 849 N. High St. will be an important development in coming months.

The five-story building's 44 units range from 688- to 2,727-square feet and will be priced between \$209,900 and \$899,900.

Private terraces, hardwood floors, custom concrete countertops, stainless steel appliances, nine-foot ceilings (10-foot-tall in the penthouse units) and a seven-day concierge service are just some of the building's amenities.

Arms Properties is the project's developer.

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Brewery District

experiences mix of commercial expansion,
residential development

By Melanie McIntyre Daily Reporter Staff Writer

The Brewery District has been a hotbed of development during the past year, and with the city in the process of choosing a master developer for the Whittier Peninsula, the area's growth is sure to continue.

"We have experienced a significant amount of residential development in the Brewery District and a fairly significant amount of commercial development. I see the next two years as being a very exciting time for the Brewery District," said Reid Wasserstrom, chairman of the Brewery District Commission.

One of the more significant projects to go up in the Brewery District is the Kroger store on South Front and Sycamore streets, he said, calling it "a great addition to the area."

Having a grocery store within walking distance to the neighborhood greatly improves the quality of life for Brewery District residents, he continued.

The 66,000-square foot store includes a Starbucks outlet and a Donatos Pizza store.

Cincinnati-based Kroger acquired the 7.5 acre site from Capitol Square Ltd., a subsidiary of The Dispatch Printing Co., for \$1.35 million.

Houston-based Winther Investment Inc.'s housing development along Interstate 70 on the former Capitol Manufacturing Co. site is another significant project in the district, he said.

About 150 of Liberty Place's 300 plus units are nearing completion. It includes one-, two-, three- and four-bedroom apartments, with rents ranging from \$900 to \$2,000 a month.

The commission approved the plans for the project, which sits on 6.729 acres, in 2001. Construction began in December 2004.

Also, Grange Mutual Insurance Co. announced plans to expand its headquarters in Fall 2005, "which could have a significant impact on development down there," he said.

The company plans to build a 200,000-square-foot mid-rise tower and a 1,000 vehicle parking garage at 650 S. High St.

The \$61.5 million project is expected to create 800 jobs over the next two decades; 775 positions already are there.

As of press time, Columbus' Department of Development had yet to announce a master developer for the Whittier Peninsula, a former industrial park bounded by Interstate 70, the bend of the Scioto River, and the CSX and Norfolk Southern railroad tracks.

Its choice will also impact development in the community, Wasserstrom noted.

LeylandAlliance LLC, headquartered in Tuxedo, N.Y., and Columbus' Pizzuti Solutions LLC were the only two companies to submit plans to the city. Then on Feb. 21, 2005, Leyland withdrew its bid.

Development schemes for the peninsula call for a nearly 50/50 split between traditional neighborhood development and public parkland.

During Spring 2003, Columbus' Recreation and Parks Department, the Franklin County Metro Parks and the Columbus Chapter of Audubon Ohio entered into a Memorandum of Understanding to jointly develop an urban nature center and park on a portion of the 160-acre tract of land.

Another redevelopment objective calls for improved connections between the Brewery District and the peninsula.



Residential real estate in German Village has been a hot commodity during the past year. However, the community is not content to sit back and rest on its laurels.

"It's been a brisk year for residential real estate sales," said Katharine Moore, executive director of the German Village Society.

Higher-end homes, in particular, have had a quicker turn-around time than more moderately priced homes, she said, which may be due to the kinds of buyers locating to the area.

Homeowners downsizing and moving from the suburbs leave behind 5,000-square foot houses, so they are looking to buy larger (and higher priced) homes, she explained.

New housing development is also in the works, she said, as the German Village Commission approved plans in



reconfirming its place in downtown residential market

February to convert former office space into 20 new condominiums within the next year.

The development, which will be named Beck Place, is located at 645 S. Grant Avenue, at the corner of Beck Street and Grant Avenue.

About three-fourths of the current 40,000-square foot structure will be demolished this Spring, while the remaining part of the building will house eight three-story town homes, Moore said.

Their design is intended to blend with the community's existing housing stock — which features several architectural styles including Queen Anne, Italianate and American Four-Square — while the two-story lofts

facing Beck and Jaeger Street will have a more industrial-looking facade.

The project's architect is John Behal, partner at Columbus-based architecture and construction firm Behal Sampson Dietz Inc. Taggart Management & Real Estate Services LLC is the project's developer.

In an attempt to make the most of their neighborhood's distinctive real estate offerings, the German Village Society recently began exploring several marketing and branding avenues.

"We're optimistic and confident about our place in the market, but we also realize that it's not something you can take for granted," Moore said.

Until about a year and a half ago, German Village was one of the few communities offering unique residential options in close proximity to Columbus' urban core. However, new condominium projects downtown and in the Arena District, which has been an especially formidable competitor in the rental housing market, have spurred the society to take action.

"It's an interesting time for us," Moore said.

On the commercial real estate front, the space that was formerly home to Thurn's Bakery & Deli, located at 541 S. Third St., currently is being developed by Phil Fankhouser for restaurant use.

New neighborhood retailers to take root in Clintonville

By Lehr Beidelschies
Daily Reporter Staff Writer

Casto continues to redevelop and expand its Graceland Shopping Center, recently adding two new retail buildings along the north side of the complex.

Hot off the pavement of a newly renovated High Street, Clintonville has experienced an influx of new development projects in the last year.

"High street was completed last fall," said Ernie Hartong, president of the Clintonville Chamber of Commerce. "We are trying to have some discussions about similar projects for Indianola, but those are very preliminary."

Until then, residents of Clintonville will just have to look forward to new retail opportunities that are beginning to root along High Street.

The Morris Company currently is transforming the site of the former COTA Park and Ride, on the corner of High Street and Royal Forest, into an all-masonry retail building.

"It's a 5,000-square foot building that can be divided into spaces as small as 1,180 feet, so we could have one to four users," Tom Morris said.

Morris received support from National City to fund the project, which he expects to have completed by mid-April.

Also along High Street, another retail building is in the works at the Weber Road intersection. The firm of Kohr, Royer, Griffith plans to build a 7,100 square foot building that can house three to four storefronts.

According to the Clintonville Chamber of Commerce, the building will be designed with "classic brick architecture" and will feature raised parapet roof lines, some exterior seating and on-site parking.

Paul Bloomfield, of KRG, said the firm "hopes to attract neighborhood retailers" for the site, which is scheduled to be completed this Fall.

Casto, the Columbus-based development company, continues to redevelop and expand its Graceland Shopping Center, recently adding two new retail buildings along the north side of the complex.

Each building is roughly 13,000-square feet and they currently house Fiesta Hair Salons, GNC, Blockbuster and other retailers.

According to Hartong, the community expects a boost in residential development this year.

He said Metropolitan Partners' managing partner, Timothy Rollins, has received approval to convert a multi-tenant office building on High Street into a four-story retail and housing structure.

The ground level of the building that formerly contained offices will be converted into underground parking, while the first floor will be set up for retail, and the second and third floors will be turned into 14 condominiums.

A similar project is underway from the Daimler Company which has broken ground on High Street between Giant Eagle and Mozarts. The new building, dubbed Olentangy Village, will house 6,600 square feet of retail space on the first floor, topped with 14 two-story condominiums.

Two-thirds of the retail space already has been leased by Pet People, and a Daimler Company representative said the company hopes to turn this space over to tenants at least a month before the apartments are ready in September.

Jim Sicaras of Gilford Properties LLC also is building a new retail building on the corner of High Street.

"That one is not quite as far along, but the steel is up," Hartong said.

Sicaras, who also is the owner of Cup O' Joe across the street from the new structure, said he currently is in talks with a hair salon, sandwich shop and packaging store to fill the 6,160-square foot structure.

Striving to make "each project better than the last", Sicaras wanted to avoid the typical "cookie-cutter" design of most retail buildings. The building will feature a brick and stone exterior, slate roofing and copper downspouts.

Sicaras has received financial backing from Park National Bank, a "small, very professional" lender that he previously has worked with. The building is targeted for completion by the beginning of Summer.

Columbus' Near East Side is on the road to residential revitalization

By Melanie McIntyre Daily Reporter Staff Writer

Residential revitalization and commercial development have helped transform Columbus' Near East Side community during the past year.

"We think the Near East Side is getting better. With the support of the city, things could improve much faster," said Kathleen Bailey, president of the Near East Area Commission.

Almost a year ago, the city did help rid the neighborhood of blighted housing on Mount Vernon Ave., razing the 34-year-old Whitney Young apartment complex in late April 2005.

Its demolition was beneficial to the area, as the complex had been home to "a lot of drugs, crime and shootings," Bailey noted.

The city purchased the 54-unit complex from the U.S. Department of Housing and Urban Development

during the previous year for \$100 after HUD foreclosed on the previous owner.

According to Columbus' Department of Development, construction on the nearly two-acre site is projected to begin Second Quarter 2006.

The Central Ohio Transit Authority contributed a much-needed business establishment to the community, Bailey said, with the grand opening of its Near East Transit Center on Oct. 13, 2005.

The one-story 9,617-square-foot facility is located at 1125 E. Main St., at the corner of East Main and Champion Avenue. Its premier tenant is Children's Hospital Close To Home, a health care facility that offers specialized care for newborns, children and young adults.

Construction was made possible through financial assistance from the Federal Transportation Administration,

HUD, the Ohio Department of Transportation, the Mid-Ohio Regional Planning Commission, the city of Columbus and Columbus Compact.

Finally, the Near East Area Plan, intended to guide the continued revitalization and redevelopment of the Near East Side, was adopted by City Council on Sept. 19, 2005.

The plan was presented to all Near East civic associations, as well as several other stakeholders, during April and May. NEAC considered all input and subsequently incorporated most of the suggestions into a revised draft recommended by the commission at its June meeting.

The plan specifically addresses land use and zoning, housing and historic preservation, transportation, and community facilities and services.



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Development in the King-Lincoln District

runs the gamut, from housing to health and office projects

By Melanie McIntyre
Daily Reporter Staff Writer

During the last year, the city of Columbus, as well as several commercial lenders and non-profit partners, have been diligently working to breathe new life into the historic King-Lincoln district.

“Mayor (Michael) Coleman’s vision is really beginning to take shape in the King-Lincoln District. We are beginning to see the early stages of revitalization,” said Keena Smith, assistant director of Columbus’ Department of Development.

The neighborhood’s well-being has been a top priority for Coleman, who formed a development committee to direct revitalization efforts in the area and determine the best uses of the properties acquired by non-profit real estate redevelopment organization Columbus Urban Growth Corp., under the city’s supervision.

“Construction is underway, the public-private partnerships are strong, the community is excited and engaged, and we’re looking forward to the economic impact the projects will have on the Near East side,” Smith said.

The King-Lincoln district’s boundaries are Jefferson Avenue to the west, 21st Street on the east, Atcheson Street to the north and Broad Street to the south.

In its heyday, the area was home to numerous shops, theatres, restaurants, jazz clubs, hotels, medical offices and churches, according to the city’s department of development.

However, interstate construction devastated the area in the 1950s and the population pushed outward, subsequently creating a deserted and blighted urban core.

In July 2002, City Council approved the King-Lincoln District Plan, which focuses on development, education, health and public safety issues, as well as district cohesiveness, pride and promotion. Since then, and especially during the last year, a significant amount of development has occurred in the area.

Renovation of the district’s centerpiece, the Lincoln Theatre on East Long Street, is one of the plan’s critical elements. This year, the city has been working to secure state capital



funds for the theatre’s restoration, Smith said.

To date, it has invested \$1 million for its purchase and an additional \$1 million for renovation.

Retail tenants currently include Kibibi’s Art Gallery and Gallerie Les BeauxArts.

Another significant project in the neighborhood is the Gateway Building, a 50,000-square-foot office and retail building at the northeast corner of Long and Hamilton streets.

Six million dollars already have been invested in the project, which is being financed by Fifth Third Bank and Community Capital Development Corp., Smith said.

Construction was to be completed during First Quarter 2006. The building’s developers are Gideon Development Partners LLC and Daimler Group Inc.

The North of Broad project, launched by private developer Stenson-Powell and Columbus Housing Partnership, will create up to 32 units of market-rate infill housing on 20th and 22nd streets, north of Broad.

At press time, five homes were under construction and three more were in the pre-construction phase. Two homes were in the process of being sold and two more already had been purchased.

The city has invested \$386,000 into the project and will provide owner-occupants a 15-year tax abatement.

Another project under construction is a \$3.2 million health and wellness center next door to St. Paul’s AME Church located at 639 E. Long St.

The 26,000-square-foot building is

being developed by the church’s Community Property Development Corp. and Ohio Health, the center’s anchor tenant.

The project is expected to be completed during Second Quarter 2006.

The city has purchased a lot between Monroe and Tallmadge avenues at Long Street — known as the Monroe Cluster — and plans to build 18 residential units there, as well as 18,000 square feet of retail/office space.

It is expected that the Long Street frontage will consist of a mixed-use building, with retail on the ground floor and office/residential space on upper floors. The Monroe frontage will feature five to six market-rate single family homes and condominium units.

Glavan Blackwell Resources will develop the \$3.4 million project.

The city also has put a considerable amount of money toward improving King-Lincoln’s infrastructure, streetscape and signage, investing a total of \$8.7 million for such upgrades.

Commercial lending by local banks has buoyed development in the district, according to city officials. Among the leading investors in the area is National City.

“National City’s commitment to housing and economic development remains a cornerstone of its community actions,” said Jackie Winchester, vice president of National City Community Development Corp.

“Recognizing the importance of partnering with other community leaders, National City continues to support these efforts through our Community Development Corp., which



has helps us remain a strong leader in the revitalization of neighborhoods,”

NCCDC has invested more than \$886 million in revitalizing neighborhoods throughout Ohio and six other states where National City does business, Winchester said.

By providing equity capital and loans to several development projects in the King-Lincoln district, NCCDC has played a significant role in its revitalization, he stated, adding that in recent months, NCCDC has been involved with two housing developments in the area.

NCCDC partnered with a non-profit developer, East Columbus Development Co. and made an equity investment for the construction of four energy efficient single-family homes on North 18th Street. The project will provide the district with new, affordable, energy- efficient, three-bedroom single-family homes with garages, Winchester said.

It also will encourage an appropriate mix of housing opportunities for all income levels, with primary focus on those families at or below 80 percent of area median income, he continued.

The homes will have the same architectural character as the surrounding historical buildings, 90 percent of which were built during the turn of the century.

NCCDC partnered with a for-profit developer — The Phoenix Group LLC — for the purchase and renovation of an existing building, located at the corner of Long Street and Hamilton Park.

It will be converted into seven one-bedroom and seven two-bedroom residential condominiums to be sold at a base price of \$119,000 and \$165,000, respectively. The project will be gated, have 17 surface parking spots and street parking.

National City and NCCDC also provided acquisition and construction financing for the project.

Housing is key component to Italian Village development

By Melanie McIntyre Daily Reporter Staff Writer

The level of housing construction and renovation activity in Italian Village has been considerable during the last 12 months, especially as the neighborhood welcomes one of the largest residential developments to hit Columbus in recent years.

“Development is more aggressive now (in Italian Village) than it was three or four or even five years ago,” said Steve Hurtt, vice president of the Italian Village Society.

Developers are having success in the area, which encourages them to continue doing business there, he explained. Residential development, in particular, is thriving.

One of the most well-known projects in Italian Village is Jeffrey Place, a community that will offer more than 1,100 residential properties consisting of lofts, flats, townhomes and single-family homes.

The development is located on the southeast corner of Fourth Street and East First Avenue, just north of downtown.

“Jeffrey Place is above ground — that’s an exciting thing,” he said.

Construction has been a long-time coming.

The project was proposed more than three years ago, but clearing of the 41.5-acre site, formerly home to the Jeffrey Manufacturing Co., didn’t begin until Spring 2005. Pouring of the footers and underground utilities for the development’s 74 courtyard townhomes started in August 2005.

In February, Columbus City Council approved the final subdivision plat, making it possible for construction to begin on the remainder of Jeffrey Place’s townhomes, and for the 62 North Block homes and 32 single-family homes to move closer to the reservation and contract phase, according to the development’s Web site.

Home prices range from \$150,000 to more than \$1 million.

The master-planned community will feature more than 90,000-square feet of retail space, including a full-service grocery, and more than 160,000-square feet of commercial office space.

It is being developed by National Community Builders. Acock Associates Architects designed the neighborhood’s streetscapes.

Another notable residential addition to Italian Village was Mona Lisa Condominiums, Hurtt said.

The completed project, which consists of seven townhomes located at 742-754 N. Pearl St., occupies a former auto body shop that specifically serviced a car dealership located at 750 N. High St. during the 1920s.

In the 1950s, the building was converted into a warehouse, and in 1985 The Woods Cos. transformed it into office and theater space.

The building’s last occupants, the Jazz Arts Group, left in December 2003.

The structure underwent extensive renovation consisting of demolition, utilities work and exterior renovations, including a new brick facade and restoration of the building’s mural depicting Leonardo DaVinci’s “Mona Lisa” — the origin of the development’s name.

Work on the \$1.3 million development began in Spring 2004 and was completed in August 2005. To date, all seven units are inhabited.

In the way of public spaces, the 0.8-acre Italian Village Park, located at 55 Hubbard Avenue behind Haiku restaurant, is being renovated by the Italian Village Society and MSI Design Associates, Hurtt said.

The park’s original design dates back to the early 1980s. It currently features a basketball court, picnic area, playground and shelterhouse.

Northwestern Franklin County

- Hilliard • Grandview Heights • Dublin
- Northland Community • Upper Arlington • Worthington

Medical facility, mixed-use development on Hilliard's drawing board

By Melanie McIntyre
Daily Reporter Staff Writer

Several development projects have taken off in Hilliard in recent months, bringing new medical, retail and housing offerings to the community.

"We've been pretty busy in Hilliard," said David Meeks, the city's economic development director.

Over the last year, the community has experienced \$50 million worth of new construction, he said.

Recent roadway upgrades extending Britton Parkway to the I-270 Tuttle Crossing interchange have been critical for the community, as they have provided necessary improvements to the access drive for the BMW Financial Services building, and opened more than 100 acres for commercial development between Mill Run and Dennison Road, Meeks said.

In February, it was announced that Cardinal Orthopaedic Institute would be making its home in Hilliard — one of the city's most significant development gains this year.

Dublin, Ohio-based Andrews Architects Inc. designed the 24,000-square foot facility, which will be located on the east side of Truman Boulevard, directly across from Home Depot. It will house doctors' offices, physical therapy rooms, and an urgent care center. The facility will be operated by Mount Carmel Health System.

Hilliard will reimburse Cardinal 12 percent of the payroll taxes it collects from its employees for nine years, per an incentive agreement between the city and the institute. That incentive is expected to total nearly \$45,000.

The project will break ground this spring.

Not far from the Cardinal site, construction activity has been steady at Mill Run, a 350-acre mixed use development, one-third of which is in Hilliard with the remainder in Columbus.

A CVS Pharmacy is under construction, a Target store already has been built, and zoning for a Staples store on Truman Boulevard was approved early this year. Staples' completion is expected by the end of 2006.

Several spaces within the development, ranging from 2,000- to 8,000-square feet, are available for lease.

A new retail project at the intersection of Scioto Darby and Cosgray Roads on Hilliard's west side is also helping to bring new establishments to the community.

A CVS Pharmacy anchors the six-building 30,000-square foot project, which also features sports pub Beef O'Brady's, Bank One and a Regis Hair Salon.

Residential development also is booming in Hilliard.

Rockford Homes is developing a 54-unit condominium project off Cosgray Road, Meeks said. Construction is slated to begin this year and condos will average \$240,000.

Also, the third phase of the Hoffman Farms housing development will be underway in 2006, bringing 86 new single-family homes to the city.

The project is being developed by Dominion Homes and house prices will range from the upper \$200,000s to the lower \$300,000s.



Goodale Boulevard heart of development for Grandview Heights

By Melanie McIntyre
Daily Reporter Staff Writer

Development in Grandview Heights has been concentrated along one particular roadway during the past year.

"Our biggest growth area has been on Goodale Boulevard," said Patrick Bowman, director of administration and development for Grandview Heights.

He said a former warehouse building located at 777 W. Goodale Blvd. is being converted to 44,000-square feet of office space. Bravo Development Inc., which owns Bravo! Cucina Italiana, Brio Tuscan Grille, Lindey's Restaurant and Bon Vie Bistro, will be the building's anchor tenant, Bowman said.

The project also will include Gardiner Allen Insurance and computer software and hardware firm TPI Inc. The two companies' annual payrolls total \$2 million and \$650,000, respectively.

The site's development is being spearheaded by 777 Goodale Partners LLC. The rehabilitation of two existing warehouse/wholesale buildings at 1400 and 1404 W. Goodale Blvd. also are noteworthy projects, Bowman said.

The two-story 1400 Goodale Blvd. property currently is under renovation and 1404 Goodale Blvd. was extended by 4,000-square feet to enhance its image and extend the building to Goodale.

Further, the existing garage doors at 1404 were replaced with large windows and tenant entry systems.

Both buildings, as well as another at 1398 Goodale Blvd., will provide Grandview with about 94,000-square feet of office space the town was lacking, Bowman said.

Columbus' Edwards Cos. owns 1400 and 1404 Goodale Blvd. and has served as the projects' developer. Space is expected to be available this spring.

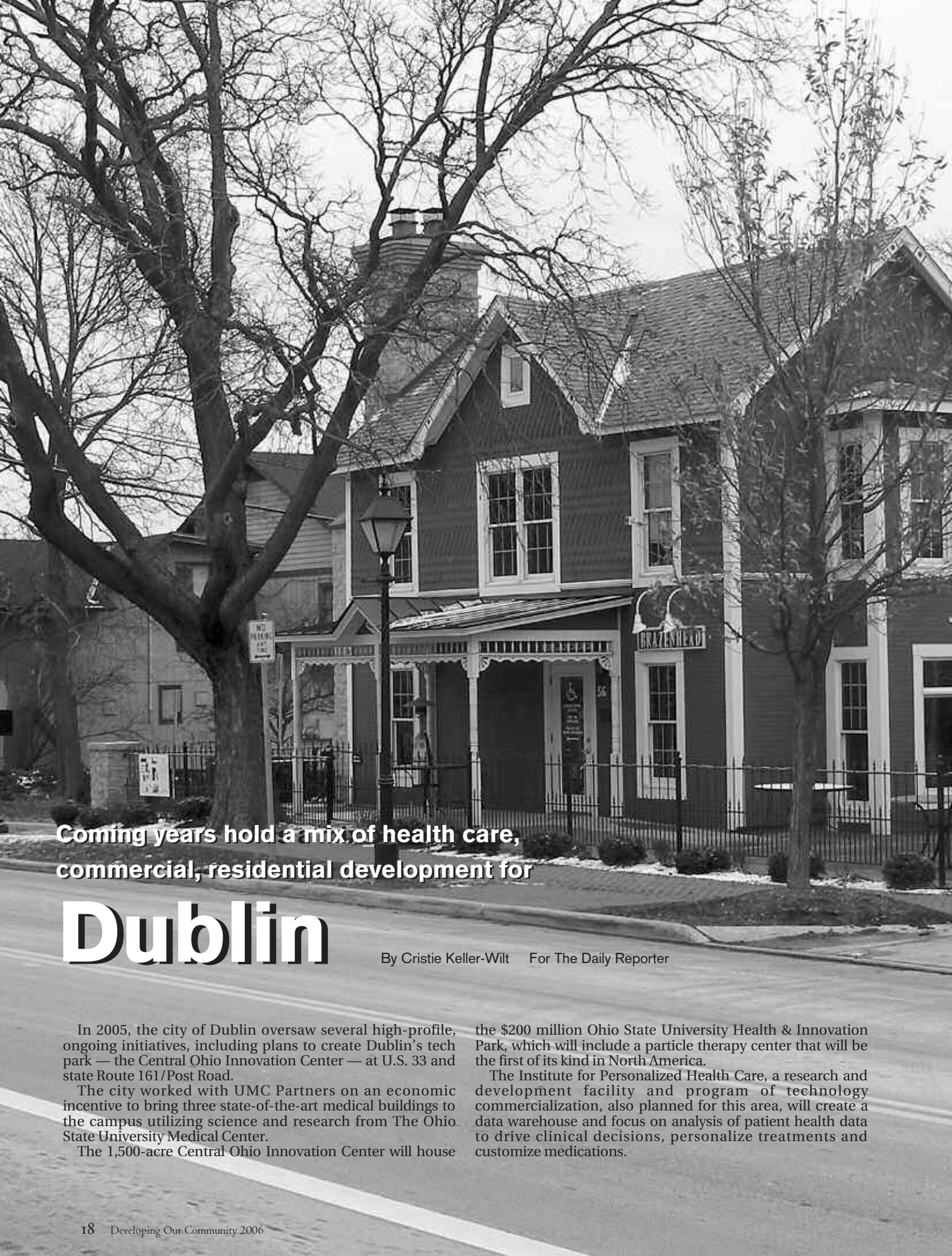
"Big Bear will be the story of 2006," Bowman said, referring to Lewis Center-based Accel Inc.'s move to the former Big Bear stores' warehouse on West Third Avenue.

The assembly and package services company occupies 150,000-square feet of the facility, which supplements its production and distribution center at Lewis Center, as well as another operation in Santa Anna, Calif.

The new tenant is a welcome change, Bowman said, explaining that historically, Big Bear was Grandview's "fiscal engine" and the company's departure wreaked havoc on its employment base.

Another important 2005 development was the Columbus State Goodale Center at The Electrical Trades Center, an educational facility that offers electrical trade-based training made possible through a partnership between Columbus State Community College and the International Brotherhood of Electrical Workers.

The facility is located at 947 W. Goodale Blvd.



Coming years hold a mix of health care, commercial, residential development for

Dublin

By Cristie Keller-Wilt For The Daily Reporter

In 2005, the city of Dublin oversaw several high-profile, ongoing initiatives, including plans to create Dublin's tech park — the Central Ohio Innovation Center — at U.S. 33 and state Route 161/Post Road.

The city worked with UMC Partners on an economic incentive to bring three state-of-the-art medical buildings to the campus utilizing science and research from The Ohio State University Medical Center.

The 1,500-acre Central Ohio Innovation Center will house

the \$200 million Ohio State University Health & Innovation Park, which will include a particle therapy center that will be the first of its kind in North America.

The Institute for Personalized Health Care, a research and development facility and program of technology commercialization, also planned for this area, will create a data warehouse and focus on analysis of patient health data to drive clinical decisions, personalize treatments and customize medications.

The third part of the plan will move and expand the James Care facilities, currently located at the Stoneridge Medical Center on state Route 161 near Sawmill Road, by 80,000 square feet.

The city retained O'Brien/Atkins Associates, one of the architects of North Carolina's Research Triangle Park, to assist staff in developing a master plan for the area.

Also located within the tech park is the Dublin Methodist Hospital, a \$130 million project, which broke ground in Summer 2005 and is set to open in Fall 2007.

The 325,000-square foot building will have varying elevations, as well as interior courtyards and rooftop topiary gardens intended to "connect the patients, families and staff to nature," said Jim Smith, project executive with Elford/Gilbane Construction, the project's construction manager.

The hospital will include an emergency department, inpatient and outpatient surgery services, labor and delivery, general medical/surgical services and intensive care rooms.

The project's architectural design team includes Karlsberger Cos.; Andrews Architects; MSI Design; CAMA Inc.; Dynamix Engineering Ltd.; ECO-Design & Engineering Ltd.; and Big Red Rooster.

Other projects for 2005 included the rezoning of The Shoppes at River Ridge, an upscale lifestyle retail center planned for the southeast corner of state Route 161 and Riverside Drive; the Kroger Center on Sawmill Road; a LifeTime Fitness Facility; development of the Tartan West and the Scioto Crossing residential communities; and the new Glacier Ridge Elementary School, which will be completed this year.

The site for the school is adjacent to Hyland-Croy Road, just north of Jerome High School. The new school is needed due to increased development in this area.

In addition to existing residential development, M/I Homes has proposed a 326-lot subdivision, Bantry Green, which will be built near the new school site.

The city issued a total of 1,152 building permits in 2005 — a new record. The total value of construction for the permits issued is \$320.8 million. The total area for all commercial submittals is at an all-time high of 4.5 million square feet.

Dublin also is in the process of updating its 1997 Community Plan, which will provide the city with guidelines for future development.

Several commercial and residential projects are currently in the planning stage.

Among them is conversion of the existing Dublin Village Center, a retail establishment, to a mixed-use development comprised of retail, commercial and residential components. The center is located on 44.26 acres at Village Parkway and Dublin Center Drive.

Plans have also been submitted for Perimeter West Office Park, which would consist of two 8,888-square foot and four 5,878-square foot general and medical office buildings. It would be located on 5.45 acres on the south side of Post Road, about 1,900 feet west of Avery-Muirfield Drive.

Finally, plans for Town Center II are also under consideration.

The center would be comprised of a 10,873-square foot restaurant and office building, a 888-square foot public patio and two additional patios for restaurant use.

It would be located on 0.31 acres on the southeast corner of West Bridge Street and Franklin Street.

Daily Reporter Staff Writer Melanie McIntyre contributed to this article. Cristie Keller-Wilt is a community relations specialist for the city of Dublin.



Bantry Greene is a 189 acre new neighborhood design unique to the Dublin Community. The intent behind the planning and design of Bantry Greene is to blend New Urbanism principles with the principles of Suburban Conservation Design. Bantry Greene's parks and open space will comprise 50% of the property and will preserve the sites natural features, maintain the rural nature of local roads, and will act as the social/cultural center of the community. All open space will be linked by sidewalks, bike trails and walking trails of over 1.5 miles to maximize neighborhood connectivity.

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Northland Community

is thriving, but welcomes more business activity

By Mike Duffy For The Daily Reporter

The story has been told many times, but it bears repeating when one considers how far Northland has come in the past few years.

In the 1970s, Northland Mall was a hotbed of retail activity in Columbus, and it generated significant new development along the Morse Road corridor. Over time, however, competition from newer and larger shopping centers in the region took its toll.

Realizing that the closing of the mall would have repercussions on the Morse Road Corridor, the city of Columbus took a bold step in purchasing the property and partnering with Columbus Urban Growth Corp., a non-profit development organization, for redevelopment of the nearly 84-acre site.

That was 2002. Now, just over three years later, NorthlandPark is home to more than 1,000 jobs.

With the Ohio Department of Taxation, a performing arts center under construction and a major new announcement expected in the Spring, NorthlandPark offers the promise of a cornerstone for the momentum that the Morse Road Corridor is now experiencing with its recently approved Special Improvement District and city-sponsored roadway improvements, including a new Morse Road boulevard.

"Together, it is a vision of a community asset that has yet to be announced in its final form, but for which the details are coming together quickly," said Odis Jones, managing director of Columbus Urban Growth.

"2006 will be a milestone year for Northland," he said.

And while weeks and months can feel like years to area residents anticipating this renaissance, the project remains ahead of its 10-year build-out plan as originally announced.

Urban Growth officials have confirmed that while they are moving forward with plans for a major announcement later this year, they remain interested in hearing from any and all businesses interested in locating there.

Columbus Urban Growth Corp. was formed by Columbus City Council in 1996 and, in addition to funds earned, also receives funding annually from the city to support its mission.

The corporation's goals are to restore the urban fabric of Columbus through residential and commercial redevelopment and revitalization, and to create jobs for the residents of the areas in which it is active.

Mike Duffy is the spokesman for Columbus Urban Growth Corp.



Despite being a first-ring suburb,

Upper Arlington

continues to have substantial growth

By Melanie McIntyre Daily Reporter Staff Writer

Upper Arlington has experienced a considerable amount of construction activity in the last year, and 2006 stands to be no different.

"The city of Upper Arlington has enjoyed significant development over the last several years. For a community that is completely developed — we're a land-locked city — the amount of construction and economic investment that has occurred is pretty amazing," said Chad Gibson, senior planning officer for the city.

Much of the recent development can be attributed to the city's Master Plan, he said, which serves as a guide for preserving and enhancing the representative residential nature of Upper Arlington, while encouraging the development of existing commercial areas as higher-density mixed-use centers.

It was adopted by Upper Arlington City Council in March 2001.

In the last year, the city saw several commercial and residential projects come down the pipeline.

In early 2005, the city's board of zoning and planning considered rezoning and major site plan applications for a vacant property across from the Kingsdale Shopping Center on which Sky Bank wanted to build a branch office.

The board and city council approved the site plan in April 2005, but adjacent property owners contended the bank would be an encroachment on their neighborhood, he said.

They then worked to place a referendum on the November ballot to overturn the approvals, but voters overwhelmingly agreed with the city and the 2,233-square foot building is scheduled to break ground in late spring or early summer 2006. Completion is expected by Fall 2006.

In 2005, the board also reviewed and approved plans for a mixed-use redevelopment project at the southeast corner of Henderson and Reed roads called Arlington Pointe Plaza.

The plans call for 8,200-square feet of office space on the second story and 28,000-square feet of



In the last year, the city saw several commercial and residential projects come down the pipeline.

retail and restaurant space, as well as a possible bank drive-thru, on the ground level.

DaVinci's currently occupies about 10,000 square feet of space on the 3.4-acre site, but the restaurant's new space at the plaza only will be about 3,000-square feet.

As of press time, a building permit had not been submitted for approval and the development was still in the preliminary leasing stage. Ruscilli Construction Co. is the project's developer.

Three residential projects also made their way down the development pipeline last year.

During the second half of 2005, council approved the final plat for the Fontenay Place subdivision consisting of 10 single-family lots north of Lane Road on the east side of Coach Road.

Lots are about one-third of an acre and half of them have been sold.

Further, three building permits have been submitted for approval. The subdivision is being developed by Gino Fantozzi.

In June 2005, board approval was granted for development of a 20-unit condominium project on a 0.85-acre parcel at 1742-1788 Ridgecliff Road.

The project, which will feature three structures fronting Ridgecliff and one along the rear, will replace two buildings with four single-family apartments, Gibson said.

Units will be about \$240,000 each. The project, developed by Dave Rhodehamel, was nearing completion as of press time.

In August 2005, the board approved plans for a 46-unit condo project across from Kingsdale Shopping Center at 3171 Tremont Road.

The \$1.3 million project, to be called Arlington Crossing, is considerably more dense than the surrounding development, and should help create

momentum in the Kingsdale area, Gibson said.

Units will go for \$300,000 and up. Long & Wilcox LLC is developing the project.

In January, Upper Arlington celebrated the opening of a new 57,000-square foot office building at 1480 Lane Ave.

It houses The Ohio State University Development Department and The Ohio State University Foundation, and replaced three outdated buildings on the north side of Lane.

Another significant office development in the city has been the five-building office complex developed by the Bedrock Group at the corner of Henderson Road and Riverside Drive.

The Arlington Falls project occupies a 4.5-acre parcel and will feature 68,000 square feet of office space.

Two buildings already are completed and construction of a third building is underway.





Worthington's plans include luxury condos, retail redevelopment

By Anne Brown For The Daily Reporter



Worthington's business-friendly environment is helping companies save time and money through its Venture Grant and Expedited Review programs.

This year, new comprehensive and strategic plans have been implemented to further benefit the business community and guide growth and development in the city of Worthington. With most of the city built-out, attention is placed on redevelopment of existing facilities and properties, and finding ways to create new opportunities through re-use and redevelopment.

A number of large office, retail and residential development projects are underway in Worthington, reflecting this focus on redevelopment.

Construction has begun on Worthington Station, a new office condominium project that will consist of 12 buildings and bring an estimated 300 new jobs to the city. The 85,000-square foot development is located on the east side of Proprietors Road, on the site of the old Worthington Foods plant.

The project represents a \$10 million investment in the community. Worthington Station is being developed by RCD Real Estate.

Plans are also underway to construct a new residential project on the west side of Proprietors Road, on land formerly owned by Worthington Foods. Simsbury Place will include 32 luxury residential condominiums. Construction is scheduled to begin in Spring of this year. National Realty is the developer.

Extensive redevelopment is planned for Worthington Square, the mall located at the crossroads of I-270 and High Street. The mall face will be redesigned to create more store access and a welcoming atmosphere on the east side of the facility. The new development will also feature new retail

space and a newly-designed Kroger Market Fresh store.

A new road will separate Worthington Square from the Kroger store and allow easy access to all sides of the facility. Construction is scheduled to begin this year.

Worthington has a strong tradition of success and since its founding more than 200 years ago, companies have enjoyed the benefits of doing business there. Strategically located just inside the I-270 outerbelt north of Columbus, Worthington is an ideal location with easy access to all of Central Ohio and beyond.

The city boasts a wide range of commercial and industrial properties, located in seven commerce centers throughout the community including the desirable downtown business district in historic Old Worthington.

Businesses enjoy competitive lease rates and immediate availability of prime sites and facilities. The city works one-on-one with businesses to help meet their specific needs and assist them in their growth and development.

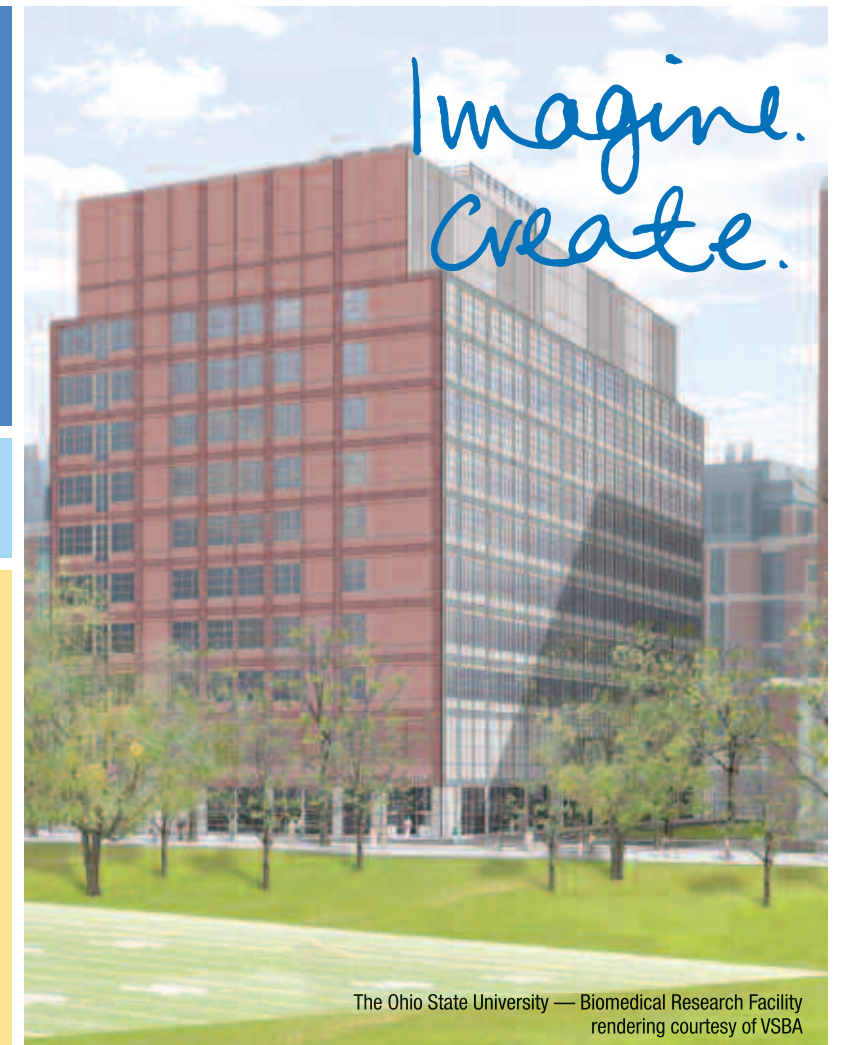
Worthington's business-friendly environment is helping companies save time and money through its Venture Grant and Expedited Review programs. Financial incentives, easy access, exemplary city services and a high-tech telecommunications infrastructure all benefit local businesses.

Anne Brown is the community relations/public information officer for the city of Worthington.



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New Albany juggles residential and commercial developments for optimal usage

By Lehr Beidelschies
Daily Reporter Staff Writer

While maintaining its extensive residential growth, the village of New Albany is taking action to revitalize its main commercial center. In the village center there are several projects underway. USBank recently completed construction of its new Georgian building at U.S. 62 and Main Street.

According to Joe Stefanov, village administrator for New Albany, a great deal of effort has been made to redevelop the center in recent years in the hopes of building an entire commercial and retail hub around the upscale retail area known as Market Square.

The new branch is having a lot of visual impact on the old village center that is somewhat characterized by large amounts of vacant space. The new bank replaces the old branch that was located in the center.

While the businesses that currently are in the village center are still doing well, he said that in time there should be an interest in redeveloping those parcels, as well.

"We are trying to now make incremental improvements to the village center," He said.

According to Stefanov, the village hopes to create a unified commercial center that will be able to complement Market Square, in terms of appearance.

"Basically, what we are trying to do is move some existing (residential) zoning out of the center of the village and into the residential areas, to help commercial growth," Stefanov said.

The focus of this rezoning process centers around seven acres of land near Market Square.

Recently, Centex Homes had an option to purchase a block of land that was zoned for residential use, on which they planned to build condominiums. That site was located adjacent to Market Square on Market Street.

"We are trying to encourage residential development in that area," Stefanov said. "But this was right in the center of a retail and office area that is being developed just south of Dublin-Granville Road."

Feeling that the property was not an optimal location for that type of residential development, the village approached the New Albany Co. with a proposition that seemed best for everyone involved.

The deal allowed the New Albany Co. to buy the property near Market Square in exchange for selling a 60-acre parcel of land to Centex Homes.

The subdivision, known as Souder East, is divided in to several sections, labeled "A" through "F." Centex will develop 288 housing units in sub-area "B" and "C," located east of state Route 605 and south of Walnut Street.

The New Albany Co. will develop the area it acquired near Market Square into office space.

A similarly focused mentality was applied at the northeast corner of the intersection of Smith's Mill Road and U.S. 62. This area, which is owned by the Trust Corporation, originally was zoned primarily for retail use, with a small amount of residential space available.

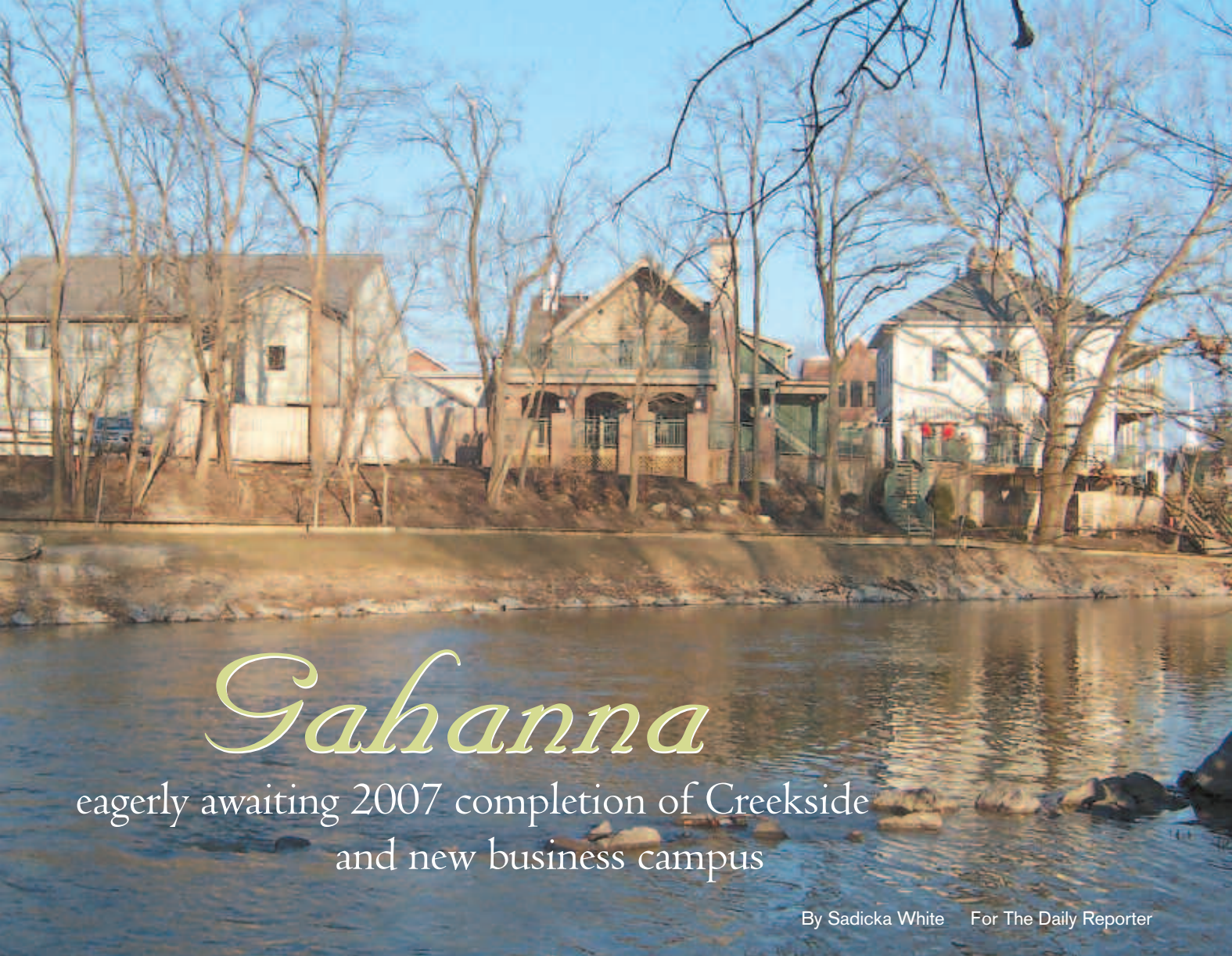
According to Stefanov, the village conducted an analysis of the area and determined that a combination of office buildings, supplemented with retail, would best serve the surrounding area.

"Our concern was that although the area would probably support a retail strip center, we did not want to see that type of development there, because it would distract activity from the village center," Stefanov said.

Instead, the village is encouraging smaller retail establishments to occupy out parcels around the office building. Stefanov said the developers are looking for establishments that would serve as amenities to the offices nearby, such as restaurants, gas stations or dry cleaning services.

While each of these projects is in the early stages of the rezoning process, many new developments are underway, both residentially and industrially.

New Albany, Page 33



Gahanna

eagerly awaiting 2007 completion of Creekside
and new business campus

By Sadicka White For The Daily Reporter

The banner of success waved high over the city of Gahanna in 2005. Unparalleled growth occurred in all areas of development: residential, commercial and industrial.

The signature redevelopment growth projects are creating two new hearts for Gahanna ... Creekside Redevelopment Project and the Central Park of Gahanna.

In the 1990s, Gahanna faced a typical American suburban challenge: recreating a community feeling in a village turned city overnight. Growth had bypassed the old village core, resulting in disinvestment and a loss of character. Rapid growth left the city with no town square, no downtown accessible greenspace, and a creek used for illegal dumping.

This all changed when city leaders attended a 1995 conference in San Antonio focused on waterfront-based redevelopment.

Energized by dreams of recreating Olde Gahanna along its creek waterfront, city leaders began a 10-year

process that brought major infrastructure projects, an innovative new park, creative zoning and design guidelines, a groundbreaking private-public partnership, and community character building initiatives. The plan to reinvigorate Olde Gahanna around a new heart is known simply as Creekside.

Creekside is a \$40 million private-public downtown redevelopment project that when completed will feature 200,000 square feet of retail, office and residential condominium space, as well as underground and tower parking.

The new town lifestyle center will consist of three buildings with multiple facades flanking a canal extension at below street grade in the Creekside Park that is reminiscent of the San Antonio "Riverwalk."

The park is surrounded by vibrant water features throughout the 35,000 square feet of public plazas. Excavation began in 2004 and the underground garage is nearly complete. The entire

project is to be completed by Summer 2007.

A second banner project is found in Gahanna's industrial district, with the transformation of the Bedford Landfill I into the Central Park of Gahanna. The park will be a 191-acre business campus providing 1.2 million square feet of office and industrial space.

To develop Central Park of Gahanna, the city formed a partnership with the Central Ohio Community Improvement Corp. in 2005 and established the first landbank in Franklin County accepting contaminated property. Through this partnership initiative, the city will eradicate a longstanding jurisdictional and bureaucratic barrier to closing a landfill and encouraging redevelopment.

Gahanna was awarded \$3 million for the Central Park project, the maximum allowed, from the Clean Ohio Revitalization Fund which helps communities build economic capacity by providing funding for brownfield

redevelopment. The project also receives \$400,000 through a United States Environmental Protection Agency Brownfield Assessment Grant.

When fully developed, Central Park of Gahanna will host one million square feet of office/industrial buildings, The Central Park Golf Academy with a lighted nine-hole executive golf course, an open-air meeting pavilion, walking trails along deep wooded ravines, conference facilities and a complement of commercial uses.

Currently, there are commitments from four leading businesses to provide 150 jobs with an average income of more than \$50,000. The Park is projected to provide 4,000 regional jobs.

On the residential front, TIFs were passed in 2005 providing a net present value of roughly \$12.5 million for three project areas: Creekside, Manor Homes, and Olde/West Gahanna.

Tax Increment Financing is used to publicly finance needed public improvements and enhance infrastructure in a defined project area with the intended purpose of promoting the viability of existing businesses while attracting new commercial enterprises.

These funds are allocated to the defined project area from an increase in the tax revenue generated by the increased value of the properties located within the project area.

In the past year, Gahanna has been successful in transforming vacant big box locations into viable retail options. One example is the new 100,000-square foot Kroger Market Place that replaced a defunct 88,000-square foot K Mart in the Hunter's Ridge Shopping Center.

Also, a 33,000-square foot addition to the 27,000-square foot former Drug Emporium added 60,000 square feet for a new Marshalls and HomeGoods located in the StoneRidge Plaza, and a former 16,500-square foot Big Bear located on Agler Road was converted to a My Bear grocery venue.

Having a balanced approach to business, Gahanna creates a sustainable effort toward existing and future development. Our banner is industriously positioned to accomplish our philosophy of Live, Work, and Play.

Sadicka White is the director of planning and development for the city of Gahanna. Contributing to the article were Matthew Huffman, environmental and community planner and Jason Bechtold, master's intern city and regional planning, OSU.

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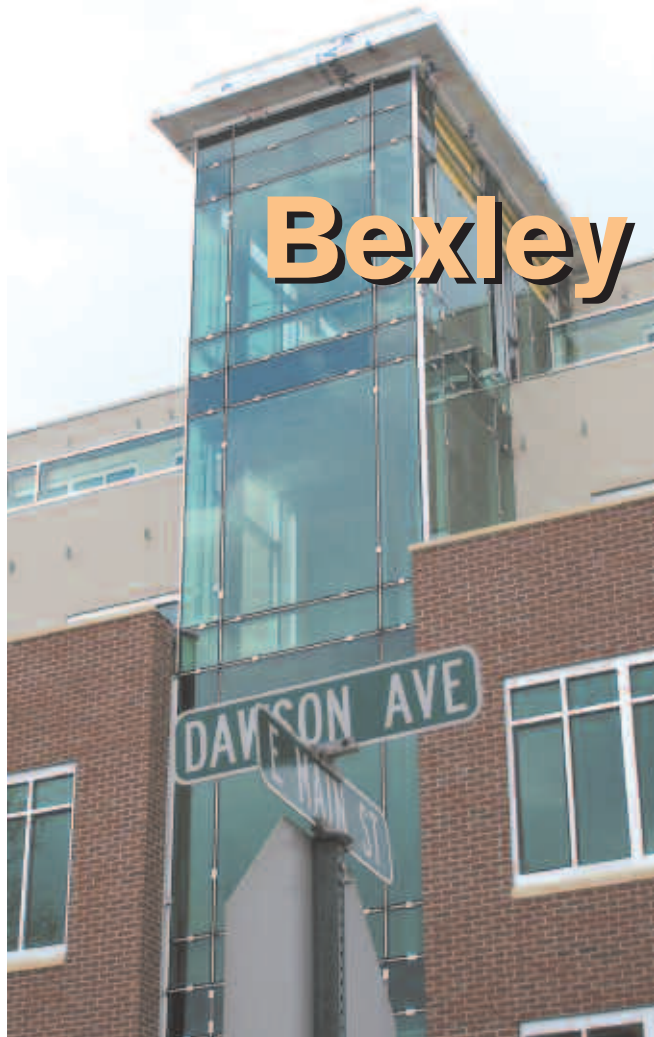
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Built into the eastern bank of Big Walnut Creek, and right in the heart of Olde Gahanna, perhaps no community in the Midwest has ever offered this enchanting combination of natural beauty, metropolitan lifestyle, and casual suburban charm.

With its boutiques, restaurants, offices, parks, and condominiums blending together to create an energy that is uniquely Creekside, this community is a destination where people from around central Ohio will come to shop, dine, work, play, and live.

The Stonehenge Company

A Stonehenge Company Development



Bexley continues to strengthen Main Street with new developments

By Lehr Beidelschies
Daily Reporter Staff Writer

For a landlocked community that is nearing 100-percent build-out, Bexley has nowhere to grow but “up.”

Many of the commercial redevelopments that are close to being completed along the Main Street corridor will feature residential housing on their upper levels.

“I was really surprised when I first came here about just how much is going on,” said Bruce Langner, who has been the director of development in Bexley for just a few months.

The first project slated for completion in 2006 is One Dawson Place, located at the corner of Main Street and Dawson Avenue. A five-story complex of retail and residential outlets, the mixed-use development will feature 850-square feet of retail/office space on the first floor and nine large condominiums filling the upper four stories.

The \$4 million project, which broke ground last year, is practically completed, Langner said.

Also under construction is Connell’s Retail/Office Center on the north side of Main Street between Dawson Avenue and Cassady Avenue. It is scheduled for completion in May.

Acting as an anchor for the new building, Connell’s Maple Lee Florist will move its operations from across the street into the east wing of the center.

Other tenants scheduled for the first-floor space include Aladdin’s restaurant and a dry cleaning business. The 8,000-square foot, two-story building also will feature condos on the upper level.

The current CVS on the corner of Cassingham Road and Main Street will be torn down and expanded, Langner said. In accordance with the city’s Main Street Design Guidelines, the new 10,000-square foot pharmacy will be given a more urban look, and the storefront itself will be brought out to the corner to facilitate pedestrian traffic.

The Pizza Plus, which is next to the CVS, will move farther east on Main Street to accommodate the new parking lot.

Many new or redeveloped financial institutions also are expected to sprout alongside Main Street in the coming months.

The Bank of Bexley will renovate a vacant building on the northeast corner of Roosevelt Avenue and Main Street. The single story, single use building still is in the preliminary stages of development, Langner said.

Across the street at 2656 E. Main St., a new BankOne will go into the eastern half of a building that is currently under construction. A committed tenant has yet to be found for the other side of the 7,125-square foot building, but it should be completed sometime in the fall, according to Langner.

Also, a new SkyBank will be located at the southeast corner of Main Street and Vernon Road, and Fifth Third Bank plans to make an addition to the front of its current building on Main Street and Remington Road.

By far, however, the largest project on the one-mile stretch of road is the Bexley Gateway, he said. Nearly 10,000-square feet of retail space is located on the first floor of this three-story, mixed-use development, which also will feature office space on the second and third levels.

The Rusty Bucket restaurant will be the main anchor tenant at ground level, but no other committment has been made for the remaining space, according to Langner.

“The Alexander” at the Bexley Gateway also is under construction. The “elegant five-story condominium complex” will feature 31 units, ranging from 1,800- to 3,000-square feet.

The \$17.5 million investment is projected to be complete by late 2006 or early 2007.

Plaza Properties, the developer of the Bexley Gateway, recently announced its second project, Gateway South. According to Langner, the sister-project will be located directly across the street from Gateway North.

This project still has to go through the Main Street Redevelopment process which requires all new development projects along Main Street to meet specific design guidelines, he said.

According to Langner, plans for the project include some retail and office opportunities on the first floor, as well as a corner restaurant with outdoor seating and a terrace area that will overlook Alum Creek. Three stories above the first level will be condominiums and an exercise facility for residents.

Capital University still is in talks with Bexley officials over some long-range development projects it has in the works. These projects include five new dormitory buildings, a new science building and converting an area between College Avenue and Pleasant Ridge Avenue into a “pedestrian mall area.”

“Between the projects that Capital is doing and what we’re doing with Main Street, we are looking at probably \$50 million to \$60 million dollars of total improvements planned,” Langner said. “(Capital) is talking in the \$30 million to \$40 million dollar range just for theirs.”

Easton

offers shopping and a thriving mixed-use development

By Mike Duffy For The Daily Reporter

To most Columbus residents, when you say “Easton,” it is simply understood that you are talking about the dominant northeast area shopping, dining and entertainment district with the look and feel of a classic American small town.

What is commonly referred to as Easton is actually Easton Town Center, a 90-acre outdoor lifestyle and entertainment center, while Easton as a whole is a 1,300-acre mixed-use development masterminded by Limited Brands and The Georgetown Co.

Easton is a well-planned development that continues to grow and operate organically, with new components complementing the strength of the existing development. Easton boasts more than 250 shops, restaurants and entertainment venues, including Ohio’s top performing movie theater and six of the top 10 restaurants in Central Ohio.

Besides its impressive shopping and dining opportunities, Easton also has emerged as a successful office park location, with more than 17 office buildings with a combined vacancy rate of less than 1 percent. Moreover, Easton is home to three hotels with a combined 560 rooms , including the Columbus Hilton at Easton, as well as two residential neighborhoods.

As it currently stands, Easton’s development amounts to well over \$1.5 billion worth of investment, but close observers will note that the area is not fully developed.

In the past three years alone, several new retail concepts have opened including Crate & Barrel, Trader Joe’s, hhgregg, Fine Lines and McCormick & Schmick’s Seafood Restaurant.

During the same period, Easton Commons opened a second phase of rental apartments, the Courtyard by Marriott hotel opened, and several new office buildings opened, including Lane Bryant’s new headquarters and Easton Way Three, home to Palmetto GBA and Charter One Bank.

Within just the past year alone, Easton announced the creation of the new Germain Motor Company complex, which will begin by adding two high-end car dealerships — Mercedes-Benz and Cadillac — to its existing Lexus dealership. Construction has already begun, with completion expected this year.

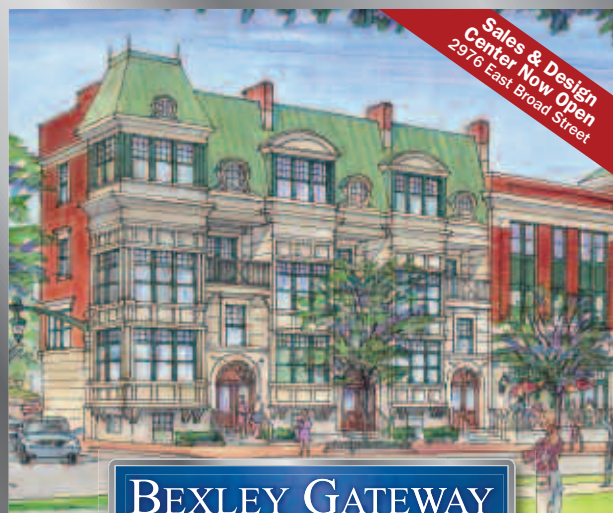
Finally, Safe Auto Insurance Co. announced in January that it would locate its national headquarters at Easton Oval. Construction will commence this summer, and when complete, the facility will be home to more than 500 employees.

And what of future development?

According to Adam Flatto, partner at The Georgetown Co., approximately 300 acres remain undeveloped at Easton, all with great potential for new development in the future.

Capacity exists for additional mixed-use development, including not only several million additional square feet of office, but also a million more feet of retail, upwards of 3,000 units of high-end residential development and even additional hotels.

Mike Duffy is the spokesman for Easton Town Center.



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Many new projects gain approval in Westerville



By Lehr Beidelschies Daily Reporter Staff Writer

Development continues to thrive in Westerville as many new businesses are choosing to set up shop in the booming community.

More buildings are planned for the Altair section of the Westar Center of Business, the 1,000-acre office park located along Cleveland Avenue and Africa Road near Polaris Parkway.

Three restaurants, two retail spaces, eight office buildings and a 95,000-square foot hotel have received preliminary approval in the city's epicenter of development. There is also an out-parcel restaurant planned for the site; the specifications of that restaurant have yet to be finalized.

Continental Office Development has received final approval to build two office buildings on Worthington Road. Each two-story office building will feature 45,662-square feet of space.

As the Westar Center continues to grow, new developments are springing up on the northern side of Polaris Parkway as well.

Casto, a Columbus-based development firm, is building Westar Village, a new 300,000-retail development. The Planning Commission approved the multi-use strip center in February, according to Devayani Puranik, an intern for the city of Westerville.

Located approximately one-mile from the Polaris Shopping Center, Westar Village consists of 300,000-square feet of retail space. The strip center will have a total building area of 91,640-square feet, which includes a 25,000-square foot anchor space on the west end of the center.

The strip center at Westar will be surrounded by three outparcels along Polaris Parkway, which are planned for restaurant and retail usage. Henderson Realty and the Daimler Group have gained preliminary approval for the parcels, one of which will feature 16,738-square feet of retail space.

Henderson Realty and the Daimler Group are currently constructing two five-story office buildings on the northeast corner of Cleveland Avenue and Polaris Parkway. Each building will be 145,800-square feet in size and will be built adjacent to a 17,000-square foot

retail building, also under construction by both developers.

Daimler also will be building a two-story Thomas Ruff furniture showroom along Executive Campus Drive. The showroom will be 32,000-square feet in size.

Westerville is making room for new medical facilities, as well.

The commission has approved the preliminary plans for a medical office complex on Africa Road. Trinity Health Group will build a 205,000-square foot building with three connected wings, each varying in height from one, two and three-stories.

Trinity also will be building 70 condo units next to the office complex on an area of approximately 23 acres.

Further south on Africa Road, at the northwest corner of County Line Road intersection, will be a medical office building. CS Dermatology Realty LLC received final plan approval for a two-story facility that will be 19,987 square feet in size.

Shumate Development Inc. has received approval to build six two-story office condominiums along County Line Road. They will vary in size from 6,000- to almost 10,000-square feet.

Schottenstein Condos received final plan approval for 23 buildings between the northern terminus of Cleveland Avenue and Africa Road. Each building, which will either have one or two stories, will house four condo units on the 19-acres of land.

The EPCON Group is planning to expand its condominium base in Westerville. Eighty units have been approved for construction on 15-acres north of Birch Street. EPCON also has been approved to build 28 condo units on seven acres, located at 525 Maxtown Road.

National Church Residences, a Christian non-profit organization that is "dedicated to providing quality housing and care at affordable prices," has also received approval to build two apartment buildings in Westerville.

The first two-story building will be located on South Sunbury Road, and will house 30-units. The second, which will be built in cooperation with Medallion Home Builders, will house 15-units on Hempstead Road.

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Whitehall focuses on

commercial development, but looks at ways to boost residential growth

By Lehr Beidelschies Daily Reporter Staff Writer

The city of Whitehall is taking some large steps to improve its development over the next few years, according to Matt Shad, director of business development.

Shad, who has been the business development director of Whitehall for only a few months, is trying to prepare the city for future growth and feels that a change in direction is needed.

"I did a draft strategy of how to do that with council at the end of January," Shad said, referring to the Economic Redevelopment Campaign Plan. The plan contains four main points that are intended to focus Whitehall's efforts in terms of growth.

The four points include identifying the city's current image; creating a unique and individual identity; offering more efficient, proficient, and desirable services; and preparing the city to handle good proposals when they arrive.

"The worst thing we can do is run out there and get people excited about us, and then show that we are not prepared to do business," Shad said.

Leading the charge for these goals is a slew of new retail development projects that already are underway this year.

A project that currently is being developed by the Daimler Company on behalf of Ohio Health will place a medical office building ancillary next to the current health center on East Main Street. According to Shad, the 30,000-square foot facility will allow doctors within Ohio Health's network to be closer to the current medical facility.

The city has letters of intent for filling the entire building, Shad said, referring

to the doctors within Ohio Health's network who will be tenants. He added that the new building also will include an urgent care facility and imaging labs.

The project, which broke ground in March, should be completed in the third quarter of 2006. Seventy-five new positions are guaranteed to come with the building, Shad said.

While the new medical building is large in profile, there is an even larger project in the works, according to Shad. He said the new Wal-Mart Supercenter being built on Main St. and Collingwood Avenue will be a 203,000-square foot store that will feature full grocery and retail shopping.

The retail project, expected to be finished by January of 2007, allows for four outlets in front of the store. Shad said a gas station related to Wal-Mart has been proposed, but that has yet to be finalized.

Also along Main Street, Plaza Properties is working on three projects for Whitehall, each in varying stages of development. A 45,000-square foot retail center is being proposed that will have a maximum of 26 bays for possible retail tenants. The site also will include an outlot site for a 5,000-square foot restaurant.

According to Shad, Plaza has two other sites that are being groomed for retail buildings. One is on the corner of Robinwood Avenue and Main Street and the other is on Fountain and Main.

To help maintain its commercial growth, the city is beginning to provide incentives for new businesses that wish to take root in Whitehall, Shad added. Among the incentives the city is pursuing to attract future employers

and residents to Whitehall are Tax Increment Finance Districts and Community Real Estate Abatements.

Whitehall also is working toward drafting commercial design guidelines in an effort to strengthen the community's image.

According to Shad, the city recently approved a contract to undergo an operations and efficiency study to ensure that every step taken toward development is an efficient one.

Shad said he believes Whitehall's strongest market for job growth is reliant upon the development of medical and technology offices. He said he realizes, however, that if the city is going to be productive in this arena, an analysis of all the city's data and fibre optic systems must be undertaken to both facilitate and promote new development.

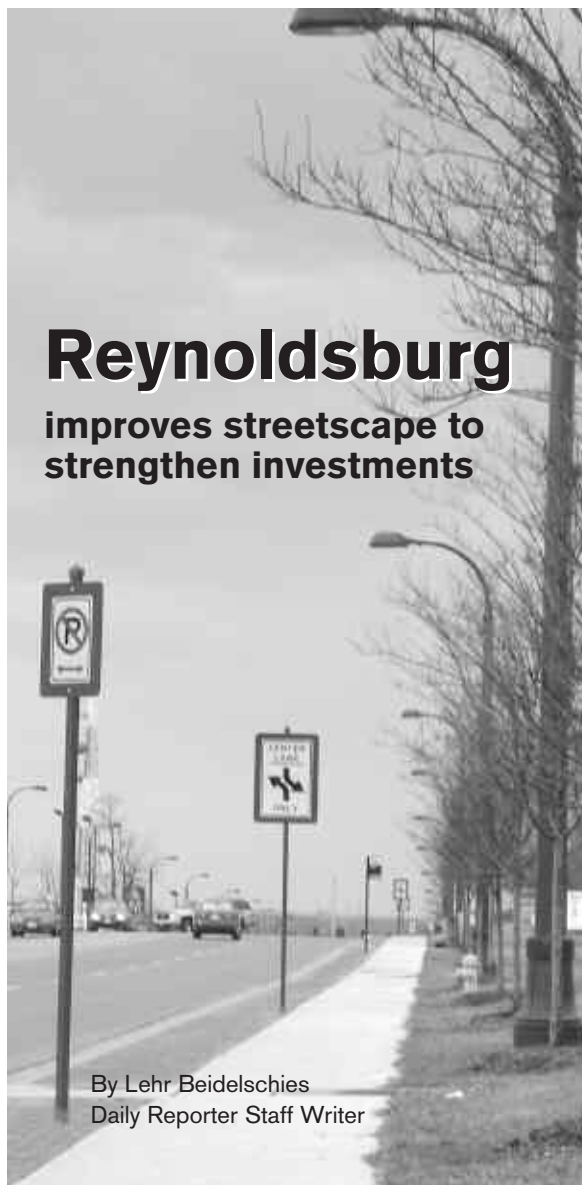
"If we don't have the proper infrastructure to get data moving it doesn't matter what we think," Shad said. "It just won't happen."

He noted that although commercial developments continue within the city, residential growth remains almost non-existent.

"That's not happened for a long time here," Shad said. "It's been very dormant."

He said he has been authorized to seek special counseling from the law firm of Bricker and Eckler LLC for reorganizing the community improvement organization.

"Hopefully, we should have a community improvement organization up and running (soon) that is a lot more aggressive in the real estate development business," Shad said.



By Lehr Beidelschies
Daily Reporter Staff Writer

The 10-year project seeks to energize Reynoldsburg's image in the eyes of its pedestrians, as well as potential investors in the community.

Reynoldsburg continues its long stride toward economic growth in 2006 by strengthening the ground beneath its feet. According to John Brandt, the city's director of development, Phase Two of the city's Streetscape Improvement Project is well underway.

The 10-year project, which began in 2005, seeks to energize Reynoldsburg's image in the eyes of its pedestrians, as well as potential investors in the community. Focusing on the city's three main commercial corridors of Brice Road, between Main Street and Livingston Avenue, the project currently is servicing the south side of Main Street.

Brandt said he hopes the major construction of Phase Two will be finished by the end of the summer.

"From what we understand, they're a bit ahead," Brandt said, referring to Complete General, the main contractors for the project. "But a rainy Spring could absorb that, so we don't want to count any chickens yet."

The improvement of the city's major corridors has brought about other new development, Brandt noted.

"The Limited Brand's expansion at their DC-3 property is currently under construction," he said.

With the highly publicized move from Easton to Reynoldsburg, "the largest retailer of women's apparel in the world" is currently adding about 125,000 square feet to its facility for a Victoria's Secret Direct distribution center, according to Brandt.

Also, developer Scott Beaver recently completed the zoning process for a vacant corner of Graham Road and Main Street. The planned building, slightly under 4,000-square feet, can hold up to three tenants. While those tenants have yet to be identified, Beaver said he has garnered interest from a bank, but has not ruled out the possibility of housing a restaurant on the site.

In terms of residential development within the city, Brandt said that Murphy Developments is building the Taylor Chase Condominiums, a project with about 140 units on Taylor Road, just north of Main Street. A representative for Murphy Developments said the company hopes to move in its first tenant by July.

New Albany, from page 25

The residential developments that are under construction include Sections 1 and 2 of the Windsor subdivision, located on Johnstown Road, south of Route 161. M/I Homes, in cooperation with the New Albany Co., is building 256-units in those sections and plans for another 116 in Section 3, which is currently in the engineering phase.

The Tidewater subdivision, located on Central College Road, also is under construction with 61 single-family units being built on 61-acres.

Wentworth Crossing, located North of Central College Road, east of state Route 605, is in the engineering phase at the moment, with 77-units planned for the 30-acre parcel, according to Stefanov.

As for the industrial end of development, Abercrombie & Fitch is building a second warehouse

distribution center that will be nearly 1 million-square feet in size.

At the same time, the apparel company is building two new additions to its corporate campus building on Fitch Path Road. Building "R," the 111,000-square foot addition, was completed in January, and the 76,000-square foot Building "V" still is under construction.

"Because of the expansions, we hope to see about 200 jobs created through each of the office buildings and potentially another 100 at the distribution center," Stefanov said.

Also, American Electric Power recently announced its plans to build a new control center in the business park on Smith's Mill Road. AEP, the company that supplies the park with electricity, expects the \$44 million project to bring 115 new employees to New Albany. The company expects to break ground on the 35-acre parcel by Summer.

Also, New Albany continues to work

on revitalizing the streetscapes around the village center.

"We have accepted a loan through the Ohio Public Works Commission to do the third phase," Stefanov said.

Beginning later this year, Phase Three of the project will focus on improving the intersection of High Street and Main Street with new streetlights, traffic signals, brick sidewalks and street-side trees.

Stefanov said the village expects construction to begin later this year.

With a cost of roughly \$1 million for Phase Three alone, Stefanov said he worries that the competition for loans may slow the completion of the project, which has at least two phases left to go.

"We are starting to gain momentum as fair as private investment is concerned," he noted. "What people are seeing in the village center is encouraging them to invest in the property there, whether building new facilities or rehabbing old ones."

Southern Franklin County



• Pickerington • Canal Winchester • Groveport • Grove City

Canal Winchester sizzles as one of Central Ohio's major growth areas

By Lehr Beidelschies Daily Reporter Staff Writer

Canal Winchester increasingly is becoming a hot spot for developers who wish to share in the community's small town magnetism.

New families continue to pour into the subdivisions surrounding the historic village. According to the Canal Winchester Web site, an estimated 1,500 single-family homes currently are planned or under construction.

Cherry Landing, a subdivision being developed by M/I Homes, has 55.3 acres under construction on Winchester Boulevard. A total of 180 lots are being developed for one-and-a-half- and two-story single-family homes, each no less than 1,100 square feet in size.

According to Allan Neimayer, planning and building administrator for Canal Winchester, a proposed annexation and development of 124 acres on the south side of Lithopolis Road also would bring new residents to the community. Along with the 178 single-family lots being proposed, the project would include 4.7 acres for an equestrian area.

Neimayer said the village recently zoned 297 acres of property, originally owned by the Ruth Pifer family, for development. Located to the north of U.S. 33, the zoned areas include 169 acres reserved for residential development, 88 acres reserved for

industrial development and 40 acres reserved for commercial development.

Commercial development has continued to grow throughout the Canal Winchester area.

Casto, which is responsible for Winchester Square, one of the first strip malls on Gender Road, now actively is developing Waterloo Crossing across the street.

A retail area anchored by a Wal-Mart Supercenter, Waterloo Crossing is a 300,000-square foot area that features available outparcels for retailers, as well as in-line retail space. Among the first tenants in this area were O'Charley's Restaurant and SkyBank.

The Atlerecare Nursing Home, which will be located on the southwest corner of Groveport Road and Thrush Drive, is being developed by TSG Investment Inc. The 72-bed facility will feature outpatient physical therapy and rehabilitation services.

The final plans for the site have already been approved, and Neimayer expects building plans to be submitted soon.

Also on Groveport Road, off Covenant Way, an addition to the United Church Homes' facility has been approved. The second wing will house 47 independent living units. Construction is expected to begin later this year.

In terms of industrial development, the village continues to thrive next to U.S. 33 with its two major industrial parks, Canal Pointe and the Canal Pointe Commerce Center.

The original 150-acre park, known simply as Canal Pointe, has nearly filled the first phase of development that began 10 years ago.

NIFCO LLC, a Japanese auto parts supplier recently built an addition to its corporate offices and is looking to acquire additional land for a research laboratory, according to Neimayer.

Flagg Inc., supplier of building materials such as countertops, has plans to build a 22,000-square foot expansion to its facility, as well.

The newest industrial park, known as the Canal Pointe Commerce Center, is independently owned by Dublin Building Systems. The 60-acre park still is in the initial stages of development, currently featuring a 22,500-square foot single- or multi-tenant spec building.

Dublin Building Systems is in the process of acquiring additional property from the village to support future development, Neimayer said.

With the huge amount of growth that Canal Winchester has experienced in the past decade, it is hard to say what the future holds next, but it is an issue that both Neimayer and Mike Arcari, the new development consultant for the village of Canal Winchester, are beginning to address.

"What you're seeing now has been carried out from what our vision was 10 years ago," Neimayer said. "Now we have to start looking 10-25 ahead to decide where we go from here."

Pickerington hopes to sustain and manage its growth potential

By Lehr Beidelschies
Daily Reporter Staff Writer

With a population that has doubled since 1990, the city of Pickerington is among the fastest growing communities in Central Ohio.

In 2005, the city granted permits to develop 279 single family homes, 42 condominiums and 117 commercial properties.

Because of the rapid changes, the city's administrators are focusing on managing growth in order to satisfy Pickerington's maximum potential and ensure continued interest in the community.

In 2004, Pickerington contracted McBride Dale Clarion to consult with the city and develop the Growth Management Assessment and Strategy Study that provides a third-party estimation of Pickerington's growth potential over the next 20 years.

TischlerBise supplied fiscal analysis for Pickerington and the study was adopted in late 2005. In addition to offering strategies for growth management, the study also provides an appraisal of Pickerington's current capacity for growth.

According to the study, with the recent annexation of 362-acres on Milner Road, the city has the capacity to build at least 3,920 new residential units. This annexed property also includes approximately 48-acres of land (about 523,000-square feet) for commercial and office uses.

Also, two proposed annexations to the south of the city would accommodate at

least another 1,200 residential units and 200-acres of land for commercial, industrial or office use.

Currently, Pickerington has numerous commercial developments under construction.

Casto, a Columbus-based development company, is redeveloping Pickerington Square, a strip center on Refugee Road and state Route 256. The project is expanding the center to include a new 87,466-square foot Giant Eagle.

The National City that was an outparcel of the original strip center, will be attached to the northwest corner of the grocery store, according to John McGory, a development consultant for the city.

Nearby, there is new development at the Windmill Square shopping center. Both Kroger and Great Clips are expanding their current facilities, and Barnyard Primitive will have a 9,500-square foot parcel in the shopping center.

McGory said that this year, the city is continuing to focus on two specific areas of development. Pickerington will continue to cooperate with Violet Township on growth opportunities near the state Route 33 corridor.

It also has plans to work on developing a stronger professional office market for the community. The city has approximately 275-acres of vacant land that is zoned for business use.

Global businesses flock to Groveport

for advanced logistics

By Jeff Green For The Daily Reporter

During the 1990s, the Village of Groveport experienced a wave of industrial development the likes of which it had never before seen — and the community still is booming.

With the conversion of Rickenbacker Airport to a cargo facility and an excellent roadway infrastructure surrounding the area, Groveport began to evolve as a hub for advanced logistics.

Companies including Eddie Bauer, Gap, Franklin International, Cardinal Health, Xerox and many other of the nation's largest companies found the village to be a perfect fit.

In the years that followed and especially in the past year, the village has continued to experience commercial and industrial growth during a time when the economies of many surrounding communities were weak.

The three existing industrial parks in the village are nearly at capacity and developers are searching for additional land. Although development is occurring at a pace that presents challenges to the village's building and zoning department, they are challenges the village welcomes.

Recent developments include the opening of new sales and distribution facilities for Kubota Tractors, McGraw Hill Publishing, Yokohama Tire and Build-A-Bear workshops.

Recent acquisition of land by Opus North Corp. will allow for a 100-acre expansion of the Opus Business Center at Rickenbacker and the construction of 2 million square feet of additional new warehouse space.

Nearby, Duke Realty recently acquired a 120-acre tract and soon will complete construction of the first of at least three new buildings which will total more than 2 million square feet.

The Duke development will be part of the Rickenbacker Global Logistics Park, which includes proposed development of several hundred acres of airport-owned land situated south and east of Rickenbacker Airport.

Cabot Properties Inc., a relatively new player in the Central Ohio region, is well underway with construction of a 755,000-square foot facility in the village's newest industrial park, Air East Business Park, located at the intersection of Pontius and Hayes Roads.

Two more buildings are proposed at the Air East site, for a total of 2 million square feet of new distribution space.

For the most part, the industrial development that continues to take place encroaches very little on the small-town quality of life Groveport residents enjoy. State Route 317 serves as a physical boundary between the bulk of Groveport's industrial development and the village's historic town center.

At the same time, however, industrial development has produced a revenue stream that prudently has been re-invested in quality of life improvements throughout the village.

In recent years, the village has opened a 67,000-square foot recreation center, 450,000-gallon outdoor aquatic park and has purchased and made enhancements to the former Willows Golf Club, now operated as a municipal course known as The Links at Groveport.

Groveport's Village Council recently heard a presentation by Pizzuti Solutions LLC detailing the results of Phase I of a comprehensive Main Street redevelopment feasibility analysis.

Pizzuti now will begin work on Phase II of the study, which will include design of a mixed-use retail and office center to be built on village-owned land at the corner of Main and Front Streets, development of construction cost estimates and actual marketing of the project to prospective tenants.

Increasing traffic counts and continued growth in the area clearly create a market for more restaurants and retail establishments.

Jeff Green is the economic development director for the Village of Groveport.

Retail, hospitality industries growing in



Grove City continues to be a key Central Ohio target for multi-tiered development as the area becomes home to more new residents and businesses.

Located on the southern cusp of Franklin County, Grove City provides easy access to regional arteries, especially Interstate 71 and Interstate 270 — and the community is only 15 minutes from the Columbus International Airport.

This access means the city is convenient for businesses conducting commerce and for employees commuting from Columbus to Grove City and vice-versa. As development continues, more and more people are able to both live and work in the city.

Accompanying this trend is an increase in both banking and medical opportunities. Such development allows Grove City to be an important part of the Central Ohio market while providing needed amenities within the boundaries of the city.

This convenience translates into a continued growth in new residences. In 2005, the Grove City Building Division issued 3,860 building permits, 371 of those were for single-family residences, marking an increase of more than one-third over the previous year.

The average value of a new home topped \$230,000 in 2005. Last year also witnessed the first residents moving into the new Pinnacle Club development,

GROVE CITY



By Darcy Dooley For The Daily Reporter

executive-style homes and condominiums supported by a Lanny-Wadkins designed golf course and community center.

Population growth in Grove City and to the south and west in Pickaway and Madison counties and increased traffic from the rest of Central Ohio, has led to more demand for retail, service and restaurants.

Parkway Centre, along I-71, continues to attract national retailers. Dick's Sporting Goods, Best Buy, and Michael's Crafts will open new stores in Parkway Centre North this year.

In 2007, Kohl's is expected join them with an 85,000-square foot store.

New restaurant options are being added across the city as well.

Smokey Bones recently opened a location in Parkway Centre, where an Olive Garden soon will locate. A new eatery, Vito's Italian Pub and Restaurant, opened its doors on US 62 near I-270, while the Sanctuary Tea Room joined the historic Town Center business community.

Easy access to highways makes

Grove City an attractive place to stay for travelers. Hotel owners recognize this and soon a seven-story Drury Inn will be housing guests, joining Hilton, Best Western, LaQuinta and Cross Country Inn in locating along I-71.

This addition means there will be

more than 1,200 lodging rooms available in Grove City, and the \$10 million in room sales last year is certain to grow.

Along with the bustle of national retailers, Grove City offers the charm of the traditional Town Center. This heart of historic Grove City features cozy, independent shops and restaurants in brick buildings along a gas lamp-lit street. Many of these buildings date to 1912 or earlier.

Ample free parking allows shoppers to visit an increasing variety of shops.

In 2005, the new Mill Street Market opened in a converted building once used to handle the grain, coal and lumber for much of southwestern Franklin County. Shoppers can now find scrapbooking and quilting supplies, as well as candles and other products in several shops.

Four acres in the Town Center were cleared in 2005, and several mixed-use proposals are being considered which include professional offices, residences and retail/restaurant options.

A number of existing businesses have recommitted themselves to Grove City as well. Tosoh SMD, Inc., one of the top employers in the community expanded its facilities. Others, including custom-bus designer Creative Mobile Interiors, also plan further development.

Work continues on transportation infrastructure to bolster residential and business growth.

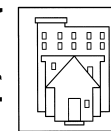
New and existing roadways and bridges are being created, expanded and repaired. A solution for the congestion at the state Route 665 and I-71 interchange is being sought with aid from local, state and federal entities, including a federal earmark of funds.

The evolution of business, infrastructure and services, as well as the development and preservation of recreational spaces enhance the quality of life in Grove City.

Darcy Dooley is the community relations specialist for Grove City.

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Lancaster enjoying the fruits of new 33 bypass

By Lehr Beidelschies
Daily Reporter Staff Writer

With the U.S. Route 33 bypass now complete, Lancaster has experienced a change — and it is ready to get down to business.

Just a short time ago, Memorial Drive (formerly a segment of Route 33) plagued Lancaster's main commercial hub with bumper-to-bumper traffic. Now that the thru-traffic has all but disappeared, one might believe the customer base also has diminished. Fortunately, for the local businesses, that is not the case.

According to Mayor David S. Smith, who has talked with restaurant owners along Memorial Drive, business is better than it has been for quite awhile.

"They said that their business has been up vs. a year ago," Smith said, adding that he believes this is because locals no longer avoid going out to shop or eat during peak traffic times and on the weekends.

He also said that perhaps some travelers, who are familiar with those restaurants from the days before the bypass, find it easier to get into the area, make a stop and continue on their trip.

Now that the bypass has freed Memorial Drive from congestion, Lancaster is focusing on new industrial opportunities.

The city has invested about \$10 million

in infrastructure around the state Route 188 and 33 interchange, according to Mike Pettit, development director for Lancaster.

"We've opened up several hundred acres of industrial ground that we're selling at a very nice rate," Pettit said, referring to ground that is going for \$42,000 an acre with all utilities in place. "(It's) probably the cheapest ground with a 15-year, 100 percent abatement on it."

That kind of pricing, combined with a location that is nestled between two of the largest universities in Ohio (Ohio State University in Columbus and Ohio University in Athens), already has caught the eyes of some investors, Pettit said.

"We're getting a lot of interest industrially," he said, also mentioning, "the workforce we have here is very loyal and very well trained."

Not only that, new businesses are looking at Lancaster primarily because the bypass and the industrial park all come together, according to Smith.

"Our industrial park is right beside the bypass off of Cedar Hill Road, which is also state Route 188, which allows (businesses) to move around a lot quicker," he said.

One of those companies is Fox Mechanical, which is bringing 35 jobs into Lancaster's industrial park. According to Pettit, the land has been purchased for the 12,000-square foot facility, and construction is slated to begin this Spring.

Perhaps the largest commercial growth in Lancaster was announced late last year. Menard's, a Wisconsin-based home improvement retailer, is scheduled to begin construction on a new 260,000-

square foot retail facility on Memorial Drive.

Less warehouse-oriented than competitors such as Lowe's or Home Depot, Menard's offers a more mass merchant-approach to selling home improvement supplies, according to Smith.

As for residential growth, Lancaster has remained as steady as most communities in Central Ohio.

Pettit said that last year the city granted permits for 107 new single-family homes with a value of \$16.56 million, and five new two-family homes that are valued at \$1.67 million.

"A lot of developers are coming in looking to expand the condominium base," Smith said.

Of these new developments, the Southgate Corporation is in its third project of approximately 44 condo units at Stone Glen Condominiums on state Route 188. Also, Rockford Homes is building 60 condos and 160 single-family on the West Fair area, according to Pettit.

While more elderly couples are choosing to live in condominiums, single-family units still remain popular with young families who want benefits like a yard or garage, according to Smith.

Dominion Homes is building 100 new homes in the city's northwest sector, pushing the number of total units to 1,000, he said, and to the east of that development, DiYanni Homes is building a 160-unit single-family subdivision.

Changes in Downtown Powell designed to better serve residents, businesses

By David Betz For The Daily Reporter

The city of Powell is experiencing tremendous growth while maintaining its small town charm.

Unique community planning and park development has controlled the impacts of the fast-paced growth and has helped to make the community rank as one of the top 20 best places to live in the United States, according to Money magazine.

Powell's city leaders and residents have placed an emphasis on continuing to rejuvenate the downtown. The recent approval by voters of a Tax Increment Finance District for the downtown area will provide the much needed funding for capital improvements that will help the downtown keep up with the growth in the area.

The downtown "four-corners" has long been the topic when discussing traffic back-ups in the community. Focus will be placed on improvements necessary for alleviating the traffic congestion.

Extending the village streetscape improvements to the east also is high on the priority list for the city. Plans include brick sidewalks, landscaping and on-street parking.

In fact, improvement to the city's public parking areas in general will be a priority.

The city recently completed the first phase of its Village Green Park located downtown next to the Municipal Building. This, along with a projected \$2.2 million dollars in improvements to the Municipal Building — which includes a new police station and exterior renovations — will drastically improve city services downtown.

This project is scheduled for completion in early 2007.

Powell, Page 43

Commercial development exploding in Newark

By Lehr Beidelschies
Daily Reporter Staff Writer

Newark officials are working hard to bring new opportunities to the city, as well as trying to facilitate the developments that are currently underway. From a commercial standpoint, much of the attention has been placed squarely on the north end of the city.

“That area, over the last four years, has really exploded because Home Depot is there,” said Cheri Hottinger, president of the Licking County Chamber of Commerce. She noted that a new Wal-Mart Supercenter recently was built in the same vicinity.

At the center of the “explosion” is the redevelopment of the defunct Newark Plaza shopping center, on the corner of Deo Drive and Mount Vernon Road. The Plaza, which was home to Newark Cinema Four and Dollar General, recently was demolished to make room for new businesses on the 120,000 square foot site.

Kohl’s will serve as the Plaza’s 68,890-square foot anchor store, reserving more than half of the available square footage. The remaining space will be filled by two additional retailers that have yet to be determined.

The city also plans to realign Waterworks Road in order to complement the new shopping center, said Hottinger. Currently, Waterworks Road intersects with Mount Vernon Road to the immediate north of the Deo-Mount Vernon intersection.

According to Hottinger, the two-light “jog” across Mount Vernon Road, from Deo Drive to Waterworks, has caused a lot of traffic congestion for Newark’s main retail hub.

To help traffic flow, city planners will close the Mount Vernon-Waterworks intersection and realign Waterworks Road to meet Deo Drive as it intersects Mount Vernon Road so that the two corridors can share one traffic light.

Another major “boom” for the city of Newark, according to Hottinger, is the redevelopment of the Career Center and Technology Education Centers of Licking County. The Center recently built a new 150,000-square foot addition to its current facility to house the student-based programs at the school.

The old section of the school will be renovated for academic instruction and adult programs, which Hottinger said would act as an incentive to businesses that are interested in Newark.

“When businesses come in, (C-TEC) can offer them on-site job training,” Hottinger said. “Or they can come to C-TEC and use its training facilities and mock manufacturing rooms to help train employees.”

Outside of commercial developments, much of the growth in the city is being focused on Newark’s growing future.

“With the passage of a levy for Newark city schools,” Hottinger said. “We are going to have some new schools that we haven’t had for many years.”

On the north end of Newark, many housing subdivisions are going in at Hornhill Road, off of state Route 13, where the new Hillview Elementary is being built.

King Road, where the Mid-Ohio Development Corp. is continuing to build The Condominiums at Fox Run, is the future site of Liberty Middle School.

Also, Carson Elementary is being built just off of East Main Street, on the east side of the city. According to the office of Keith Richards, superintendent of Newark City Schools, ground has been broken for each of these schools and a completion is expected in 2007.

Delaware.....

By Lehr Beidelschies
Daily Reporter Staff Writer

When asked to give a run-down of the current development projects in the city of Delaware, Planning Director David Efland's first response was quite telling.

“How long do you have?” he asked.

According to Lee Yoakum, coordinator of community affairs, Delaware constantly is seeing new activity on every side of the city.

Housing continues to grow within the community, according to Efland. The first wave of major residential development is being finished on the west side, and officials are beginning to shift their focus toward the southeast corridor.

Among the new developments, GlenRoss continues to grow substantially. Overall, there are 618 dwelling units on the 309-acre golf community, which was the location for last year's Parade of Homes, an annual showcase of homebuilders and their work presented by the Building Industry Association of Central Ohio.

To the west, Braumiller Estates has begun construction of 123 units on 49 acres. Braumiller Woods, a 179-unit development on 69-acres soon will complement that subdivision.

Efland said Delaware currently is talking with its school districts and the developers about these projects and their impact on schools. The school districts have been receiving gifts of land from developers for school sites, he said.

He also said the city is putting in a lot of infrastructure in conjunction with these and other new developments in the area.

“As the sewers and the roads become real on the ground, we are seeing that the commercial development is really following those rooftops.”

The most prestigious and upgraded development project for the city, according to Efland, is “Locust Pointe,” located on the southeast corner of Houk Road and West Central Avenue.

Approximately 25,000-square feet of retail and 43,000-square feet of office space will be available at the site, which will include a day-care facility and a CVS pharmacy.

With 5.5 million-square feet of manufacturing space in the city of Delaware, industrial development is growing as well.

“When I got here six years ago we were talking with one or two companies at a time,” economic development coordinator Gus Comstock said. “Now, we are negotiating three, four, or five at a time.”

Comstock said Delaware is an attractive location for businesses that wish to take advantage of the Municipal Airport located adjacent to the industrial park.

InnoPak, a company that makes customizable produce bags for grocery stores, just completed a 56,000-square foot building in the industrial park.

Liebert Corp. consolidated operations from Irvine, Calif., to Delaware, transferring 100 engineers to Central Ohio. The company manufactures high-voltage uninterrupted power surplus units, which provide surplus power for buildings during blackouts.

Also, Outokumpu Copper Nippert just completed construction of a micro-mill for manufacturing long rolls of nickel-coated copper wire, used for making interface pins for computer terminals. According to Comstock, the company chose Delaware over cities in Wisconsin, Rhode Island and China.

In the downtown area, Delaware has seen somewhat of a renaissance in the last few years, according to Efland. In 2002, the

nearly 200 years old and still facing growth issues



vacancy rate for the downtown area was almost 28 percent. It has since dropped to less than 5 percent.

With ground floor storefronts filled, much of the new development in the area is beginning to focus on second- and third stories, partly attributed to private investment capital. Investors are seeing the fairly intact 1900-era architecture as an attractive and unique location for nightlife, restaurant and small commercial development.

“There’s more to do and more reason to stay in the downtown,” Yoakum said.



Efland said he accredits Delaware’s Historic Preservation Commission for a lot of the current and potential development.

“They have rules and regulations, but (they) are willing to work with entrepreneurs to make sure the downtown is filled,” he said.

As for the future, the city is planning for continual improvement and management of the downtown area. Very detailed, somewhat mundane issues, such as parking and trash


removal, that are inherent to such extensive growth will be “tackled” next, according to Yoakum.

“Delaware is unique in that we are a growing community and we are a mature community,” Yoakum said. “We are nearly 200 years old, and we are still facing some monumental growth issues.”



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Residents, retailers attracted to a growing Marysville



By Lehr Beidelschies Daily Reporter Staff Writer

Since 1990, the city of Marysville has doubled its population from approximately 9,000 to 18,000 people, according to Eric S. Phillips, chief executive of the Union County Chamber of Commerce, and the city still is getting new proposals for subdivisions.

One of the newest developments in Marysville is Walker Meadows with homes ranging from \$350,000 to \$500,000. Condos in that area can cost as much as \$250,000, according to Phillips.

Phase 2 of the 45-acre subdivision, developed by S/B Marysville Ltd., is currently under construction.

According to Chris Schmenk, newly-elected president of the Union County Chamber of Commerce, people are moving to Marysville in order to escape "the urban rat race."

"We are hearing quality of life as being a key issue," she said.

Phillips said the corporate base of Marysville also plays a factor in its residential popularity. Honda of America is by far the largest employer in Marysville with more than 10,000 employees. The Scotts Miracle-Gro Company, also based in Marysville, has nearly 1,000 employees.

"Some of those people are starting to live here because they want to live closer to work," Phillips said.

A solid school system, easy access to Columbus and a lower cost of living than other communities also are key factors, according to Phillips.

"With those rooftops, retail comes along," he said.

According to Phillips, nearly all of the attention from retailers is being focused on Coleman's Crossing Boulevard, a new retail hub located between Delaware Avenue and Industrial Parkway.

Coleman's Crossing, the largest retail development ever realized in Union County, was made possible by cooperation among the city of Marysville, Union County and the Marysville Exempted Village School District, who worked together to turn the area into a Tax Increment Financing District to help pay for new commercial infrastructure in the area.

Recently, Scott's Miracle-Gro teamed with Wal-Mart in opening its new Supercenter in Coleman's Crossing. The new store features an expanded garden center and 206,000-square feet of retail space, replacing the 70,000-square-foot store that was originally east of U.S. Route 36.

According to Phillips, the 102,000-square foot Home Depot that is scheduled to open in November will complement business for the Supercenter and other businesses at or around Coleman's Crossing.

"That whole corridor, almost two miles in length along (state Route) 33, is totally being developed and redeveloped," he said.

City Gate, a shopping center located across the street from Coleman's Crossing, on the north side of Delaware Avenue, is expected to soon undergo redevelopment. The developer is currently going through the planning approval process, but has been doing preparation work already, demolishing some of the existing buildings on the site.

According to Schmenk, the developer for that project has an idea for commercial outlots that could be used for retail, restaurant and office space.

Adjacent to Coleman's Crossing, the Shoppes at Marysville retail strip center will have some new development as well. A new Applebee's restaurant and a Verizon Wireless store are expected to open this summer. Other retail tenants are interested, but have yet to announce plans, Phillips said.

"I'm a person who doesn't steal the thunder from companies," he added. "I want them to make the announcement when they want to go public with it."



London's new medical building nearly ready to open for business

By Lehr Beidelschies Daily Reporter Staff Writer

Despite its small size and relaxed pace in terms of development, the city of London should continue to grow in 2006.

According to Vince Benedetti, the building inspector for London, the largest commercial project in development is the new Park Avenue Medical Office Building on the Madison County Hospital grounds. Construction of the 28,000-square foot building began in September 2005 and has remained on schedule ever since.

"The hospital is going to operate the first floor," Benedetti said, explaining that it will host outpatient services on the ground level of the two-story office building. The services will include physical, occupational and speech therapy. He said other services include a wellness center and a specialty suite for mammography and bone density imaging.

The second floor of the building will be reserved for private practices that will own the rights to their leased spaces, even though the hospital will own the building itself, Benedetti explained.

Two practices already have

committed to setting up shop in the new building, and hope to move in the first of July, when the project is scheduled for completion.

In terms of housing in London, new residential developments within the city remain limited to build-outs within current subdivisions.

"Housing has been fairly slow here in London," Benedetti said. In 2005, a total of 68 new single family units were built, but so far there have been only six this year.

Of the existing subdivisions, Amherst Meadows, a development of Sovereign Homes, has maintained constant growth. According to Benedetti, the subdivision located across from Carter Lumber has averaged about 20 homes per year and remains steady in 2006.

Chevington Place, located off of state Route 42, has four new units underway this year. According to Benedetti, the subdivision was originally created by Dominion Homes, but it sold its remaining lots to Maronda Homes last year.

Also, Regent Homes continues to build



upon the first phase of its Brooks Edge community, he said.

"We have very few people buying existing lots and building homes on them," Benedetti said. "Like any community, there are more areas of town that are more desirable than others."

The newest industrial development for the city of London essentially is a remodeling project for an already established company within the community.

Bodycote IMT (Industrial Materials Technologies), which performs third party density testing and research for automotive companies, currently is remodeling a portion of its existing plant.

The company plans on placing active equipment into a 7,000-square foot space that previously was used as storage area, according to Benedetti.

Powell, *from page 39*

Also, the city currently is having engineering completed for a new bikepath that will connect its downtown to the west along Powell Road out to Sawmill Parkway. Currently, it is believed that this project will cost about \$150,000. This bikepath could be completed by the end of 2006.

There also is new commercial development and investment taking place downtown. There are several small office buildings under construction in the range of \$400,000 to \$900,000, and another mixed use project, 50 South Liberty, soon will be underway.

50 South Liberty will consist of 20,000-square feet of retail space and 20,000-square feet of office space above the retail. Located just south of the Four Corners, this is projected to be a \$5 million project and the largest single private investment in the downtown area.

David Betz is the director of development for the city of Powell.

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Top 5 Current Development Projects

Project	Address	Cost
Community Properties Housing	Various addresses	\$25 million
Chantry Place	5542 Chantry Place	\$12.966 million
Boulevard Green Condos	1850 Northwest Blvd.	\$4.864 million
Rich Street Walk Condos	579-587 E. Rich Street	\$3.471 million
Hamilton Park Place Condos	102-120 Hamilton Avenue	\$936,170

Fifth Third Bank

See ad, Page 7

Top 5 Current Development Projects

Project	Address	Cost
Gateway Development	South Campus Gateway	\$40 million
Victorian Gate Condos	633 N. High Street	\$20.5 million
Lakes at Cheshire Condos	3769 Columbus Pike, Delaware	\$8.5 million
East Bank Condos	Riverside Drive & West Case Rd.	\$9.8 million
JDS Jeffrey Condos	North Fourth Street	\$8.3 million

NECA

See ad, Inside Back Cover

Top 5 Current Development Projects

Project	Address	Cost
Battelle Memorial	270 Lily Chapel Rd., W. Jefferson	\$45 million
Dublin Methodist Hospital	Avery-Muirfield Rd., Dublin	\$14.8 million
Waste Water Treatment Plants	Columbus	\$11 million
Jennings Hall	OSU, 1735 Neil Ave.	\$3.1 million
Bricker Federal Bldg.	200 N. High St.	\$2.3 million

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See ad, Back Cover

Top 5 Current Development Projects


Project	Address	Cost
Steeplechase Village (apts.)	6770 Shook Road	\$23.49 million
Creekside I,II,III (apts.)	2422 Banks Edge Way, Reynoldsburg	\$39.2 million
College Park (apts.)	1661 College Park	\$14.6 million
Albany Club (apts.)	3701 Governors Club Blvd.	\$21 million
Troy Farms (apts.)	83 Equestrian Way, Delaware	\$10.4 million

Bovis Lend Lease

See ad, Page 23

Top 5 Current Development Projects

Project	Address	Cost
Trump Intl. Hotel & Tower	Chicago, Ill.	Confidential
Ohio School Facilities projects	Ohio	\$410 million
BPB Inc.	(unavailable)	\$188 million
Calhoun St. & McMillan Park	University of Cincinnati	\$113 million
Biomedical Research Tower	Ohio State University	\$99 million



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