

2007

Developing *Our* Community



Downtown

Heart of city swells as office vacancy rates drop, residential developments increase

Arena

Neighborhood continues to thrive as place to live, work and play

Bexley

Main Street corridor booming with retail

Italian Village

Plenty of condos, commercial space coming to community

Lancaster

City experiencing one of biggest growth spurts in its history



Dublin

Retail, health-care, tech facilities among community's top projects



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DEVELOPING OUR COMMUNITY 2007

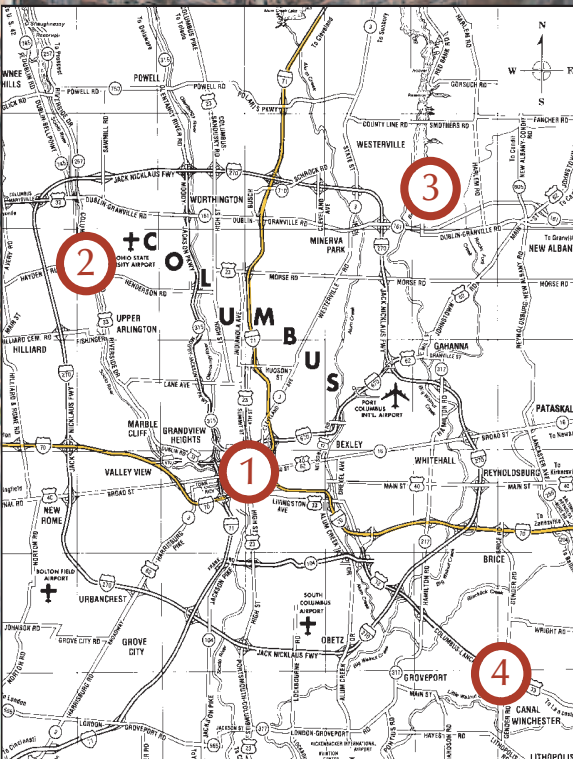
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We have divided the community into various sectors so that we can provide in-depth coverage of our major communities in the area. These sectors are:

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



COLUMBUS

SECTOR 1

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

Heart of city swells as office vacancy rates drop, residential developments increase

By MELANIE MCINTYRE
Daily Reporter Staff Writer

Development in Columbus' downtown continues to heat up as several commercial projects are under construction and funding has been set aside for revitalization of the Scioto riverfront.

One of the city's premier projects is the redevelopment of the former Lazarus department store building at South Town and High streets, said Boyce Safford, acting director of the city's Department of Development.

The 1.1 million-square-foot building has undergone renovations, led by the Georgetown Co. and Turner Construction, totaling \$59.5 million.

A seven-story galleria has become the building's main entrance off Town Street and office space has been created for the Ohio Department of Job and Family Services and the Ohio Environmental Protection Agency.

Phase One of the project was completed earlier this year and a 12,000-square-foot exhibit space for The Ohio State University's College of the Arts, an 8,000-square-foot print shop for the Ohio Department of Administrative Services, and 60,000-square feet of retail space near the galleria and along High Street are in the pipeline.

The Ohio EPA already has moved into the building and the ODJFS expected to have all its employees relocated by early spring.

Columbus Mayor Michael Coleman has said the space will be able to house 1,800 employees and that it likely will earn gold level certification status from the U.S. Green Building

Council, making it a model of environmentally-friendly design.

The building's "green" features include a rooftop covered with living plants to reduce summer heat build-up, low-flow plumbing and energy-efficient windows that reduce utility costs by 25 percent.

In addition, more than 50 percent of all of the materials removed from the facility were recycled, keeping almost 6 million tons out of local landfills.

Another entity relocating to the downtown area is Ohio Health, which is moving its executive and administrative offices into 90,000-square feet of the Borden Building at 180 E. Broad St.

The move, which should be complete by year's end, was necessitated by the sale of Ohio Health's corporate offices at the Victorian Village Health Center to Select Medical Corp.

Ohio Health also has announced that it will build a \$59 million surgical center at East Town and Sixth streets this fall.

Nationwide Mutual Insurance Co.'s new office building at 275 Marconi Boulevard is another significant downtown development, Safford said. The six-story office building will house between 600 and 700 workers.

In light of all these office relocations it is unsurprising that the downtown office vacancy rate is steadily decreasing. As of December 2006, it was down to 18.3 percent, Safford said.

He credited the city's tax incentive program for businesses that relocate downtown with lowering the vacancy rate, as well as conversions of several

offices to residential space. The vacancy rate hit an all-time high of 26 percent during First Quarter 2003.

Another important downtown project is Carlyle's Watch, he said. The building, located at 100 E. Gay St. was developed by Urban Loft Ventures LLC and added 54 new condominiums to the downtown when it opened in March.

Though that number is nothing to balk at, it's a drop in the bucket when looking at downtown residential development after 2002.

As of March 1, 1,534 residences have been added to the downtown and surrounding areas since Jan. 1, 2002 and 2,796 units are in the pipeline, according to the city.

In 2002, Coleman announced that he wanted 10,000 residential units added to Columbus' core over the next 10 years and Safford is optimistic that the mayor will not be disappointed.

"I think we're very well on our way to reaching that goal," he said.

The Downtown Commission has approved 422 units that were under construction as of March 1, including the 23-unit 8 on the Square project, the 46-unit CityView at Third development, and the 77-unit Seneca project.

Further, it has approved four projects that were not yet under construction as of March 1, including Casto's Lofts on High development, which will have 75 residences.

In Coleman's 2007 State of the City address, he charged

the Columbus Downtown Development Corp., Experience Columbus and the Convention Facilities Authority with exploring the feasibility of a 500- to 750-room, full-service convention hotel.

An Experience Columbus survey revealed that organizers for more than 10,000 conventions, tradeshow and meetings said they would consider holding their events in Columbus if we had a full-service hotel, Safford said.

Those additional events not only would generate economic benefits, but they also would provide the city a chance to show off our community, he added.

In February, the CDDC and the American Electric Power Foundation announced they would each make \$10 million contributions to a Scioto riverfront beautification project. The \$38 million project will be completed in two phases, Safford said.

The first phase will include construction of a 30-foot street-level promenade connecting Battelle Park and Bicentennial Park, a project that is scheduled to break ground by April 2008.

Phase Two is expected to begin in Fall 2009 and will include construction of a 50-foot wide riverwalk for joggers, skaters and bikers.

"Great cities are built around great parks and the Scioto Mile will be the jewel in the heart of Columbus and offer something for all families to enjoy," Coleman said in a statement announcing the funding contributions.



CityView at Third

former
Lazarus
department
store
building

DOWNTOWN

Neighborhood continues to thrive as place to live, work & play

By EMILY YEAGER
For The Daily Reporter

Already home to more than 500 residences, the Arena District is on track to complete its third residential project this year by transforming the former A & P warehouse building into upscale urban lofts. The Condominiums at North Bank Park, located at the corner of Spring Street and Neil Avenue, will offer 109 residences in two attached buildings.

"The demand for living space in the Arena District has exceeded our expectations," said Brian J. Ellis, president and chief operating officer of Nationwide Realty Investors Ltd., Nationwide's development arm responsible for the area's growth.

"The Condominiums at North Bank Park will present additional options for those who want to be within walking distance of the park space, entertainment and dining options here," he said.

The 80-year-old lofts building, which opened in 1926 as a four-story warehouse for the Atlantic & Pacific Tea Co. grocery chain, will be converted into 21 one- and two-bedroom urban-style lofts ranging from 1,500- to 2,500-square feet. The lofts will feature open spaces with concrete columns, hardwood floors and exposed brick, and are expected to be ready for occupancy in the fourth quarter of 2007.

The attached glass and steel high-rise, towering 20 stories high, will include 88 one-, two- and three-bedroom residences ranging from 1,275- to just under 2,500-square feet. The tower, which should be ready for tenants in the fourth quarter of 2007, will showcase high-end finishes and generous balcony space with glass railings for unobstructed views of the skyline, Scioto River and Huntington Park.

"Residential was the final — and key — element to the area's masterplan that was unveiled in 1997," said Ellis. "We've created a neighborhood with entertainment venues, office space and restaurants, and by incorporating residential into the mix we've transformed the area into a destination where people can live, work and play."

In addition to The Condominiums at North Bank Park, NRI announced in November its plans to begin building a seven-story 130,000-square-foot Class A office building at 230 West Street, at the corner of West Street and Marconi Boulevard, facing McFerson Commons.

The anchor tenant for the first three floors of the building will be Lifestyle Communities, occupying 40,000 square feet.

"We are excited to bring our company headquarters to the Arena District," said Michael J. DeAscentis Jr., CEO of Lifestyle Communities.

"Over the past 10 years we have been committed to developing a culture and work experience that fosters creativity and innovation, in much the same way Nationwide has created a vibrant, thriving atmosphere in the Arena District," he said.

"We are excited to have Lifestyle Communities expand their presence in the Arena District," Ellis noted. "This is a growing high energy business and it will be great addition to have them and their associates working in the Arena District."

Construction on the six-story, 133,000-square foot Class A office building located at 275 Marconi Blvd., east of the Arena Grand parking garage, was completed first quarter of 2007 and tenants starting moving into the building in March. The new building will allow Nationwide to house up to 800 new and existing employees, and is 100 percent leased.

While new residential and commercial developments have played a major part of rounding out the Arena District's masterplan, the addition of Huntington Park, the new home of the Columbus Clippers Triple-A baseball team will be another home run for the district.

NRI was selected in March to serve as the owner's representative for Franklin

County to oversee the design and construction of the new stadium. The 10,000-seat, county-owned ballpark is slated for the northwest corner of Neil Avenue and Nationwide Boulevard, and is scheduled to open in 2009.

Retail also continues to thrive in the Arena District with two new restaurants debuting new flavors this year. TBD Tavern, located at 191 West Nationwide Blvd., is the development of a new restaurant operator, Innovative Culinary Concepts. Peach's Rise & Dine is owned by Peach's Franchise LLC, the newly relocated Worthington, Ohio-based company, will be situated at 277 West Nationwide Blvd. this summer.

Colliers Tucker Martin Turley Co. and Diamond Hill Investment Group Inc. were two of the newest tenants to relocate to the Arena District in 2006. Overall, the district houses a nice blend of tenants ranging from law firms, government offices, creative firms and real estate firms, and continues to attract new tenants, residents and visitors.

As a whole, leasing momentum continues to thrive in the Arena District with commercial leasing topping out at 95 percent and 89 percent in the district overall. "There has been such a strong demand for commercial space, that we don't currently have large office space available to lease," Ellis said.

Emily Yeager is the senior communications coordinator for Nationwide Realty Investors.

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District

Businesses’ distinctive wares, services give community its own style

By MELANIE MCINTYRE
Daily Reporter Staff Writer

“Eclectic” is probably the best word to describe development in the Short North as it maintains its tradition of welcoming one-of-a-kind housing, retail, and dining establishments to the community.

For instance, the new Jackson on High project located at 1145 N. High St. next to Columbus Eyeworks will

include 46 condominiums, 4,800-square feet of commercial space, a fitness center, a pet park, and a rooftop pool overlooking downtown.

In addition, the building’s design incorporates an abundance of glass and calls for a three-story structure fronting High Street with an eight-story tower behind it, making it very different from other neighboring properties, said John Angelo, executive director of the Short North Business Association.

The project, which is scheduled to break ground this summer, is being developed by JBH Holdings LLC and was designed by Berardi + Partners Inc.

Construction is expected to wrap 16 to 17 months.

Another new Short North residential development is The Dakota located at 847 N. High St.

The five-story brick building, developed by ARMS properties, is significant because it provides “a critical link between north and south High Street” and “fills a hole between Hubbard and First avenues,” he said.

The Dakota’s 44 residential units start at \$199,000 and several sales were in the works as of First Quarter 2007. Also, its developers were in negotiations with potential first-floor commercial tenants as of press time. The project broke ground last year.

ARMS Properties also is the development force behind the new Union Station going up on the former Zola’s site at 782 N. High Street.

The new establishment will be “more upscale” than the Union Station Video Cafe it is replacing and it will feature a patio, Angelo said.

Another restaurant coming to the Short North this spring is Marcella’s, a Cameron

Mitchell offering that will be modeled after a traditional Italian wine bar.

Marcella’s will be located on the ground floor of the historic Yukon Building, situated at the corner of Poplar Avenue and High Street just north of the I-670 cap, which also features 28 loft-style condominiums developed by the building’s owner, Plaza Properties.

A UPS store and a Starbucks also are expected to move into the building’s first level.

The Wood Co.’s commercial development in the former Winders Motor Sales Co. building at 777 N. High Street also is gaining a restaurant.

Three businesses — wine store Vino 100, furniture and decor shop Collier West, and women’s clothing store Substance — moved into the development last year, but a fourth space on the corner of Hubbard and High remained tenantless until Richard Rosendale decided to open his first restaurant there.

The renowned chef who has earned national and international culinary honors said he expected to open Rosendale in early spring, according to Angelo.

Several other businesses have made their way to the Short North in the last year, providing residents with a “full range” of retail options in the northern section of the district, he said.

They include “sneaker boutique” Sole Classics (765 N. High St.); What The Rock?! (1116 N. High St.), a shop carrying rock ‘n’ roll-related books, art, clothing, accessories, and home decor; and American Apparel (1221 N. High St.), a vertically integrated clothing manufacturer and retailer.

“Rounding out the personal services category,” he said, is the new Vita Bella Dance & Body Center (891 N. High St.), which offers massage therapy, yoga and dance lessons.

Gateway development spurs additional growth, improvements

By MELANIE MCINTYRE
Daily Reporter Staff Writer

The South Campus Gateway project has injected new life into the University District and is helping to spur additional revitalization in the community’s distressed Weinland Park neighborhood.

As of March, Campus Partners had invested more than \$152 million in the development of Gateway, which sits just south of The Ohio State University’s main campus and consists of 250,000-square feet of entertainment, restaurant and retail space, 88,000-square feet of office space, 184 apartments, and a 1,200-square-foot parking garage.

Construction wrapped on the project in Fall 2005.

“The opening of South Campus marked the start of a new era for High Street and the surrounding area,” said Stephen A. Sterrett, community relations director for Campus Partners, a civic association for the neighborhood’s bordering OSU’s campus and Gateway’s developer.

“I feel excited by what’s beginning to happen,” he said.

Not only has Gateway improved the University District’s aesthetic appeal, it has significantly reduced vacancy rates in rental housing located near the development, he said.

In the wake of such progress, Campus Partners has been anxious to more actively promote the district’s neighborhoods as great places to “live, learn, work and play,” so the organization, along with local business and university leaders, launched a new Web site in February to help.

The site, www.universitydistrict.org, is meant to be a one-stop source of information for students, area residents and those living outside the university district — a critical function as the community lacks a weekly newspaper, he said.

Over the last decade, Campus Partners has worked with OSU and the

city of Columbus to promote revitalization of the Weinland Park neighborhood, which has as its boundaries Fifth Avenue to the south, Chittenden Avenue to the north, High Street on the east and Conrail railroad tracks on the west.

The neighborhood is generally categorized as poverty-stricken and has the city’s highest concentration of federally-subsidized, project-based Section 8 housing, he said.

With a \$5 million loan from OSU, Campus Partners purchased 18 residential properties along East Eight and Ninth avenues immediately south of Gateway for redevelopment during the next few years as suggested by the Weinland Park Neighborhood Plan, which was adopted by Columbus City Council in July 2006.

Redevelopment of the former Columbus Coated Fabrics site, about 17.5 acres on the eastern edge of Weinland Park, is another Campus Partners/city of Columbus project that is making progress.

Last year, the parties jointly contributed \$500,000 for an assessment of the site’s environmental contamination and on Dec. 11, 2006, City Council authorized the use of \$1.6 million from a municipal bond sale for asbestos removal and demolition of the buildings on the property, he said.

On the 22nd of the same month, the city took title of the property from its bankrupt owner Decorative Surfaces International.

In April, the city submitted applications for Clean Ohio Revitalization Funds to cover the cost of underground demolition and environmental remediation of the site; demolition was scheduled for First Quarter 2007.

The Weinland Park Neighborhood Plan recommends that the property be reserved for market-rate housing and greenspace.

Building would not begin there until 2009 at the earliest, Sterrett said.

As of press time, The Wagenbrenner

Co. was deemed most likely to become the city and Campus Partners’ private development partner.

OSU’s College of Education and Human Ecology’s early childhood development center currently is under construction in Weinland Park.

The center will be the nation’s first early childhood laboratory in a low-income neighborhood, according to the university.

When completed, the A. Sophie Rogers Laboratory School will be relocated from Campbell Hall to the new facility to serve area families, Ohio State employees and the traditional community population.

Architect Jean Gordon, an expert in the design of early childhood education spaces, will lead the design of the building and Columbus architectural firms HKI and Moody-Nolan will contribute.

OSU staff members are expected to move into the building in coming weeks to prepare for the start of the 2007 academic year.

In addition, Columbus’ Recreation and Parks Department is preparing to renovate the city-owned recreational park named Weinland Park that is located next to the center, Sterrett said.

The park’s renovation, which will create age-appropriate recreation and play places for children, teens and adults, will coincide with the school’s opening, he added.

Architectural plans for the neighborhood policing center to be built on the north side of East 11th Avenue between Summit and North Fourth streets still were under review as of press time, he said.

The city and OSU are sharing the cost of construction, which is scheduled to begin this year and wrap in early 2008.

The center will house a substation for the Columbus Division of Police’s fourth precinct, offices for Community Crime Patrol and OSU’s police department, a Neighborhood Pride Center and a community meeting space.

The Dakota provides “a critical link between north and south High Street” and “fills a hole between Hubbard and First avenues.”

— Angelo

Historic section of downtown has great redevelopment potential

By MELANIE MCINTYRE
Daily Reporter Staff Writer

The Brewery District will again experience a significant amount of commercial development in the coming year — a welcome precedent as the historic neighborhood carves out a new place for itself within Columbus' landscape.

Last year, a 66,000-square-foot Kroger at South Front and Sycamore streets gave the neighborhood its first grocery store, and business is booming.

The store's "lunch business is great and I hear its generally doing very well," said Brad Kitchen, president of the Brewery District Association.

On the residential front, a significant addition to the area was Liberty Place, a 308-unit apartment complex that sits on 6.729 acres at 250 Liberty St. It features one-, two-, three- and four-bedroom apartments that have rents ranging from \$900 to \$2,000 a month. Units are leasing now.

"They're probably the nicest apartments I've ever seen," Kitchen said. "We're very excited about them."

Liberty Place was developed by Houston-based Winther Investment Inc., and construction began in December 2004.

In December 2006, Gilbane Building Co. began construction of Grange Mutual Insurance Co.'s headquarters expansion.

Located at 650 S. Front St., the expansion consists of a 240,000-square-foot attached tower along High Street as well as a 1,000-space parking garage. The \$85 million expansion is expected to add 800 jobs over the next two decades — a definite boon to the Brewery District's workforce, Kitchen said.

The community's close proximity to the Franklin County courthouses has always made it a popular choice with attorneys looking for office space, he added, and its old warehouses with their high ceilings and brick walls are great for businesses looking for "creative workspaces."

Another "exciting project if it does happen," he said, is the 10-story mixed-use development that would stand on the site of the current Clarmont Restaurant at 684 S. High St.

The project, which is being proposed by Clarmont owner Thom Coffman and real estate broker Peter H. Luft, would include a new Clarmont Restaurant, 54 condominiums, and commercial space.

The Clarmont opened in 1946 and Coffman has owned it for the last 11 years.

Other Brewery District properties ripe for redevelopment, he said, are the Columbus Maennerchor site at 966 S. High St. and the two Hoster Brewing Co. buildings owned by the Wasserstrom family.

Another area staple that is looking to change its format is Victory's. The restaurant-pub closed earlier this year and its owner is planning to renovate the space at 547 S. High St. and find a new occupant, he said.

It is likely that other district establishments will reinvent themselves as well, in an attempt to draw a younger professional crowd that has generally shirked the district's dining and entertainment venues in favor of those in other Columbus hotspots, he said.

In another marketing effort, the Brewery District Association is planning to create more special events such as Das Vroom, a German car show that first came to the neighborhood in July 2004 to "play up the district's European flair," he said.

In December 2006, Gilbane Building Co. began construction of Grange Mutual Insurance Co.'s headquarters expansion.

Charm hasn't been compromised by new businesses, homes

By KATHARINE MOORE
For The Daily Reporter

The residents of Columbus' oldest historic preservation district, German Village, are focused on maintaining its unique place in the downtown residential housing market and protecting the rare quality of life found in the thriving urban neighborhood.

The village attracted several new retail businesses in the last year: Mars Creations, in the old Red Stable; Steven Cox Florist, an upscale flower shop, moved to City Park Avenue; Rags 2 Riches, a store that sells designer fabrics at a discount, is on South Third Street; and the fair trade coffee café Global Gallery added a location on Whittier Street.

Caterina Ltd, a recent addition to the village, saw the future as promising enough to move their European housewares and works of art from a small space next to Cup O Joe's into the handsome three-story building at 571 S. Third St.

Pistachio owners Spencer Budros and Anne Fletcher have purchased the old Thurns Bakery property on South Third Street, with plans to relocate their retail patisserie to German Village late this summer.

"This decision has been celebrated as a real vote of confidence in the strength of our marketplace," said Catherine Adams, chair of the German Village Business Community.

The construction of 20 town homes was approved at the corner of Beck and Grant Streets by the German Village Commission in February 2006, but The Taggart Management Co. has not yet broken ground on the project.

Long-time village Realtor Ned Merkle said interest in relocating to the neighborhood remains high.

"People relocating to Columbus from both the East and West coasts say the small lots provide just enough green space to create gardens and entertainment areas, without demanding the attention of suburban lawns," he added.

Since November, village real estate agents agree, the market has perked up significantly. The inventory of listings has been shrinking and sales are taking place at a healthier clip than they were during first quarter of 2006.

Merkle said the mid-priced residential market, from \$200,000 to \$600,000, remains the strongest, but a number of million dollar-plus transactions are taking place.

The Tree Tops at German Village, a condominium project just outside the western border of German Village, has softened the entrance significantly and has added ten units that combine historic restoration with new construction to the market, matching any condominium offer from the core of the city.

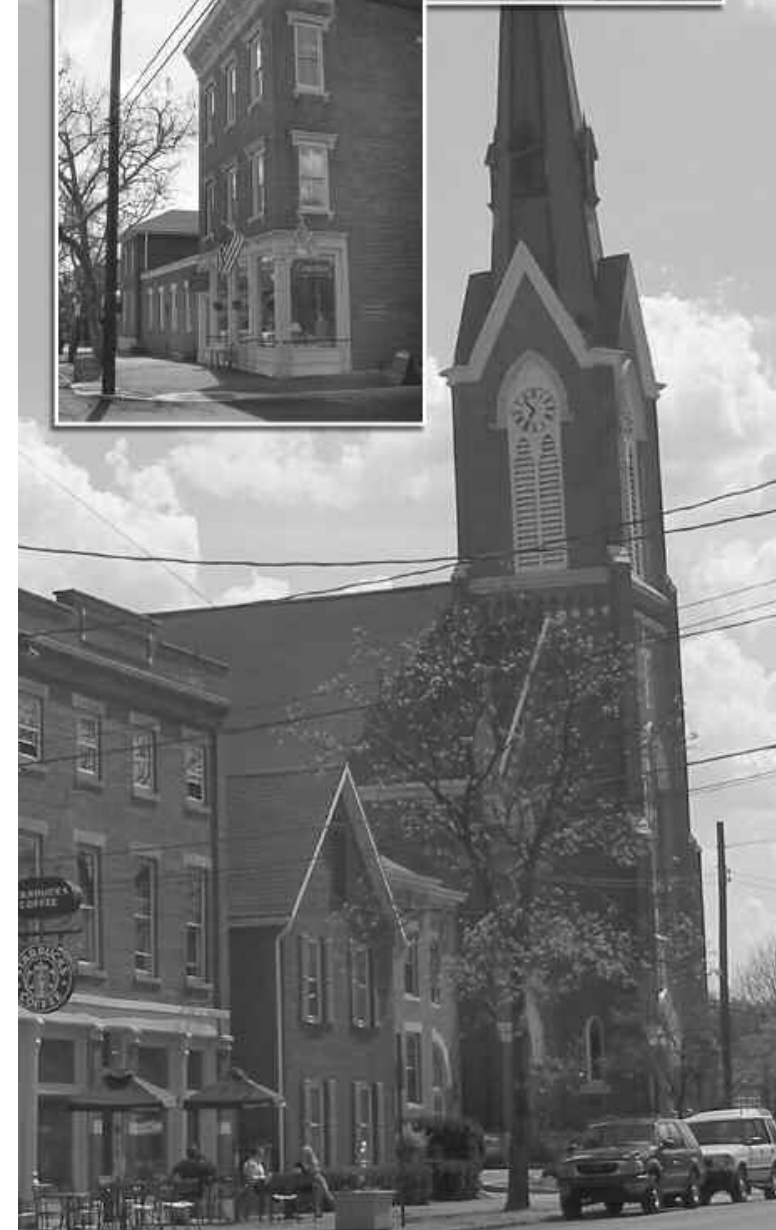
The neighborhood, with oversight by an architectural review commission, is protected from inappropriate development, but is clearly not stifled, as exciting projects are always underway.

The German Village Haus und Garten Tour, scheduled for the last Sunday in June for the last 48 years, is the perfect opportunity to tour the interiors of homes that have utilized the very best in restoration techniques and design.

The seemingly small cottage that blends so well with the streetscape, may well have a significant addition not visible from the gate, and perhaps even a swimming pool!

Information about the June 24th tour is available at www.GermanVillage.com. The Haus und Garten Tour helps fund the German Village Society, one of Ohio's oldest and most respected civic associations.

Katharine Moore is the executive director of the German Village Society.



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Commercial renovations abound

By CHRIS SPITTAL
Daily Reporter Staff Writer

Clintonville, tucked away just north of central Columbus, has experienced its fair share of development in recent years.

While its roughly 28,000 residents enjoy its proximity to a number of parks and ravines, most of the development has been along High Street, in the heart of the neighborhood.

The community's largest project over the past few years has been the development of the 520,806-square-foot Graceland Shopping Center on North High Street, just north of Morse Road.

The north side of the center was completed in the summer with the opening of BW3 in September, while Office Max opened its retail store on the south side later last fall, said Clintonville Chamber of Commerce president Ernie Hartong.

While the majority of the development is complete, a spokesperson for Casto, the company that developed the site, said the company is in the process of building out the shopping center, which will include more construction between the west side of the center's Target retail store and Office Max.

The company also is looking for tenants for its 125,000-square-foot building at the back of the shopping center, formerly a Burlington Coat Factory store. The number of retailers the facility will hold depends on the type of retailers located in the building, the spokesperson said.

One project that recently was completed is a new building just north of Arcadia Avenue between Giant Eagle and Mozarts, which is owned by Olentangy Village Apartments.

The three-story building features 6,600-square feet of retail space on the first floor, and 14 two-story, one bedroom urban-style lofts, said Olentangy Village leasing manager Dan Gerken.

The lofts range from 750- to 850-square feet, he said, and the first tenants moved in at the end of January.

"We're happy to be offering some newer-build style apartments in Clintonville," he said.

Hartong said two retailers will move into the space in the spring: Pet People, a pet supply store and Clintonville Outfitters, an outdoor sport supply shop.

Gerken would not confirm the retailers because of a non-disclosure contract, but said the first floor would hold between two and three retailers, and they would not be bars or restaurants.

"It's something that the neighborhood needs," he said.

Construction on an all-masonry structure was completed over the summer, Hartong said,

on a 5,000-square foot building at Royal Forest and High Street, the former site of a COTA Park and Ride.

A project of the Morris Company, a Verizon Wireless store already has moved in to one space, while as many as three retailers could fill the remaining space.

The first tenants are expected to move in to a newly renovated building at Glenmont Ave. and High Street in March, said Metropolitan Partners' Tim Rollins.

"We're finally making a lot of progress," he said of the drawn out project that finally got underway at the end of 2006.

Most of the interior of the four-story, 30,000-square foot building was demolished in order to be drastically updated, but the project is expected to be completed in the near future.

The top two floors will be office space, including Communication Services for the Deaf, which will occupy half of the top floor, while the lower two floors will be commercial spaces.

Rollins said each floor could hold between two and four tenants, and negotiations with potential tenants are underway.

Most of the construction was scheduled to be finished in April, he added, but the rest of the building will be completed to suit its future tenants.

As for new projects in 2007, the Hadler Companies will begin renovating Indianola Plaza, a 76,000-square foot shopping center on Indianola Avenue between North Broadway Street and Cooke Road.

Company president George Hadler said renovations got underway in April.

The plaza, built in 1965, is currently home to Weiland's Market, Volunteers of America, Planet Fitness, Dante's Pizza, Hair Concept and Reedman's Used Books, which will remain as tenants once construction is complete.

"Other than a paint-job, we hadn't done much at the center," Hadler said, though it had purchased a new sign and added landscaping in recent years.

"It's just a pretty boring building," he said.

The project fits the Hadler Company's goal of improving a number of its centers, and "dressing them up."

Though there will be no expansion as the property is mostly built-out, it will be given brick and stucco accents to give it a more traditional flair so it will still look current in 20 to 30 years, Hadler said.

Hadler said he wants people to drive by and think a new center was built, comparing it to recent renovations the company made at the Northwest Center on Reed and Henderson Roads in Columbus, home of Marc's and California Fitness.

"That's our goal for Indianola as well," he said.

The tenants will remain open during construction, which Hadler said will last roughly eight months, as the goal during rehabilitation is not to interrupt daily operations.

"It's not just a good business move, but something that will be appreciated by the community," Hadler said.

Hartong said there is the possibility of undertaking an infrastructure improvement project along Indianola Avenue, similar to one High Street experienced in recent years.

The project is tied to the availability of money from the city of Columbus, he said, explaining the possibility of a project is in the primary exploration stages.

"All in all, I think things are going well in Clintonville," Hartong said.



Residential redevelopment booms; plans underway for Buster Douglas property

By CHRIS SPITTAL
Daily Reporter Staff Writer

On Columbus' Near East Side, much of the work done in the past year has focused on rebuilding residential properties. The neighborhood is attempting to revive its image, as in the past it has been notorious for its poverty and high crime rate.

Kathleen Bailey, president of the Near East Area Commission, said whereas common thought might be the Near East Side would take any development it can get, it actually is seeking out quality projects, notably more market-rate housing and private development.

"We think it's an excellent location," she said.

One project completed last year was the Hamilton Park Place Condominiums, located at the corner of Long Street and Hamilton Road.

Columbus attorney John Waddy partnered with the Phoenix Rehab Group to renovate the four-story building originally built in 1909.

The building, which used to house 21 units, is now home to 12 one- and two-story condominiums. The one-bedroom condos are roughly 1,000-square feet, while the two-bedroom units are between 1,600- and 1,800-square feet.

"In our opinion, this is the anchor for residential housing in the area," Waddy said.

Each unit features two floors (including a

furnished basement), complete with new plumbing heating and electric systems, new stainless steel appliances, granite countertops, hardwood and carpeted floors and gated parking.

The model units are complete, and individual units can be customized by the buyer.

Waddy said the condos are a great addition to the area, as refurbished, affordable housing will be the first thing people see when entering the Near East Side.

"It's the jewel of the district," he said.

The Broadwin, a complex on the corner of Broad Street and Winner Avenue, also has undergone a drastic renovation, Bailey said, giving the area more improved housing.

Originally built in 1926 as luxury apartments, the eight-story building offers 42 one-, two- or three-bedroom condominiums, with new appliances and HVAC systems, fireplaces, hardwood floors and an enclosed parking garage, which are not typically found in urban housing.

The project, sponsored by the Broadwin Housing Limited Partnership and developed by Community Building Systems Inc., was completed in September and cost \$7.25 million.

The area also is experiencing an improvement in health-care services with the addition of the St. Paul AME Wellness Center, a project by the Community Project Development Corp., Bailey said.

Located on East Long Street between

Jefferson Avenue and Willow Street, the center will connect residents to affordable health care and educate them about healthy living through fitness programs and preventative screenings, as well as provide counseling and support services.

A development project on the horizon for the Near East Side has been one that is 15 years in the making, Bailey said.

Currently a vacant lot on the corner of 18th Avenue and Main Street, the property is owned by former world heavyweight boxing champion and Columbus native James "Buster" Douglas, and will be developed into a mixed-use commercial and residential property.

Walter Cates, founder and president of the Main Street Business Association, who is working with Douglas to develop the property, said the parties still are in negotiations to finalize the development, and could not reveal many details.

The 3.4-acre lot, which Douglas bought in 1992, is expected to feature commercial property facing Main Street, as well as market-rate housing.

"Mr. Douglas is excited about it ... and we're totally excited about it," Cates said.

All of the projects are quality projects expected to improve the area, Bailey said, adding it is a prime development location because of its proximity to the city of Bexley and downtown Columbus, and its availability to public transport.

"We think it's a gold mine — and it's affordable," she said.

Near East Side

Millions of dollars in investments is helping area make a comeback

By MELANIE MCINTYRE
Daily Reporter Staff Writer

Revitalization of the King-Lincoln District continues to move forward as several critical community redevelopment concepts are becoming realities.

"In 2004, I announced an ambitious plan to bring back the King-Lincoln District to its former glory," said Columbus Mayor Michael Coleman during his State of the City Address in February.

"It's heavy lifting to be sure, but we are making giant strides toward fulfillment of that dream," he added.

After announcing his intentions, Coleman formed a development committee to direct the revitalization efforts and determine the best uses of the properties acquired by Columbus Urban Growth Corp., a non-profit real estate redevelopment organization, under the city's supervision.

The linchpin of the King-Lincoln District's rebirth is the Lincoln Theatre at 51 E. Long St., which hosted jazz greats such as Columbus native Nancy Wilson and Hank Marr, as well as Sammy Davis Jr.

Columbus Urban Growth acquired the theatre in 1999 and the city already has committed \$4 million toward its restoration.

In November 2006, the Franklin County Board of Commissioners announced that it too would contribute \$4 million toward the project, which is estimated to cost \$9 million.

Once restored, the theatre will have about 570 seats, an expanded stage, digital recording capacity, and an interactive jazz history display in its lobby, according to the city.

The theatre's ballroom already has been fully restored and Coleman's goal is to reopen the entire building in 2008.

Boyce Safford, acting director of the Columbus Department of Development, said another "exciting" redevelopment milestone was the July 2006 dedication of the arch that sits at

the gateway to the King-Lincoln District, which begins in front of St. Paul AME Church.

A bronze plaque sitting at the base of the arch states, "The King Lincoln District was established in July 2002 to honor the historic heart and soul of Columbus' African-American community. This arch, welcoming all to the King Lincoln District, is dedicated to our shared history and our commitment to the neighborhood's future."

Construction of a \$3 million wellness center next to St. Paul's AME Church is expected to wrap during spring of this year, Safford said.

Ohio Health is an anchor tenant in the 26,000-square foot building, which was developed by the church's Community Property Development Corp.

Scheduled to break ground this spring is the \$3.4 million Whitney Young town home project.

Its developer is the Whitney Young Collaborative, a partnership between area black churches and a local chapter of the Alpha Phi Alpha Fraternity. The city bought the complex from the U.S. Department of Housing and Urban Development in July 2004 after HUD foreclosed on its previous owner.

It began razing the blighted 54-unit complex at 761 Mount Vernon Ave. in April 2005.

This year also should mark the completion of \$400,000 in upgrades to Mt. Vernon Plaza. Improvements include new lighting, infrastructure repair and improvements, as well as new green space.

Another important King-Lincoln development is the neighborhood's 60,000-square-foot Gateway Building at the northeast corner of Long Street and Hamilton Avenue, which includes office and retail space.

The \$6 million mixed-use project is being developed by Gideon

The linchpin of the King-Lincoln District's rebirth is the Lincoln Theatre at 51 E. Long St.

Development Partners LLC and Daimler Group Inc. and financed by 5/3 Bank and Community Capital Development Corp.



The Lincoln Theater, the wellness center, the Whitney Young development, the Gateway Building, as well as the Monroe Cluster, a mixed-use project at Monroe and Long Streets, and the 12 two-bedroom Hamilton Park Condominiums located on the southeast corner of Long and Hamilton represent a total of \$30 million in new investment in the struggling neighborhood, Coleman said in his State of the City Address.

In its heyday, the King-Lincoln District was home to numerous retail, dining and entertainment venues, as well as hotels, medical offices and churches, according to the city.

During the 1940s it was home to 68,000 residents, but construction of I-71 devastated the neighborhood and the residential population has since withered to 16,000 people.

Plenty of condos, commercial space coming to community

By MELANIE MCINTYRE
Daily Reporter Staff Writer

Residential and mixed-use development continues to thrive in Columbus' Italian Village as evidenced by ongoing construction work at two major project sites and the possible approval of a third project that would add much-needed public parking to the area.

Work on the Jeffrey Place project, located at the southeast corner of Fourth Street and East First Avenue, began in Spring 2005 and construction on the master-planned community is progressing steadily.

"Its streets are in and construction of The Loft building is well underway," said Rex Hagerling, chairman of the Italian Village Commission.

The Loft project, designed by Acock Associates Architects, consists of 30 luxury residential condominiums, but the building actually will be the height of a five-story building as there is an intermediate loft level on each of the two residential levels.

In addition, the building's first floor will feature about 5,000 square feet of retail space for three commercial tenants.

The Loft is the first of two such buildings in the Jeffrey Place development, a project that will have more than 1,100 residential properties consisting of lofts, flats, townhomes and single-family homes priced between \$150,000 and \$1 million upon its completion.

Jeffrey Place also will offer 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.

National Community Builders is developing the mixed-use project on a 41.5-

acre site that formerly was home to the Jeffrey Manufacturing Co.

Another notable mixed-use development under construction in Italian Village is Kramer Place Condominiums, a four-story, 46-unit building located at 825 N. Fourth St. on the site of the former Kramer Paints store.

Kramer Place's ground level will be reserved for retail space, while its second and third floors will have one- and two-bedroom units ranging from 1,000- to 1,200-square feet in size; its fourth floor will house penthouse units featuring glass fronts and terraces.

Kramer Place's architecture was inspired by the surrounding area's industrial history and will "blend into the urban streetscape with appropriate rooflines, facades and open-air verandahs," according to its developer Highland Management Group.

The project is scheduled to open this spring.

All in all, "there seems to be a good amount of development happening here," Hagerling noted.

However, he said he is "reluctant to make predictions about future development because I'm still astonished by what I've seen in the last year" — a statement referring to proposals for two mid-rise buildings along High Street.

Plans for one of those buildings — Urban Oasis — were pitched to the IVC in November 2006, but they had not been approved by the commission as of press time.

When ARMS Properties — a real estate development firm that has built several projects in the Short North — presented its concept for the 10-story, 179-unit condominium building to the IVC, it was met with a bit of resistance.

According to a letter from the commission to Rajesh Lahoti, one of the company's co-owners, the IVC supported several aspects of the project, including the "new and improved

use for the poorly maintained building and lot" on the proposed building site at 830 N. High St., as well as the developers' pledge to put at least \$100,000 toward improvements to the Italian Village Park, which is adjacent to the site.

In addition, the commission strongly favored the company's plan to build a parking garage along Hubbard Avenue east of North High Street, as it would house 250 spaces reserved for public use. A shortage of such parking is a concern for the village, Hagerling said.

However, the IVC is concerned about Urban Oasis' overall height because of the precedent it could set for future developments along both sides of High Street.

"Although we feel that some exception could be made for this particular project, we do not wish to see the historic scale of High Street changed for future projects," the commission wrote.

Construction of Urban Oasis is slated for June, Hagerling said.

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By CHRIS SPITTAL
Daily Reporter Staff Writer

Though it is not experiencing the same level of growth it has in recent years, the city of Hilliard has not lost its focus on economic development.

"The mayor and city council have really tried to balance a managed growth in the past few years," said Hilliard City Council Vice President Brett Sciotto, noting that the city's residential growth has slowed over the past three to four years.

Sciotto is chair of the council's economic development committee.

One area of Hilliard that still is experiencing significant retail growth is along Trueman Boulevard on the city's east side.

Just last summer a shopping strip containing Target and Home Depot opened along Trueman Boulevard, as did restaurants Cheeseburger in Paradise and Carrabba's Italian Grill.

"I think that will help to revitalize Mill Run," Sciotto said, referring to the city's 350-acre area of retail space, office buildings and restaurants in which development recently slowed.

One of the larger development projects for the city in the past year has been the Cardinal Orthopedic Institute, located in the east side of Trueman Boulevard across from Home Depot.

When completed, the 24,000-square-foot facility will house doctors' offices, physical therapy rooms and an urgent care center. The facility will be operated by Mount Carmel Health System.

"Cardinal Orthopedic is a great amenity," Sciotto said, adding that it brings a number of quality jobs and services to the Hilliard community.

The finishing touches are being put on the outside of the building, and the inside should be completed sometime in the near future, he said.

Britton Parkway last year became home to BMW Financial Services and the new Credit Union of Ohio corporate office and banking facility. Construction on the 18,000-square-foot facility is expected to be completed in the fall.

Infrastructure changes and an extension of Britton Parkway to the Interstate 270/Tuttle Crossing interchange have made the

undeveloped land along I-270 prime real estate, said Sciotto.

The city is receiving a number of inquiries about new establishments being built on the more than 300 acres of land, as well as possible relocations.

"That land is ripe for development," Sciotto said. "There is a lot of interest there."

As for development still in the planning phases, Maryland-based Erickson Retirement Communities in November announced it would bring a new retirement community and health-care facility to the city.

The company and the city still are working to finalize the process to bring the 80-acre facility to Hilliard, bringing with it roughly 900 jobs and an annual payroll of about \$30 million.

The facility will be located on Leap Road, between Davidson Road and Reynolds Drive.

The city also is focused on continuing to improve its infrastructure, as well as its aesthetic amenities by sprucing up the landscaping in Hilliard.

Sciotto said he has heard positive feedback on the recently-constructed roundabouts on Britton Parkway, as well as general infrastructure that make areas such as Old Hilliard more accessible.

"I've heard nothing but great comments from citizens," he said.

The city is working to improve the look and traffic flow of Norwich Street, as well as improving the intersection of Scioto Darby Road, Main Street and Cemetery Road, known as the "triangle project."

More resident-friendly projects will be completed soon, Sciotto said, including a veterans plaza/sitting area in Old Hilliard to commemorate military veterans, as well as a water park at Municipal Park, which will consist of new pools, water slides and a "lazy river" to open in the summer.

Sciotto said it is encouraging to see the continued expansion in Hilliard, and that the community is no longer "closed for business."

"It is most certainly open now," he said, attributed the positive changes to the work of Mayor Don Schonhardt. "It's a pretty exciting time to be in Hilliard."

Franklin County

GRANDVIEW HEIGHTS

New businesses put city on the upswing

By CHRIS SPITTAL
Daily Reporter Staff Writer

For an area that lost a large portion of its revenue when Big Bear grocery stores closed in 2004, the city of Grandview Heights has bounced back quite nicely.

"Boy, we're gratified to be on the upswing," said Pat Bowman, director of administration and development for Grandview Heights. "The timing couldn't have been any better."

Much of the city's rebound has come with the extensive growth on Goodale Boulevard, which last year featured the redevelopment of old buildings into office space.

Three tenants — Bravo Development Inc.; Gardiner, Allen and DeRoberts Insurance; and TPI Inc. — have moved into the 44,000 square foot former warehouse at 777 W. Goodale Blvd.

Bravo Development owns Bravo! Cucina Italiana, Brio Tuscan Grille, Lindey's Restaurant and Bon Vie Bistro, while TPI is a computer software and hardware firm.

Bowman said the renovation is a "huge success," as the companies brought roughly 110 employees to the city.

"Which is a staggering amount for a warehouse," he said.

Three other properties, 1398, 1400 and 1404 W. Goodale Blvd., also were redeveloped to house office space, totaling 94,000 square feet.

The city is considering incentives to add three tenants to 1398, in addition to marketing firm Conrad, Phillips and Vutech.

The two-story 1400 W. Goodale Blvd. property is a 55,603-square foot former showroom and warehouse, which will house the Edge Group, a landscape, architecture and planning firm, as well as the law firm of Manley Deas Kochalski, which will move in with roughly 130 employees.

The city also is in the process of considering incentives for three firms moving into the property at 1404 W. Goodale Blvd., Bowman said. Those include Integrate Inc., Blue Pencil LLC and HealthLinx, an executive recruiting firm for health-care professionals.

As for development in 2007, Bowman said Nationwide Realty Investor's planning of the 60 acres of land between Third Avenue and Goodale Boulevard formerly used by Big Bear, should be getting underway this year.

Bowman said the city hopes to begin planning development with Nationwide, and anticipates new, mixed-use buildings, hopefully in the "spirit of Grandview."

Newer buildings can give the property a "better development shape," he said, with uses such as offices, technology centers, residential structures and retail storefronts.

The compact development can be integrated both horizontally and vertically, in order to take advantage of views of downtown Columbus.

Bowman also said the city anticipates further progress with negotiations and planning between Bear Creek Capital and the city of Columbus regarding the property at the corner of Dublin Road and Grandview Avenue, which would be the site of an approximately 400,000 square foot commercial office space.

Bowman said Grandview Heights also will be conducting studies on possible infrastructure changes to the city, and how it can develop more commercial sites to give the area more "synergy and vitality."

"I think we could all agree the town would welcome it," he said.

Goodale Blvd.





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By ANNE BROWN
For The Daily Reporter

The city of Worthington, founded more than 200 years ago, boasts a wide range of commercial and industrial properties located in seven commerce centers throughout the community. 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.

This year, a number of large office, retail and residential development projects are underway in Worthington. The projects all reflect a focus on redevelopment, as outlined in the city's Comprehensive and Strategic Plan.

Construction has begun on a new CF Bank location at the corner of High Street and Highland Avenue. The two-story building is being constructed on land that previously was home to two residences and an undeveloped piece of land previously owned by the city.

The project was a true collaborative effort between the business owner, residents and the city; it was facilitated with the help of the city's new Community Improvement Corp.

Extensive redevelopment is underway for Worthington Square, the mall located at the crossroads of Interstate 270 and High Street.

The mall face is being redesigned to create more store access and a welcoming atmosphere on the east side of the facility. The new development also will feature 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 well underway at Worthington Station, a new office condominium project that will consist of 12 buildings and bring an estimated 300 new jobs to Worthington.

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.

CVS is proposing plans to construct a new pharmacy and office complex at the southeast corner of High and North streets, at the site of the former Jubilee grocery store. The plans call for three two-story buildings and include additional office space on the first floor and residential space on the second floor.

The city also is continuing to expand its community access to wireless Internet. Wireless Internet is expected to be available throughout the central business district and at the Worthington libraries, spanning the entire length of High Street in Worthington.

Construction also is underway on two new residential projects.

Simsbury Place is located on the west side of Proprietors Road, on land formerly owned by Worthington Foods, and will include 32 luxury residential condominiums. The Worthington Inn, a historic landmark in Worthington, is being transformed into condominiums.

The residential projects are in line with the goals of the city's plan to develop more housing options in Worthington.

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

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Landlocked, but still experiencing development and redevelopment

By CHRIS SPITTAL
Daily Reporter Staff Writer

UPPER ARLINGTON

For a land-locked city such as Upper Arlington, expansion and development can be a challenging task.

Considering 95 percent of the land in the community is residential, tax base and economic expansion opportunities are extremely limited, said Chad Gibson, senior planning officer for the city of Upper Arlington.

That obstacle, however, has not prevented the city from experiencing continued development through 2006, extending it into 2007.

"We have averaged over \$80 million of construction over the last three years, and that is for an inner-ring, developed suburb of less than 10 square miles," Gibson said.

One project that was completed last year was the Towncenter Place Condominiums, a 0.85-acre site near the corner of Ridgecliffe and Tremont roads.

Four separate buildings containing 20 new units replaced two aging, one-story, four-family apartment buildings that were razed in 2005.

Gibson said the construction represents a dynamic change in development patterns because of the implementation of urban-style setbacks approved for the area.

While the project is an upgrade to the city's housing stock, the structures' height and density have been met with mixed reviews by residents, Gibson said.

Also completed in 2006 was the First Community Village development on the southeast corner of Riverside Drive and Waltham Road.

The 29.4 acre site is occupied by several forms of aging/independent living facilities and a skilled nursing center.

A branch of SkyBank opened in September 2006 on the corner of Northwest Boulevard and Trentwood Road on one of UA's rare vacant lots, Gibson said.

To the south of Towncenter Place is the Arlington Crossing Condominiums, a 56-unit condominium development project belonging to developers Long and Wilcox, which got underway in 2006. The five-story structure, located across Ridgecliffe Road with frontage on Tremont Road, replaced five older multi-family apartment buildings that were demolished.

Gibson said the proposal is even denser than the Towncenter Place project, which has raised concerns regarding beyond-code recommendations on its height. The parties involved, however, are hopeful the community will accept the project, which will allow redevelopment momentum to spread across Tremont to Kingsdale Shopping Center.

The first units are expected to be completed this fall.

Just south of Arlington Crossing is Tremont Place, a mixed-use 1.35 acre site between Mildren and Langham roads where construction began in 2006. The two-story 25,000-square foot building will house a Walgreen's retail store and offices.

Gibson said the company decided to abandon its prototypical design to offer a first-floor retail store and locate its offices on the second level. The building was developed by Meadowood Development and the Wears Kahn McMenamy real estate firm.

Another mixed-use property approved by UA in October 2006 was the Shoppes at Tremont on the northwest corner of Tremont and Ridgecliffe roads, adjacent to Towncenter Place.

A 10,500-square foot first floor will house retail, restaurant and office space, and six luxury townhomes will be located above them.

Two buildings will be constructed on the 0.85-acre site that currently holds two multi-family apartments.

Another pedestrian-oriented project with urban setback standards, Gibson said Starbucks Coffee and Potbelly Sandwiches have expressed interest in the site.

A project nearing completion is located at the former DaVinci's restaurant at the southeast corner of Reed and Henderson roads.

DaVinci's was demolished to make way for the two-story, 36,000-square-foot mixed use project belonging to Ruscilli Real Estate, which will be used for restaurant, office and retail space known as Arlington Pointe.

"Upgraded access, landscaping, lighting, signage and architecture will revive this corner and make a bold statement at this gateway to UA," Gibson said.

Three tenants — Noodles, Papa Murphy's and Tim Horton's — have applied for building permits to occupy the space, he added.

More office space, five buildings totaling 68,000-square feet, will make up Arlington Falls at the corner of Henderson Road and Riverside Drive.

Buildings one, two and five have been completed, while buildings three and four are still under construction. The buildings were sited to maximize the vistas toward the Scioto River, Gibson said.

Construction of the Fontenay Subdivision also began in 2006, a five-acre site off Coach Road slated for a 10-lot single family subdivision.

A new cul-de-sac and four houses of more than 5,000-square feet have been constructed, while five building permits have been submitted for the site.

Gibson said market conditions most likely will determine the pace of construction of the last five homes.

As for future projects, construction of Central Ohio

Medicine on a 2.5 acre, city-owned site just north of Henderson Road is expected in the first half of 2007.

The one-story 15,277-square foot medical office, with a freestanding 6,000-square foot second phase, was approved in November 2006 by the city's Board of Zoning and Planning.

A rezoning application regarding Scioto Commons, high-end, multi-family condominiums, was approved by BZAP in November.

The proposal for the 0.38-acre site at the intersection of Cambridge Boulevard and Riverside Drive included a 15,000-square-foot building.

UA originally approved a proposal by the Wellington private school for a \$20 million expansion and renovation in 2004, which spurred litigation from adjacent neighbors, but that suit has since been settled. Roughly 70,000-square feet of the original building would remain, and 93,000-square feet will be added, including numerous classrooms, a theater, dining hall, kitchen area and maintenance additions.

Gibson said the city is expecting an amended proposal.

Given UA's challenging situation, Gibson said, the city is able to carry out its Master Plan of preserving and enhancing the residential nature of the city while encouraging the redevelopment of existing commercial areas as higher-density, mixed-use centers.

"The amount of development and redevelopment UA is experiencing is pretty amazing," he said.

Arlington Crossing Condominiums



"We have averaged over \$80 million of construction over the last three years, and that is for an inner-ring, developed suburb of less than 10 square miles."

— Gibson



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By COLLEEN GILGER
For The Daily Reporter

With a number of major projects underway and a healthy portion of undeveloped land, the city of Dublin shows no signs of slowing its growth.

Dublin's reputation as a premier location for innovative health-care services continues with the opening of Dublin Methodist Hospital this fall.

In addition to serving as the worldwide headquarters for Ohio's largest Fortune 500 company, Cardinal Health, and a manufacturing site for UK-based Smiths Medical, the city will welcome the first nonprofit hospital to be built in Central Ohio in 20 years.

The \$130 million hospital project totals 300,000 square feet on an 89-acre campus, which will include a 100,000-square-foot attached medical building. The hospital will feature 94 beds, which will be expandable to 300; a 24-hour full-service emergency department; outpatient and inpatient surgical services; obstetrics; and intensive care beds with a link to OhioHealth's eICU, a remote monitoring system that enhances safety for critically ill patients.

Karlsberger Companies, Andrews Architects, MSI Design, CAMA Inc., Dynamix Engineering Ltd., ECO-Design & Engineering Ltd., Elford/Gilbane Construction and Big Red Rooster are handling the construction, design and engineering of the project.

Located off Avery Road in the city's new technology park, the Central Ohio Innovation Center, Dublin Methodist Hospital is already attracting spin-off ventures with 22 new medical office buildings being constructed west of Avery Road, between Perimeter and Post roads. The one-story office buildings provide complementary services for the new hospital and cover more than 225,000 square feet.

Planning continues for COIC, which also will house Ohio State University Medical Center facilities.

It is estimated that the Innovation Center will accommodate a total of 1.77 million-square feet of future office and/or lab space development. Dublin also is working with TechColumbus to create an incubator/accelerator and center for entrepreneurship at the Innovation Center that would focus on bioscience and health care opportunities.

In conjunction with the development of the 1,500-acre tech park, Dublin is spending \$52 million to make infrastructure improvements to the U.S. Route 33 and state Route 161/Post Road interchange and surrounding road systems. The city expects to break ground on the project this fall.

Another roadway improvement set to take place over the summer is the

widening of Tuttle Crossing Boulevard from Wilcox Road to Interstate 270, which is being constructed in partnership with the city of Columbus and Franklin County.

In addition to an efficient roadway system, the city of Dublin has identified wireless fidelity, or Wi-Fi, as another infrastructure critical to doing business in today's global economy. This network, built throughout Dublin's business corridor provides mobile access and enhances speed, function and reliability.

Dublin also is welcoming several new major commercial developments this year including Shamrock Crossing, the Shoppes at River Ridge and Town Center II. Shamrock Crossing is a 22-acre retail and office project being developed by Stavroff Land & Development Inc. at Shamrock Boulevard and state Route 161.

The 136,000-square-foot project includes retail, office and service-oriented uses and will include a service center for Germain Lexus and an expanded Leo Alfred Jewelers.

The Shoppes at River Ridge, an upscale specialty retail and dining lifestyle center, is being developed at the southeast corner of state Route 161 and Riverside Drive.

The \$26 million project will include 100,000 square feet on 15 acres and house Sunflower Market, California Pizza Kitchen, Coldwater Creek, Jos. A. Bank and Acorn.

Town Center II in Historic Dublin is being developed by Grabill & Co. and includes the newest La Chatelaine French Bakery & Bistro. The restaurant will occupy 5,000-square feet of the 10,000-square-foot office condo project and is expected to open in the spring.

Residential projects continue to keep pace with commercial development in Dublin. Oak Park, a new residential neighborhood under construction at Mitchell-Dewitt and Hyland-Croy Roads, will feature a 39,000-square-foot neighborhood commercial component among the 108 single-family and town homes.

Atlantic Realty Development Corp. is developing the project, which will incorporate conservation design.

The Edwards Land Co. is developing Tartan Ridge on 190 acres at Hyland-Croy and McKittrick Roads. The Tartan Ridge community will feature 246 single-family lots, 24 townhouses and 68,500 square feet of commercial property.

The Villas at Glenealy, a neighborhood of 88 ranch-style condos built by Epcon Communities on 26 acres along Avery Road, is nearing completion.

Dublin also is working with Hilliard City Schools to build Washington Elementary School on Rings Road, which is set to open this fall.

Dublin issued 925 permits last year, including 535 residential permits and 390 commercial permits, indicating a continuing healthy building climate.

The construction value of the permits was \$217.4 million, which includes \$107.5 million in commercial construction comprising 1.76 million square feet.

Dublin will continue to thrive with approximately 2,000 acres of undeveloped commercial land and more than 3.6 million square feet of Class A and more than 5.3 million square feet of Class B office space. Dublin has the site or building location ready to accommodate any business plan.

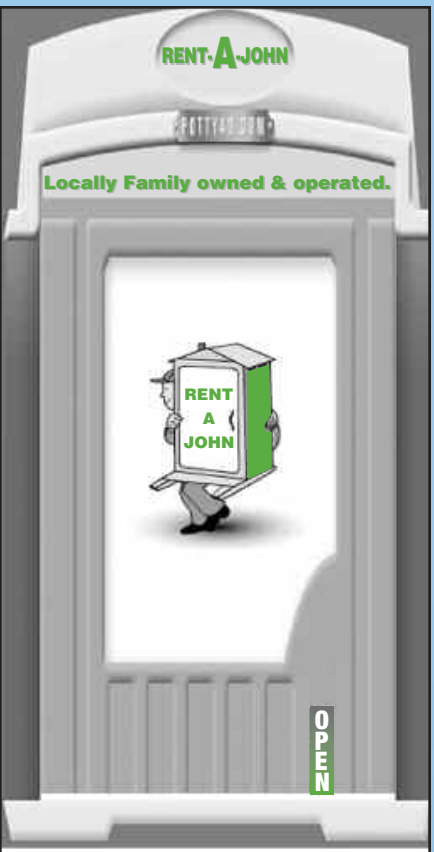
Colleen Gilger is the economic development administrator for the city of Dublin.

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SECTOR 3

Controlled growth of retail lets village better serve its residents

NEW ALBANY

By LEHR BEIDELSCHIES
Daily Reporter Staff Writer

After taking steps last year to revitalize its main commercial center, the village of New Albany's vision for Market Square has grown with its efforts.

"Last year, we weren't sure how big it was going to be or how it was going to look," said Jennifer Chrysler, Community Development Director for the village. "Now, zoning and development plans have been approved and we know we are going to extend Village Hall Road to the west."

The mixed-use retail hub will house approximately 45,000-square feet of retail space, along with 60,000-square feet of office space.

Chrysler said the retail portion of the development will be "a mix of everyday services (such as financial institutions and restaurants) for the mix of residents and businesses in the area."

She added that WCVO radio station already has committed to office space in one of the buildings.

The new development is expected to bring approximately 250 new jobs to the village.

But while bringing new employment and retail opportunities to the center is important, Chrysler noted that the heart of the village soon will serve the community in another way.

Through partnerships with the New Albany Company, the Plain Local School District and Plain Township, the New Albany Community Foundation is constructing a 35,000-square foot performing arts center.

"It is important to note that a majority of the funding came from private sources," Chrysler said. "This is truly a private/public partnership."

Chrysler said the center, dubbed the Jeanne B. McCoy Community Center for the Arts, will sit on the eastern edge of the school's campus and will be accessible through the network of walking trails throughout the village center.

"The idea is that we would have this community center where we could host world-renowned musicians, concert

acts, and authors who could come during the day and entertain the school children," Chrysler said.

"And then in the evening, members of the community would have the opportunity to hear from that guest as well," she added, "so it would be a comprehensive community experience."

The \$13 million, 750-seat project is expected to be completed in early 2008.

In terms of residential projects, New Albany has partnered with Duffy Homes to maintain a nighttime population "once the daytime population has gone home."

Last year, Duffy completed construction on Keswick Condominiums along Market Street and started construction on another project, Richmond Square.

Described as a "town-home concept," Chrysler noted that the Richmond Square site is adjacent to Keswick Condominiums in order to build a balance within the residential portion of the village center.

And while the developments within Market Square are expected to spur retail in the heart of the village, Chrysler said new developments at the business park focus on providing amenities to the village's commuter traffic.

"We have over 8,000 employees in our business park right now," said Chrysler. "When we started establishing relationships with the companies, one of the biggest things they asked for their employees was that we have more service-type amenities that they can utilize on their lunch hour or to and from work."

Hoping to help satisfy that need, the village teamed with NorthStar Consulting Group to create the Shoppes at Walton Parkway on the southwest corner of Walton Parkway and U.S. Route 62.

Chrysler said the 60,000-square foot shopping center is scheduled to open in the first quarter of 2007. Tenants will include a restaurant, a spa and a dry cleaning service.

Also this year, developer Larry Canini will be constructing the Shoppes at Smith's Mill on the corner of U.S. Route 62 and Smith's Mill Road. Chrysler said the site will feature 170,000-square feet of retail space, and likely will include a hotel and a gas station, along with various eateries.

Franklin County

Both retail projects are expected to generate about 370 new jobs for the village, Chrysler said.

"The retail that we have is very well planned," Chrysler said. "We don't want strip centers everywhere. We want to make sure they are in strategic locations so that people have easy access, stability, and so that they remain viable for years to come."

Along with new amenities opening to serve the village's business-oriented populace, Chrysler noted that office development at the park continues to expand, due in large part to the proactive approach that the New Albany Co. is taking to attract office developers.

Only a year after Abercrombie & Fitch added 500 jobs to correspond with its completion of two new office buildings and a 1 million-square foot distribution center, the company is constructing of a new 100,000-square foot facility that will require the creation of an additional 150 jobs.

The corporate headquarters of another park-mainstay, Commercial Vehicle Group, also is under construction. The 90,000-square foot high-tech facility cost an estimated \$25 million and will push the company's local employee base from 70 to 120 by the time the building is complete.

Also, Tween Brands has announced construction of an additional 60,000-square foot facility at the park in order to supplement the success of its Just-Us concept.

Chrysler said the catalyst for many of the expansions has been the recent partnership between the New Albany Co. and the Daimler Group.

Perhaps the most expansive development to the park and

the village as a whole, however, has taken root in conjunction with the new 83,000-square foot control center being constructed by American Electric Power that is expected to bring 120 employees to New Albany.

Through its partnership with AEP, which supplies the business park with electricity, the village council approved a \$1.1 million fiber optic project that Chrysler said will attract new businesses to the area.

The project will allow companies to access both the Columbus FiberNet and the Third Frontier Network through "loops" connected to the fiber optic backbone of the village.

"Entities like the surgical hospital will have access to all the research in university facilities throughout the state," she said. "That's very exciting as far as attracting tech businesses."

Chrysler also noted that such high-tech infrastructure led to the village's recent partnership with Tech Columbus.

The village's community improvement corporation, which was established in 2006, has formed a tentative agreement with Tech Columbus in the hopes of building a business incubator in New Albany as a part of the Third Frontier Initiative.

"Tech Columbus is working on receiving grant money, so all the companies that have partnered with them are waiting for that funding to come through to take our next step," Chrysler said.

She added that the village hopes businesses will take note of the unique corporate campus atmosphere in New Albany and take advantage of its natural environment and increasing sustainability.

NEW ALBANY



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Westerville

AFRICA ROAD AREA STILL A HOT SPOT FOR RETAIL

By LEHR BEIDELSCHIES
Daily Reporter Staff Writer

With much of the city either developed or under development, the city of Westerville is focused on enriching its already lucrative community with several projects slated for completion this year.

Construction of Towers Park, located on North Spring Road, is expected to wrap up this year with four ball fields, funded by a donation from the Westerville Youth Baseball and Softball League, in addition to a grant from Nature Works.

The project will feature an expanded parking lot and a path along the western portion of the park. The path will connect to The County Line Acres Bikeway, a part of the city's bikeway/leisure path system that covers 22 miles and connects many of the city's parks, schools and public places.

The city won the 2006 Annual Achievement Award for its trail projects from the Recreational Trails Program of the Federal Highway Administration.

Finishing touches to the redeveloped Africa Road area north of Polaris Parkway are scheduled to begin this spring. According to the city, winter weather kept crews from installing the final layer of pavement after it was realigned and improved late last year.

The new roadway will complement a new development underway by Casto, which has received approval to build 110,00-square feet of retail space on Africa Road and Polaris Parkway. The area once was

intended to be home to a Target store, but those plans have been abandoned.

Plans have been drawn for a mixed-use development project along Sunbury Road. The proposed project would feature 100 residential units, approximately 36,000-square feet of office space and a small cafe at the corner of North Street.

The project currently is in the planning and zoning stages.

Ohio Health has received final approval for a 230,000-square foot medical center at the northeast corner of Africa Road and Polaris Parkway, and construction is scheduled to begin soon.

Children's Hospital will build a 23,000-square foot medical building on County Line Road West. The building will have two floors.

The medical developments will complement the 100,000-square foot medical complex in development by Trinity Health at the northeast corner of Africa Road and Polaris Parkway.

Otterbein College is planning to develop 110 acres east of Spring Road to provide a new home for its Equine Sciences program. The college originally leased stable space in Galena for the program, but plans to use 80 acres of property it owns in the city to bring the program closer to campus.

The city reports that several new developments have been made along South State Street, including the addition of a Panera Bread store that now occupies the former CVS site.

Ohio Health

Africa Rd

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City expecting record-setting year

By JARED POWELL
For The Daily Reporter

The city of Gahanna has declared 2007 the Year of Grand Openings. Despite economic forecasts that predict a challenging year ahead for the state of Ohio, several major projects debuting this year promise a record setting year for business development within the city.

In 2006, 25 new businesses opened and three more dramatically expanded their facilities in Gahanna. Seven more businesses, including Enchanted Day Care and Wesbanco, are scheduled to open this year with many more to follow throughout 2007.

Additionally, the city — along with Westerville and Columbus — has formed the Port Columbus Area Development Partnership to focus on job creation in the Port Columbus International Airport corridor.

This newly-announced collaboration focuses on regional cooperation and strengthens all three cities' abilities to recruit new businesses and offset the costs of infrastructure needed to attract companies.

Gahanna Director of Development Sadicka White said the city is open for business.

"In addition to Gahanna's advantageous location just minutes from Port Columbus International Airport and downtown Columbus, the city's appeal is its attractive tax incentives, creative and progressive developments, and talented and eager workforce. As several million-dollar-grossing companies have discovered, Gahanna is an obvious choice."

Two of the most eagerly anticipated city-led projects are Creekside Gahanna and Central Park. Both

projects are expected to seal Gahanna's reputation as the new premiere residential and business destination for Central Ohio.

Creekside Gahanna

A three year, \$58 million investment, Creekside will redefine quality downtown living. A 240,000-square-foot mixed-use town center, Creekside will offer central-Ohio the finest in dining, shopping, offices and residences while providing the community with expanded public parking and recreation space in a pedestrian-friendly environment.

The public park and plaza, along with select retail and restaurants, will open in September with the remaining businesses and condominiums following in early 2008.

Bedford Landfill Redevelopment

Over \$6 million in capital improvements will transform the former landfill into Central Park, a pioneering office, commerce and technology corridor.

Fully-developed Central Park will host 1.2 million-square feet of office buildings, Central Park Golf Academy, which will feature a lighted nine-hole executive golf course and driving range, an open air meeting pavilion, walking trails, a conference center and a retail complement.

Remediation of the site is expected to be completed by this summer with construction beginning soon after.

These public and commercial developments alone will generate more than 4,000 new jobs, add significant additional tax revenue, and encourage businesses to expand or relocate to Gahanna.

While experts predict a challenging economic environment for 2007, White said the city's momentum will only intensify.

Both those projects will complement four developments recognized by the Office of Development with the Development of Excellence Award for their contributions to making Gahanna a place of quality and distinction.

The awards program honors development projects that advance exemplary design, promote community, evoke positive, responsible growth and encourage economic progress. The 2006 awards were presented at the 10th Annual Groundhog Day Economic Forecast Breakfast in February.

Saint Matthew the Apostle Church, developed by Meacham & Apel, won the "Best Non-Commercial Design" category; The Hamilton Center, developed by Four Points Real Estate, won the "Best Office Commercial Development" category; Hunter's Ridge Mall, developed by Covington Realty Partners, won the "Best Site Redevelopment" category; and the Market at Hamilton, developed by Continental Real Estate Co., won the "Best Commercial Retail Design" category.

"The detail and care put into these projects reflect a true commitment and investment in the city," White said.

"Quality attracts quality and we are confident all of Ohio has taken notice of Gahanna. People and businesses want to be here," she added.

Jared Powell is an intern in the city of Gahanna's development department.

Creekside Gahanna



Main Street corridor booming with retail

By **BRUCE LANGNER**
For The Daily Reporter

Bexley saw the beginning of a rebirth of Main Street in 2006. More than \$35 million of new commercial construction occurred as 11 projects were completed or well underway by the end of the year.

Bexley's largest new building is the Gateway North project located on the northeast corner of Main Street and Parkview Drive. The site of a former funeral home, this \$24 million project will provide a gateway on Bexley's west end of Main Street, and involves 99,536-square feet of retail and office space in three stories with retail on the first floor and office space above.

The 7,852-square feet of retail includes a Rusty Bucket restaurant occupying 4,135-square feet, and a Mozart's Bakery in 2,717-square feet. A third retail space of 1,000-square feet remains available between Rusty Bucket and Mozart's.

The remainder of this project includes 75,980-square feet comprised of 31 condominiums in five stories in a building called The Alexander, and three four-story brownstones called Park Three, to the north of the retail/office complex.

The condos will range in price from \$379,900 to \$1.4 million, while the brownstones range from \$995,500 to \$1.12 million. The entire project should be completed by summer. The building is owned by Plaza Properties and the architect was Architectural Alliance.

One Dawson was constructed at the northeast corner of Dawson Avenue and Main Street and was Main Street's first completed condo project with seven condos and an 850-square foot retail space fronting on Main Street. Constructed at a cost of \$3.9 million, the five-story, 35,414-square foot building was completed in the summer.

Two of the seven condominiums have been sold to date. The building is owned by One Dawson LLC and the architect was Berardi Partners, Inc. The general contractor was Coma/Kokosing.

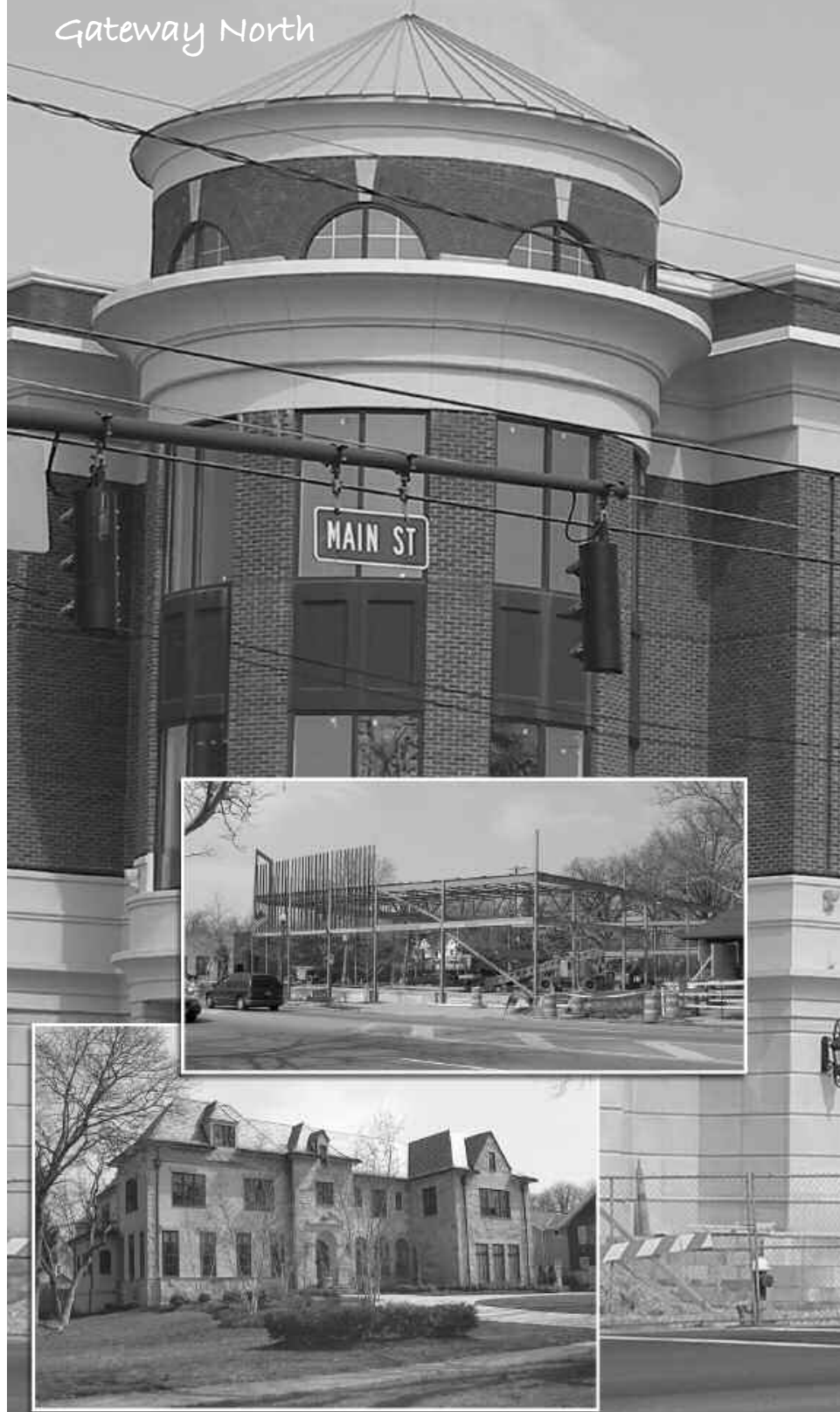
The Shoppes of Bexley, a two-story building located at 2396-2408 E. Main St. was the first new purely commercial/retail project to open on Main Street in 2006. The 11,974-square foot building is owned by MRMJ, LLC and was constructed at a cost of \$2.5 million. The architect was Mark Denny and the general contractor was Maverick Builders Inc.

The main floor consists of three retail tenants, the Connell's Maple Lee Florist, which relocated from across the street, occupies 4,949-square feet, an Aladdin's Restaurant occupies 4,695-square feet, and a \$1.75 Cleaners has 2,194-square feet. Two second-floor tenant spaces will feature Barnett Realty and Robbins Financial Group to be located in 2,438-square feet.

Bexley's fourth new building constructed in 2006 was the new Chase Bank building at the northwest corner of Roosevelt Avenue and Main Street, built on the site of a former Shell station. Owned by Metropolitan Partners, the 7,205-square foot building consists of a 3,562-square foot Chase Bank branch, which opened in September, and 3,643-square feet still available for retail or office uses.

The total construction cost of the building was

Gateway North



\$2.7 million. The architect was Meleca Architecture and the general contractor was Towne Builders LLC.

Five new banks came into the city, all on the Main Street corridor with First Bexley Bank, Chase Bank, SkyBank, WesBanco, and the acquisition of an existing Unizan Bank by Huntington.

First Bexley, a start-up bank, was a renovation of an existing 3,400-square foot building, formerly a doctor's office at the northeast corner of Roosevelt Avenue and Main Street at a cost of \$350,000.

SkyBank, at the southeast corner of Vernon Avenue and Main Street was a renovation of a former Cord Camera building. The bank increased the footprint by 1,385-square feet to a total of 1,900-square feet at a cost of \$250,000. Andrew Architects designed the building and construction was done by T.A. Vincent.

WesBanco made its first appearance in Bexley by renovating 2,200-square feet of a building at the southeast corner of Pleasant Ridge Avenue and Main Street, housing a former antique store and travel agency. The building owner is Stelio Giannopoulos. The renovations cost \$270,000.

Two existing restaurants grew in 2006, one by expansion and one by relocation. Giuseppe's Ritrovo, a mainstay on Main Street for many years, doubled its space at the northeast corner of Main Street and Drexel Avenue by taking over an adjacent tenant space, growing to 2,029-square feet at a cost of \$100,000, an expansion of 740 square feet. The architect was David Meleca, and the building is owned by Gay Street Realty Co. The restaurant owner is Giuseppe Mangano.

Pizza Plus, formerly located immediately east of the CVS at Main Street and Cassingham Road, moved into the former Moe's Restaurant building at the southwest corner of Roosevelt Avenue and Main Street, at a cost of \$200,000. The move was necessitated by the construction of a new CVS that broke ground at the end of 2006 and will consist of 15,743-square feet at a cost of \$1.4 million, to be constructed at the corner of Cassingham Road and Main Street with parking to the east. The architect for the project is Skilken and the general contractor is GLR Inc. The building is expected to be completed by May.

The final restaurant to begin construction in 2006 was the Flavors Eatery, a California-style restaurant to be located at the southeast corner of Euclaire Avenue and Main Street in the former Dutchess Cleaners building. The 1,346-square foot renovation cost \$70,000 and will feature a rear patio for outdoor seating. The restaurant owner is ACB Investments Inc.

Another new restaurant is planning to move into the former Woodworkers Building at Cassingham Road and Main Street during the next two months. Penn Station Subs will occupy 1,756-square feet on the west side of the building leaving 3,244-square feet still available.

All the newly constructed buildings in Bexley are conforming to the Main Street guidelines by bringing facades out to the sidewalk, creating a greater interaction with the pedestrian as well as a more urban environment. All new restaurants will have outdoor patio seating on Main Street as well. All of the new buildings, except the CVS, have onsite parking to the rear of the structure in conformance with the Main Street guidelines. CVS's parking will be to the east of the building and screened by a low brick wall. Each building was approved by the Main Street Redevelopment Commission in the 2004-2006 time frame. The MSRC performs the functions of the Bexley Planning Commission within the Main Street Redevelopment District.

The next step for the Main Street Redevelopment Commission will be to have a survey completed of the Main Street District during 2007 and then begin a streetscape plan to do public improvements for the full length of Main Street. A Tax Increment Financing District was submitted for Main Street during 2006 and the TIF revenues will be used to reimburse some property owners for streetscape improvements they made on their individual projects, as well as to pay for future public improvements.

Bruce Langner is Planning & Economic Development Director for the city of Bexley.



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Expanding retail market has city looking to maximize land use

By LEHR BEIDELSCHIES
Daily Reporter Staff Writer

Whitehall has enjoyed a healthy amount of development in recent years, but city leaders are focusing on the present and future, not the past.

Matthew Shad, director of development for the city, said the more recent developments have revolved around the new Wal-Mart Supercenter that opened its doors in January.

"We have seen nothing but gang-buster sales over there; it's been incredible," Shad said, adding that some insiders think the store may generate more than \$100 million in its first year — well over the projected yearly sales.

The economic boost

provided by the giant retailer has spurred interest along the Main Street corridor at Collingwood Avenue.

A shopping center recently was completed across the street from the Wal-Mart and its recently installed outlet, Sonic Restaurant, which Shad said frequently enjoys a full parking lot.

The new center, dubbed the Shoppes at Collingwood, features approximately 54,000-square feet of retail with tenants such as Cato and Ocean Dental. The strip center is owned by Plaza Properties.

Shad also said the owners of Yearling Center (which also owns the Sav-A-Lot chain) at the corner of South Yearling Road and Rickenbacker Avenue are remodeling the interior of the Sav-A-Lot store, as well as putting a new facade and expanding the entire center itself.

The improvements to the center will double the size of Children's Hospital's Close to Home Clinic, which currently is housed in the center.

The 30,000-square foot office building next to the Ohio Health's Eastside Health Center on East Main Street also has been completed and is fully occupied.

Developed by the Daimler Group, the office building allows doctors within the Ohio Health network to be closer to the center, and according to Shad, the demand for space has been so great that Ohio Health is considering the construction of an additional office building.

"The doctors were knocking at the door, and now (Ohio Health) is looking at how serious they are," Shad said, adding that Ohio Health also is in talks with the city about putting a new facade on the

outpatient center as well as installing a small addition to the center.

Shad said that in addition to those projects, the city is focused on pursuing a variety of initiatives that will keep the current "buzz" in the air for years to come.

Whitehall recently selected Pizzuti Solutions to create a Strategic Comprehensive Land Use and Economic Development Plan for the city. Pizzuti will work with the city administration, business community and residents to identify opportunities that will maximize economic growth for the city's limited amount of land.

"We wanted a very pragmatic and market-driven entity guiding us," Shad said of Pizzuti. "We have to base this in market reality and not have someone proposing projects that just cannot be sustained here."

The city also has partnered with the Bird-Houk Collaborative, a developer-driven architecture firm, in order to balance its optimized growth potential with a higher quality of aesthetic value.

"They've worked with developers for a long time and understand that aesthetics is important in creating quality places and jobs," Shad said. "But they also understand that you have to control the cost to make it work."

Among other initiatives, the city has revitalized The Pride of Whitehall, a non-profit organization that began 12 years ago to assist low-income seniors in addressing code violations, such as landscape grooming or emergency home repairs.

"That was their roots and we have expanded their scope and territory," Shad said of the organization.

To do so, the city with the assistance of the Franklin County Commissioners, helped the group receive status as a Community Housing Development Organization, which allows The Pride of Whitehall to seek funding from the U.S. Department of Housing and Urban Development to pursue housing development and rehabilitation projects.

Shad said that for now the group primarily will go after tax-delinquent, sub-standard and foreclosed upon properties, purchase them, and then rehabilitate them to be placed on the market for owner-occupant purchase.

"We're basically creating a housing development corporation," he said. "The group expanded to a secondary territory that includes areas of Columbus between Whitehall and Bexley, and then going south of Whitehall down to Livingston Avenue."

By forging such an "L-shaped territory around the city on the west and the south, Shad said, The Pride of Whitehall now can seek funds from multiple sources to address projects inside and outside Whitehall.

"We can go to Columbus to address housing issues in Columbus, and we can go to the Ohio Housing Finance Authority to work in either area," he said.

Shad added that a broader scope allows Whitehall to better address issues that originate along its western edge with Columbus that have a ripple effect throughout the city, such as crime and poverty.

"By helping Columbus work on those problems, Whitehall is able to bolster our own community," he said.

City expects to recoup \$10 million cost of Main Street makeover

REYNOLDSBURG

By LEHR BEIDELSCHIES
Daily Reporter Staff Writer

After recently completing a makeover of the city's Main Street corridor, Reynoldsburg is beginning to see its hard work pay off in new development projects.

"It has, shall we say, sparked a new interest along Main Street," said John Brandt, the city's director of development.

The streetscape revitalization project that began in 2003 was completed in two phases. The first extended from the intersections at Idlewild Drive to Rosehill Road and the second phase extended from Rosehill Road to Blacklick Creek. The project was completed in October 2006.

Brandt said the most integral components of the upgrade included the replacement of waterlines and hydrants, as well as the underground burial of all overhead utilities — which he calls a "good base" for future developments.

Other improvements included curb reconstruction and pavement resurfacing, new traffic signals and street lighting.

Extensive hardscape and softscape landscaping was implemented into the project as well including brick accent walls, commercial business signs, street trees and plantings.

In its entirety, the project cost the city more than \$10 million to complete, but according to Brandt, the project has the potential to generate enough business to justify those costs.

"Those are components that anyone coming in to do any major development would ask about or check into," Brandt said.

Even now, the streetscape improvements have courted new investors in the retail sector.

Metropolitan Partners is constructing a small retail shopping center just to the west of Brice Road on Main Street.

According to Tim Rollins of Metropolitan Partners, the approximately 10,000-square foot center will house "a coffee shop on the western edge, a restaurant or retail use in the center space

and a bank location on the eastern edge."

Also along Main Street, Columbus Metro Federal Credit Union has purchased a property at the southwest corner of the Crest Street intersection where they are building their first stand-alone branch office.

Brandt noted that many banking institutions are taking root in Reynoldsburg, including West Virginia-based WesBanco which recently opened a branch on the corner of Slate Ridge Boulevard and state Route 256.

"The whole strip along (Slate Ridge) is in the process of being constructed and built out," Brandt said. "Cord Camera is building a beautiful building down there and there will be an additional 27,000-square foot retail strip and restaurant center in conjunction with that."

In fact, Brandt said, numerous retail projects are underway along state Route 256.

Target has proposed a 132,000 -square foot building within the Taylor Park development, with an additional retailer of 30,000-square feet and two outlets. The project also includes an extension to Taylor Park Drive.

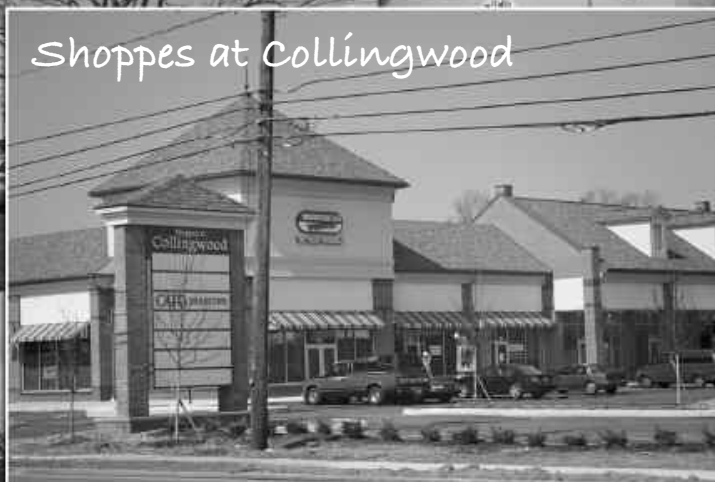
Brandt claims, however, that the most significant development is occurring at the corner of Broad Street and Waggoner Road, near the construction site for the new Victoria's Secret Direct distribution center.

"The corner of Broad and Waggoner is going to be anchored by a Lowe's store of about 130,000-square feet," Brandt said, adding that the corner soon will hold approximately 500,000-square feet of retail and restaurant amenities.

As for Limited Brand's expansion of its property, Brandt said the Victoria's Secret Direct distribution center is adding approximately 125,000-square feet to its building, pushing the total square footage over the 800,000 mark.

And while he admits that the current state of the housing economy has slowed residential development in the city, Brandt said the bolstering commercial development has kept the city quite busy.

Shoppes at Collingwood



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GROVE CITY

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SECTOR 4

Retail is indeed following the rooftops

By LEHR BEIDELSCHIES
Daily Reporter Staff Writer

PICKERINGTON

On the heels of a residential growth spurt that turned Pickerington into one of the fastest growing communities in Central Ohio, city officials now are beginning to see a wealth of commercial projects developing.

"We've been really busy in retail," said Tim Hansley, director of development. "It's going to be a really busy spring and summer as far as the actual construction is concerned."

One project scheduled to begin this spring is a mixed-use development just south of the Kohl's department store on state Route 256. The project will include approximately 49,000-square feet of retail space and 40,000-square of office space, separated into two large parcels.

The project also includes an 8,000-square-foot medical office building and a Lifestyle fitness facility. Two outlots fronting state Route 256 are planned as well, and they likely will be home to two chain restaurants.

The parcels will front a recently-proposed extension of Stone Creek Drive that will bring the roadway west across state Route 256, and eventually connect the roadway to Refugee Road at Fullers Way, according to Hansley.

Equity Land Investment LLC is developing the project, and has partnered with the city to expand Stone Creek Drive with Tax Increment Finance (TIF) funding.

Another project to utilize TIF funding, according to Hansley, is the well-publicized Ashton Crossing development near the interchange of Interstate 70 and state Route 256.

Hansley said the site's development was stalled for years during a dispute with the Ohio Environmental Protection Agency, but the site is expected to be "very active" in 2007.

"It'll be right next to the (Motorcycle Hall of Fame Museum), which is a huge draw," Hansley said. "That's where you'll be seeing a lot of retail going up to feed off of some of the museum trade."

Lance Schultz, planning and zoning director for the city, added that Plaza Properties has proposed two retail developments along state Route 204 that will respectively offer approximately 30,000-square feet and 38,000-square feet of space.

According to Schultz, the 30,000-square foot development will be located just east of the new Hunter's Run Building in front of Marcus Cinema, which will undergo a redevelopment project of its own.

Schultz said Marcus Cinemas is constructing an addition to the theater, which will feature a 70-foot wide UltraScreen, the second of its kind in Central Ohio.

Schultz also said redevelopment in an area that now includes an Exxon station has been approved.

"They're leveling the gas station and two existing carwashes, and building an attractive strip center," Schultz said of the land at the southeast corner of state Route 256 and Crosscreeks Boulevard.

He added that the planned 20,000-square foot retail center likely will be anchored by a chain coffee shop.

Also along state Route 256, an 86-suite assisted living facility will be constructed on a parcel located south of the Pickerington Health Care Center.

With so many retail projects underway, Hansley said the city is looking toward creating more office space available within the city limits.

The city has taken steps to widen Diley Road from Busey Road to state Route 256. The Village of Canal Winchester began the road reconstruction project from state Route 33, widening its portion of the two-lane roadway to five lanes.

Hansley said the project ties into the announced Fairfield hospital complex in Canal Winchester on Diley Road and state Route 33.

"We're doing a planning study of that whole corridor coming up toward Pickerington," Hansley said. "Hopefully, we will be able to identify some sites for office buildings or satellite medical facilities."

Hansley said the Diley corridor, as well as state Route 256 and Refugee Road, have the greatest potential for office development over the next few years.

And while Hansley admits that the residential market in Pickerington has been sluggish in comparison to previous years, the city is far from concerned.

"It's been slow, but we have several hundred sites in the pipeline," he said, "We went through five years where we built hundreds of houses per year, and now we're going to peak out for a while."

In fact, Hansley said the city has even taken steps to artificially slow residential development.

"We're not going to actively discourage housing, but we want to get a good mix of both," he said.

Businesses, residents enjoy ambiance, ammenities in growing community

By CHARLES W. BOSO
For The Daily Reporter

A prime location coupled with unmatched community amenities makes Grove City the best business location in the region. Interstate highway access, reasonable land cost, a quality workforce and sensible business development incentives continue to give Grove City the leading edge.

Grove City's growing population of 33,000 residents has spurred business growth. 2006 brought numerous additions including the Mt. Carmel Medical facility, Dick's Sporting Goods, a seven-story Drury Inn, The Olive Garden and a Best Buy.

Among the businesses on the horizon are Meyers Jewelers, a new Heartland Bank, Kohl's, Meijer, Circuit City, Target, Sonic Restaurant, and the Inn at Pinnacle assisted living center.

Financial health is a direct result of this dynamic business climate. Grove City's existing local job base is estimated at over 20,800, which provides a strong revenue stream to fund community amenities.

Of all the suburbs in Central Ohio, Grove City ranks third in income tax collection with approximately \$16 million annually. These funds allow the local government to enhance quality of life through the delivery of premium safety services, the acquisition and development of public green space, and expansion of recreational programming.

The recently opened Grove City Skate Park is a stellar example of the city's commitment to citizen

recreation. This state-of-the-art facility is quickly becoming known across the nation.

In addition to fostering business growth, Grove City maintains a firm commitment to the historic Town Center, the city's central business district located on Broadway (U.S. 62). Continued redevelopment of the Town Center is under way, as negotiations for the transformation of a three-acre parcel proceed with a private developer.

Keeping citizens and businesses moving is a key focus of government planning and funding. In 2007, Grove City will complete a \$6 million improvement to the state Route 665 corridor, east of Interstate 71 to Hoover Road. Ongoing programs will address other infrastructure enhancements, including streets, waterlines and sanitary sewers.

Grove City is the proud host of the 2007 BIA Parade of Homes. Pinnacle, the Parade site, has added a new dimension to Grove City: a quality golf course community. Pinnacle offers a diverse selection of housing types up to \$750,000 and beyond. Executives who have businesses and want to locate to communities with multiple quality of life opportunities now add the Pinnacle to their list of positives when considering Grove City.

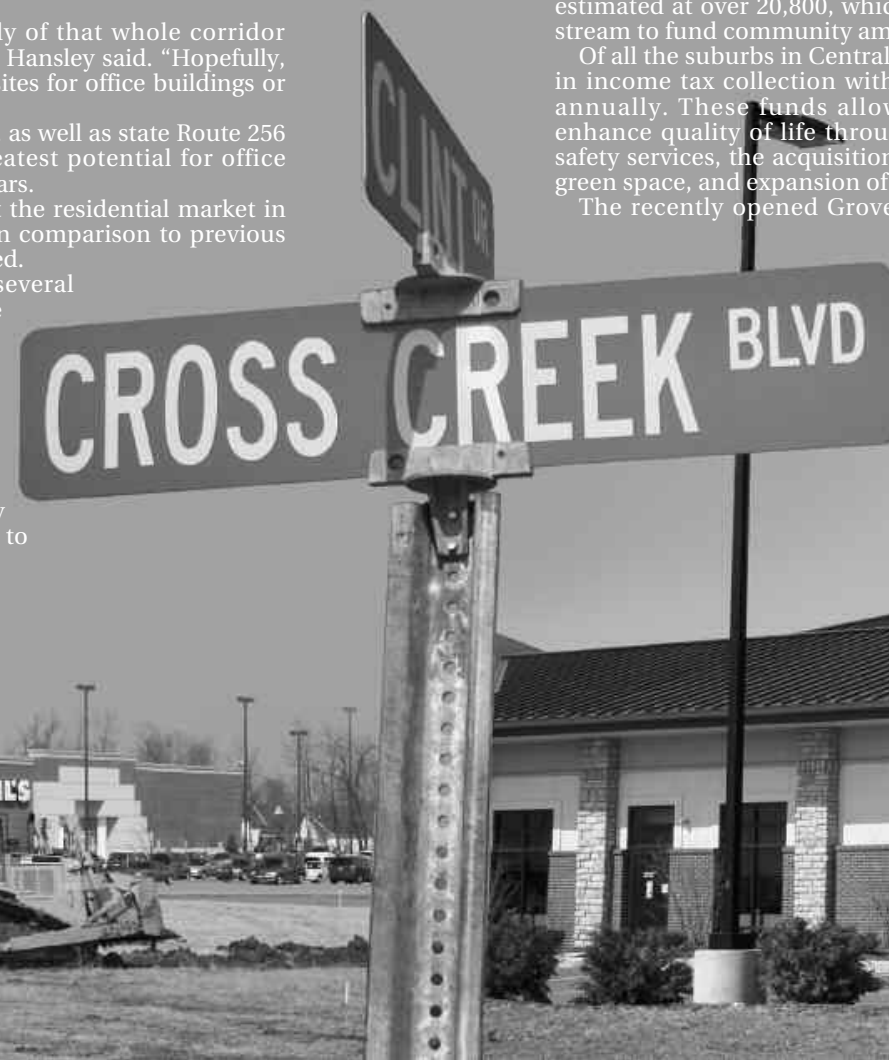
Grove City is well positioned for continued success and the Mid-Ohio Regional Planning Commission estimates Grove City will be the largest central Ohio suburb within the next 20 years.

With its progressive city government committed to a pro-business atmosphere, city leaders pledge to continue to promote quality growth, enhance community safety, create new recreational opportunities and add to other exiting citizen amenities to ensure that the quality of life is protected.

Charles W. Boso is director of development for the city of Grove City.



Marcus Cinemas



Pinnacle Golf Course

Village home to commercial, industrial development but it hasn't lost its charm

By JEFF GREEN
For The Daily Reporter

GROVEPORT

Very few communities in Central Ohio have experienced the phenomenal growth in recent years that rivals the village of Groveport's. Although residential growth has been slow and steady, averaging between 100-125 new housing starts per year among Groveport's several residential subdivisions, commercial and industrial development has continued at an astounding rate.

With more than 14 million-square feet of warehouse and distribution space now under roof throughout Groveport's pristine business centers, the village is home to such companies as Gap, Eddie Bauer, Build-A-Bear Workshops, Cardinal Health, Toys R'Us and many more.

Current projections indicate the prospect of an additional 5 million to 7 million square feet of new distribution facilities to be built in the next two to three years in the Opus Business Center at Rickenbacker, Groveport Commerce Center, Air East Business Park and the Rickenbacker Global Logistics Park.

While development continues in Groveport's existing business parks, village officials continue to explore opportunities for expansion to meet developer demand for more land.

Proximity to Rickenbacker International Airport, the regional highway infrastructure, and the soon-to-be-completed Norfolk Southern Intermodal Facility all contribute to Groveport's appeal as a world class distribution and logistics center.

Groveport's commercial and industrial growth has allowed for a quality of life not offered by many communities of similar size.

That quality of life is visible from the moment a visitor arrives in the village: safe, well-maintained streets and sidewalks, a well-staffed and well-equipped police department; an immaculately-restored Town Hall and Cultural Arts Center providing an ongoing array of community activities and events; and a park system that includes a state-of-the-art 67,000-square-foot recreation center with an indoor aquatic center, plus a 450,000-gallon outdoor aquatic park.

The most recent addition to the village's recreational offerings — The Links at Groveport, a beautiful 180-hole municipal golf course — is yet another example of the amenities Groveport residents enjoy thanks to prudent investment decisions made by Groveport's elected officials and staff.

In addition, Groveport's quaint downtown soon should be the site of an ambitious mixed-use redevelopment project.

Pizzuti Solutions, in partnership with the village, is currently conducting due diligence as the first stage of the development of Groveport Town Center, a project that will be marketed for restaurants, retail, office and, possibly, second-floor residential use.

The proposed project will be located at the corner of Main and Front streets, which was once the site of two abandoned gas stations, and adjacent to Groveport's historic Town Hall and the site of the former canal.

The design by Glavan-Feher Architects captures the architectural features of Groveport's Main Street business district, allowing it to seamlessly blend with the rest of the commercial district.

The approximately 30,000-square-foot center includes space for casual dining establishments, including patio/outdoor seating, a variety of smaller retail uses, and ample off-street and on-street parking.

In spite of its incredible growth, Groveport maintains the small town, historic charm it has always enjoyed.

Several brick streets, a large inventory of beautifully restored historic homes and a downtown business district that boasts many Ohio-Erie Canal-era commercial structures provide an interesting counterpoint to the thriving industrial and commerce parks located across the physical boundary of state Route 317 and Hamilton Road.

Through effecting planning and zoning practices, the village hopes to be able to continue to promote smart growth and the peaceful coexistence of industry, commerce and the local population.

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



By RICK ADAMCZAK
Daily Reporter Staff Writer

Retailers typically follow residential growth and since Canal Winchester in recent years has seen its population continue to rise, it would stand to reason that more new stores are going to be opening in the village and surrounding areas.

The biggest project on the slate is a 200,000-square-foot Meijer store on a 55-acre parcel near Hill and Diley roads and King's Crossing.

Construction of a new Meijer store is expected to start before the end of the year with the store scheduled to open sometime in 2008.

The Meijer is expected to have a parking lot for approximately 1,000 cars and a gas station near King's Crossing.

The project also is expected to lure other retailers, including restaurants to adjacent land.

"There are 11 outlots that average two acres in size that will surely be developed around there, but we don't have any specific (retailers) yet," said Allan Neimayer, planning and zoning administrator for the village of Canal Winchester.

Near the planned Meijer site, state Department of Transportation workers have been busy widening and rebuilding Diley Road from U.S. Route 33 to Busey Road.

The project, which is expected to be completed by early summer, includes the widening of Diley Road from two to four lanes and installation of signals at three locations.

The project was needed to accommodate increased traffic that is anticipated from the new U.S. Route 33 and Diley Road interchange and the nearby 60-acre Canal Pointe Commerce Center.

The Meijer store also is expected to generate more traffic on Diley Road, though the highway project was approved long before the Meijer project was announced, said Neimayer.

Still, the new Meijer is expected to be a boost to the area's retail sector as retailers open up shop near the store.

"In the past year, our commercial growth has been fairly steady. People are waiting for Meijer to go forward and get a little further before they start to turn dirt," said Neimayer.

He added that he expects commercial development to increase in the next year or two along the Gender Road corridor, though he said he did not know of any specific tenants who might move into that area.

Smaller retailers that have opened recently or plan to open soon in Canal Winchester include Super Suppers on West Waterloo Street, Household Finance and Children's Resale in the Winchester Square plaza, and the Goddard School on Canal Street.

New businesses at the Waterloo Crossing plaza includes Las Margaritas restaurant, Cool Cravings, Dynasty Buffet and Papa Murphy's.

Princeton Delivery Systems Inc. and Rehrig Pacific Co. have each moved into 120,000-square feet of commercial space at the Canal Pointe Industrial Park.

Another major development that could occur is the construction of a new health center or hospital in town.

Mt. Carmel Health System is considering construction of a new health center to be built through a joint venture with the Fairfield Medical Center on 55 acres off Diley Road near the U.S. Route 33 interchange. They are looking at the feasibility of developing a 65-bed hospital with an emergency department and outpatient services. No cost estimate for the hospital has been determined.

In infrastructure work, Canal Winchester has awarded a contract to develop a water-well field north of U.S. Route 33. Darby Creek Excavating Inc. will handle the project, which is part of a larger \$5.4 million water system upgrade that will increase the village's daily water capacity from 720,000 gallons to about 2 million gallons.

Meanwhile, residential development has tapered in the past year in Canal Winchester, said Neimayer.

"We really don't have much new residential development to report. Ours has dropped off. We had been averaging about 100 to 110 new homes a year, but that's slowed down for the past year or so," he said.

One new development, however, is Winchester Village Section 3, which includes 34 single-family residential lots near Highland Avenue that will be developed by Tiger Construction. Approval for the engineering plans for the site are pending approval but there was no word on when construction would start.

CANAL WINCHESTER

Meijer store leads retail development

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City experiencing one of biggest growth spurts in its history

By RICK ADAMCZAK
Daily Reporter Staff Writer

LANCASTER

The city of Lancaster is going through one of the biggest retail growth spurts in its history, with several major and smaller-scale developments expected to be completed within the next year.

The busiest part of town for new stores and restaurants is along Ety Road, where two major projects are underway.

The bigger of the two is Ety Pointe Centre, which when completed will have more than 500,000-square feet of retail space on 100 acres.

Developed by RG Properties of Dayton and Island Capital of Michigan, Ety Pointe Centre will be home to a 185,000-square-foot WalMart and 222,000-square-foot Menard's.

There also will be a Kohl's Department Store, Max and Erma's restaurant, a Huntington Bank branch, fast-food Sonic restaurant and a Fat Cat Pizza.

Menard's and Kohl's are expected to be the first two stores to open, sometime in October. WalMart is expected to begin operations soon after the new year.

Meanwhile, across the street from Ety Pointe Centre is The Shoppes at Ety, a 40-acre development with two yet-unnamed big box stores anchoring the plaza. There also will be eight or nine outparcels developed surrounding the two big box stores. The development is being built by Stag Development and Glimcher Realty.

The exploding retail growth in the city is attributed mostly to rapid residential growth in Lancaster and surrounding areas in recent years.

Fairfield County's population grew 12.6 percent from 2000 to 2005, according to the U.S. Census Bureau. Lancaster itself grew more than 2 percent in that same time to approximately 36,000 residents.

"Coupled between the growth we've seen and becoming more of a regional community, health care-wise and in other areas, it's all attracting these (retailers)," said Mike Pettit, development director for Lancaster.

Further south on Ety Road near West Fair Avenue, a three-building, 25,000-square-foot plaza with 10 storefronts is expected to have its first tenant open its doors this fall, though the identification of the tenants has not been disclosed. The project is being developed by Lloyd Helber.

On Memorial Drive near the River Valley Mall, another strip plaza that will have a Chipotle, Starbucks, Kinko's and Saturday's hair salon is expected to open later this summer or early fall. Construction by developer Northstar began in the early spring.

Also in the mall area, the former Chi Chi's Restaurant has been converted into a new Mexican eatery, Lacascada's Restaurant.

Access to the mall area and, for that matter most of the city, has been improved following a six-month road project on Memorial Drive.

"It's been completely built with new lighting and sidewalks all the way through town. It's a big improvement," said Pettit.

Along East Main Street on the east side of the city, three homes and an old plaza were razed to make way for an Advanced Auto Parts store and a Walgreen's pharmacy, both of which opened late last year.

Nearby on East Main Street, three other homes were razed to make room for a new McDonald's.

In December, the Inn at Fairfield Villages, a 90-unit assisted living facility opened on state Route 37 near the Lancaster branch campus of Ohio University.

Fairfield Villages an office complex that is home to six doctors has opened.

The Fairfield Medical Center has completed a 30,000-square-foot expanded facility that includes additional space for its emergency room.

On the industrial side, E85 Inc. is studying the possibility of building a state-of-the-art 100 million gallon per day ethanol plant on the city's east side. The company currently is going through the air quality permit process.

Meanwhile, the Rockmill Industrial Park on the city's west side also is busy with new activity.

Mondi Packaging is adding 30,000-square feet to its facility. The expansion is expected to create 35 new jobs.

Fox Mechanical Co. is planning a new 12,000-square-foot facility that will bring in 40 new jobs.

Two speculative buildings known as the Dodds Buildings will add another new 24,000-square feet of business space. A majority of the buildings already has been leased, including tenant Global Contact, which opened in April with 200 employees.

CDM Wholesale out of Pennsylvania has moved into an existing building at the industrial park creating 15 new jobs.

Diamond Power Specialty Co. has completed a 30,000-square-foot addition at its facility on the city's east side that has created 25 new jobs.

The pace of residential growth has slowed, but there are some condominium projects planned on both the east and west sides of the city, Pettit said.

"Last year, we were just like everyone else. We've been down but it's still robust. Where we've really been busy is in commercial development," he said.

Construction on ethanol plant could begin this year

NEWARK

By RICK ADAMCZAK
Daily Reporter Staff Writer

The buzz around Newark these days is a proposal to build a state-of-the-art ethanol plant on a 78-acre site on the west side of the city.

E85 Inc. wants to start construction on the \$150 million to \$175 million plant this year with the hopes of having the facility operational by the end of next year.

While the company has not disclosed how many people will work at the plant, it claims that a typical ethanol plant creates 1,400 new jobs.

"There's a lot of talk about an ethanol plant, but it's still all very preliminary. We're having a lot of public meetings about it to try to get a feel from the people about whether they want it or not," said Cheri Hottinger, president of the Licking County Chamber of Commerce.

Developers of the plant have applied for a permit from the Ohio Environmental Protection Agency, and would have to get the property rezoned once they receive EPA approval, Hottinger said.

The plant, which would be built off Thornwood Drive, would produce an ethanol-gasoline blend called E85, which is comprised of 85 percent ethanol and 15 percent gas.

Meanwhile, the city's school district is busy adding and renovating schools to accommodate growth in the district and upgrade older schools.

The district is spending \$130 million to build four new elementary schools, two middle schools and renovate the remaining existing buildings. Most of the new schools are expected to be complete this year.

"We've seen some rapid growth around here and the school facilities were not in great shape so they've decided to go ahead with the project," said Hottinger.

In commercial development, last year a new 68,000-square-foot Kohl's Department Store opened on a parcel of land that previously was the site of the Newark Plaza shopping center.

There also are a couple of small strip plazas being built off Country Club Drive and another new plaza on North 21st Street near Log Pond Drive is nearly filled with tenants, said Hottinger.

The city has seen a slowdown in residential growth with permits for 82 housing units issued last year compared to 120 in 2005.

"Housing starts in Newark and all of Licking County were down last year," said Hottinger.

The biggest highway concern for city leaders is the widening of state Route 161, which has seen traffic volumes increase significantly near the Licking County-Franklin County border since the opening of the New Albany bypass.

Between 1996 and 2000 the traffic has increased roughly 80 percent, more than doubling at some locations, but there has been no indication when widening of the road in Licking County to Newark.

"The widening of state Route 161 is at the top of everyone's list. It's priority No. 1 for every community around here," said Hottinger.

Construction on the realignment of Waterworks Road to meet Deo Drive as it intersects Mount Vernon Road is expected to start next year and be completed in 2009.

Work on a new ramp connecting Hudson Street with state Route 16 in downtown is expected to be finished by the end of next year.



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Local Businesses'

Top 5 Current Development Projects



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Top 5 Current Development Projects

Project	Address	Cost
Graceland Shopping Center	199 Graceland Blvd.	\$40 million
Bexley Gateway	Main St. & Parkview, Bexley	\$25 million
Pinnacle Golf Course	Grove City	\$20 million
Kramer Place Condominiums	825 N. 4th St.	\$10.4 million
Avenue One Lofts	431 W. 1st Ave.	\$4.2 million



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Top 5 Current Development Projects

Project	Address	Cost
New Albany Performing Arts Complex	New Albany	\$13 million
Easton Building E	Columbus	\$10 million
DSW Corporate Office	4150 E. Fifth Ave.	\$10 million
Jeffrey Mining Apartments	224 E. First Ave.	\$9 million
Columbus Airport Terminal Renovation/Addition	Columbus	\$9 million



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Top 5 Current Development Projects

Project	Address	Cost
Bexley Gateway	E. Main St. & S. Parkview Ave.	\$30 million
Third & Long Condos	N. Third St. & E. Long St.	\$28 million
The Valerian	Starr Ave. & Dennison Ave.	\$24 million
Hartman	150 E. Main St.	\$12 million
Yukon	601 N. High St.	\$8 million



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Top 5 Current Development Projects

Project	Address	Cost
New York Mets Stadium	New York, NY.	\$550 million
Ohio School Facilities Projects	Various	\$275 million
Certain Teed Drywall Facility	Moundsville, WV	\$188 million
South Shore Condominiums	Newport, KY	\$33 million
Doan Hall Digestive Health Center	Ohio State University	\$25 million



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Several projects UNDERWAY to accommodate city's growth

By RICK ADAMCZAK
Daily Reporter Staff Writer

A booming population in Marysville equates to the need for more school space. As a result, the Marysville School District is in the middle of several school building projects.

MARYSVILLE

Construction of the new Northwood Elementary School in the Mill Valley subdivision is underway and a new intermediate/middle school building is planned for a site on state Route 4/ U.S. Route 36 near Southard Road.

It is the second addition to the 16-year-old building; a 65,000-square-foot addition opened in 2000.

The 550-student capacity Northwood Elementary School is scheduled to open this fall on land adjacent to Creekview Middle School on Marysville's northern edge.

Also, a second addition is planned for Marysville High School. The building expansion project, which is scheduled to open in the fall of 2008, will include 100,000-square feet for additional classrooms and administrative space, a new media center, a fieldhouse and an enlarged commons area.

Since 1990, Union County and the Marysville have been the third fastest-growing county and city in Ohio, according to county officials. Marysville's population has doubled since 1990 from 9,000 to 18,000 residents.

Because of the growth, construction has started on a new wastewater treatment plant on the southeast side of the city that should be operational by the end of 2008.

"That will double the capacity of our sanitary sewer plant and set us up for future growth," said Eric S. Phillips, chief executive officer of the Union County Chamber of Commerce.

Meanwhile, a new area for economic development soon could become available thanks to a \$3.5 million grant from the state Department of Development for infrastructure improvements to the Metro Equities Industrial Park.

The industrial park is located on the north side of Scottslawn Road just west of Industrial Parkway and the Scotts Miracle-Gro Co.'s manufacturing facility.

The grant will be used to install and upgrade water and sewer lines to the 277-acre Metro Equities property, which is used for agricultural purposes but is zoned for manufacturing development.

"The grant will serve as a catalyst for economic development opportunities in Marysville and clearly is in tune with our Economic Development Action Plan" stated Marysville Mayor Tom Kruse. "Our main goal is to create jobs and investment in Marysville which will in turn lessen the tax burden on our residents. We appreciate the state of Ohio for assisting the city with its growth and development."

Phillips said that so far no prospective companies have approached the county about locating a business on the land.

Leading the initiative to develop the property for future full-scale industrial expansion is a unique public-private team comprised of representatives from Marysville; the Union County-Marysville Economic Development Partnership; the property's owner, the Columbus Metro Equities Inc. investment group and Coldwell Banker King Thompson, which serves as the agent for the property owner.

"This grant will not only open 277 acres to manufacturing development, but will also assist the city in completing a portion of the southwest sanitary trunk line and preparing the community for years to come," said Kruse.

Last year, the final party signed the Union County Economic Development Incentive Policy that will provide guidelines and thresholds for utilizing economic development incentives in Marysville.

The EDIP will provide a business-like approach to incentives and resulted in the



"Our main goal is to create jobs and investment in Marysville which will in turn lessen the tax burden on our residents."

— Kruse

formation of a unique partnership, including two municipalities, three school districts and Union County.

On the retail side, at least 16 storefronts have been filled by retailers at the shopping center at Coleman's Crossing, the largest retail development in the history of Union County. A new Best Buy electronics store opened there earlier this year.

Across the street, the City Gate shopping center is being redeveloped with several new tenants.

Coleman's Crossing is located just off Cleveland Avenue near the state Route 36 exit on state Route 33.

"State Route 33 is going to be a main corridor where we're going to see a lot of future growth," said Phillips



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MARYSVILLE

Housing slows, but still brisk

By RICK ADAMCZAK
Daily Reporter Staff Writer

DELAWARE

The story in the city of Delaware for the past decade has been its breakneck rate of housing growth, but while that growth, following national and regional trends, slowed last year, there still were more than 200 new housing starts.

That's about half of the rate of housing starts in the peak years, but still a brisk pace, said Delaware Planning Director Dave Efland.

"Relatively speaking, ours (the housing slowdown) wasn't as bad as a lot of places," he said. "Almost all of our new starts last year were single-family homes, so that's pretty good."

New houses should continue to spring up in Delaware this year with much of the new residential growth expected to be in the 309-acre golf community of Glenross and in adjacent areas in the southeast part of the city.

Work continues at the Communities at Glenross, where there are plans for 870 single-family and condominium units on the drawing board.

Meanwhile, on the commercial side, last fall preliminary plans were approved for Glenwood Commons, one of the largest retail and commercial developments in the history of Delaware, said Efland.

The development, which would be

built by the Zaremba Group on the city's east side, includes 550,000 square feet in retail space that will be anchored by two yet-to-be named large anchor stores and a "neo-traditional" residential section called Hanover Corners, which will have approximately 330 units.

The project also will include the needed connections of Mill Run Crossing and Glenn Road.

For 2007, city development workers expect new housing starts to be at about the same level as last year.

Perhaps the biggest difference in the Delaware housing market for this year, and possibly for several years in the future, is the type of housing that will be built, Efland said, noting that more condominiums are planned.

Currently, nearly 4,000 housing units have received preliminary or final approval in Delaware and another 2,000 units have received a conceptual review. About one-third of those 6,000 total units are condominiums.

Once built out, the city is expected to see its population increase from its current estimated population of 33,247 to 48,000 residents.

While residential construction has slipped, the number of commercial building permits issued have remained steady for the past six years.

Sky Climer, V & P Hydraulic Products and Associated Hygienic Products all opened facilities last year. The three are expected to bring more than 300 new jobs to the area.

Construction has started at the former United Smokes of America building, which is being converted into a new commercial

and retail development that will include several spaces for medical offices and convenience stores. A second phase will include a bank. The project also will complete Washington Street through to London Road.

Last year city leaders rejected a plan by WalMart to build one of its new supercenter stores at the intersection of state Route 23 and what will be a relocated Cheshire Road, but while WalMart will not be moving into that parcel, someone else likely will.

"Cheshire Road comes in at a strange angle so we're going to move it to the south a little to create a better intersection. It could happen this year or next year," Efland said. "WalMart was denied, but eventually something will go there for sure. It's zoned for commercial use."

Construction of a new senior services facility also is underway. The 60,000-square-foot Delaware County Council for Older Adults Senior Services Facility is located at the intersection of Cheshire Road and the future Glenn Road.



"Relatively speaking, ours (the housing slowdown) wasn't as bad as a lot of places." — Efland

By RICK ADAMCZAK
Daily Reporter Staff Writer

Expansion projects by two of London's biggest employers are expected to be the most prominent projects in commercial development in the Madison County city this year.

Stanley Electric Co., an automotive lighting manufacturer that makes items such as headlights and taillights for Toyota, Honda and other automakers, is scheduled to start a 300,000-square-foot expansion to its existing plant, which currently employs 900 workers.

That expansion will be on the heels of an addition to the facility that was started earlier this year.

Meanwhile, Building Systems Transportation, a national freight carrier, broker, and regional warehouse headquartered in London, also is planning to expand its operations, building a new 110,000-square-foot building, the third at its location.

BST leases some of its warehouse space to Stanley Electric.

"They have kind of tag-teamed together as far as the timing goes," said Vince Benedetti, building inspector for London.

Benedetti said the expansion projects at two of the area's most prominent companies certainly is good news, but he said the city has not yet been told how many new jobs would be created by the expansions.

Besides these projects, he said, he expects a quiet year for commercial real estate development in the city, though he said there are some retail spots that are getting attention from potential developers.

"We've had inquiries about several properties on the Northeast side of town near (U.S.) Route 42," said Benedetti, who added that there are also plans by fast-food restaurant chain Sonic to open a restaurant in town.

He said outparcels near the WalMart plaza and the 33,000-square-foot Eagleton Center at Route 42 and Eagleton Boulevard are "getting a lot of interest," though there have not been any formal proposals. Eagleton Center is part of Eagleton Village, a 563-acre planned development on the city's north side.

"A couple of proposals on Kenny Boulevard are also getting some interest," Benedetti said.

On the residential side, new home construction slid 35 percent last year with fewer than 30 new homes hitting the market in 2006.

"The housing market has been slow during the last couple of years for us and we haven't seen any indication that it's going to pick up," said Benedetti. The housing market in London peaked in 2003 and 2004, he said.

In terms of infrastructure, a major upgrade of the city's wastewater treatment plant is planned for this year. The upgrades to the facility should ensure that there will be enough capacity to deal with peak flows in the future.

Benedetti said discussions about a plan to extend Kenny Boulevard are ongoing, but no timetable for that project has been set.

"It would take Kenny Boulevard to state Route 38 and to the high school so people can go to the school without having to go through downtown," said Benedetti. "But funding availability will determine when that will happen."

Two companies plan large expansions that should boost economy



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