

Developing Our **COMMUNITY** 2009



THE ARENA DISTRICT HITS A HOME RUN: New leisure-time options draw crowds downtown

Downtown prepares
for new center city, new
courthouse, new condos

Growing population of Grove City brings new demand for goods, services

Lancaster advances as a focal
point for employment



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CENTRAL OHIO CHAPTER, NECA, INC.

TABLE OF CONTENTS

DEVELOPING OUR COMMUNITY 2009

A supplement to The Daily Reporter

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This annual feature of The Daily Reporter is divided into multiple sectors focusing on the residential, commercial and industrial development of each. We look at the projects completed during 2008 and the planned development for 2009 and beyond.

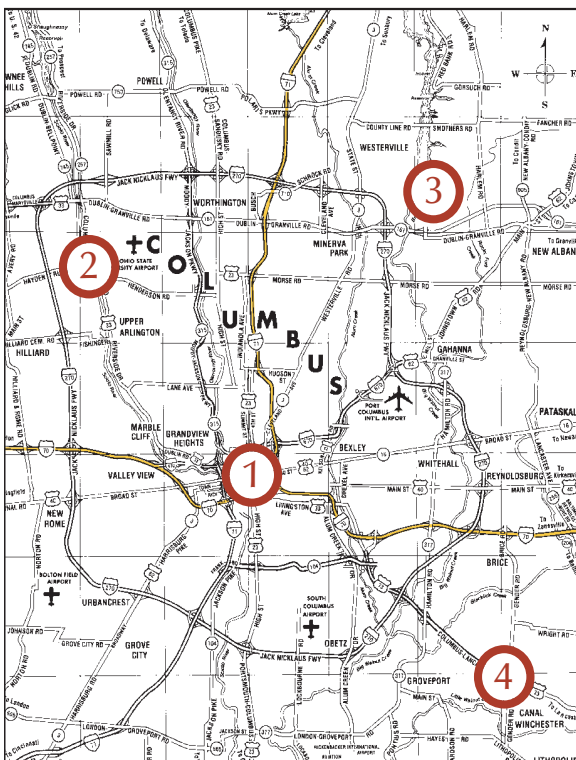
Sector 1 - Columbus
Arena District, Downtown, German Village, King-Lincoln District, Clintonville, Brewery District, Short North, University District

Sector 2 - Northwestern Franklin County
Grandview Heights, Upper Arlington, Hilliard, Worthington, Dublin

Sector 3 - Northeastern Franklin County
Reynoldsburg, Westerville, Easton, Northland, Bexley, New Albany, Whitehall, Gahanna

Sector 4 - Southern Franklin County
Grove City, Canal Winchester, Pickerington

Sector 5 - Select Communities of Contiguous Counties
Lancaster, London, Newark, Powell, Delaware, Marysville



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



CENTRAL OHIO CHAPTER, NECA, INC.'s TOP 5 CURRENT DEVELOPMENT PROJECTS

Project	Firm	Cost
Dublin Methodist Hospital	Mid-City Electric Co.	\$12 million
Huntington Park	The Superior Group	\$4.4 million
Ohio Dominican University Student Center	Royal Electric Construction Corp.	\$2 million
Crosses Run Waste Water Pump Station	Knight Electric, Inc.	\$1.5 million
AT & T Gahanna CO Generator & Switchgear Replacement	Roberts Electrical Construction Co.	\$121 thousand

SECTOR 1

Columbus

Arena District, Downtown, German Village, King-Lincoln District, Clintonville, Brewery District, Short North, University District

THE ARENA DISTRICT HITS A HOME RUN: New leisure-time options draw crowds downtown



By EMILY GARVEY
For The Daily Reporter

Big things are afoot in downtown Columbus. In the Arena District, the \$750 million, 75-acre mixed-use development that has revitalized downtown Columbus, the opening

of a new minor league baseball stadium and the arrival of several new noteworthy restaurant tenants, has upped the ante on downtown excitement. With the Columbus Clippers opening day paving the way for a summer filled with peanuts, Cracker Jack and roaring crowds, the Arena District is celebrating its growing status as one of Central Ohio's premier entertainment destinations.

The variety of leisure-time options

available to Arena District visitors has never been more diverse and engaging, and the energy and enthusiasm from residents and guests has never been more evident.

When developer Nationwide Realty Investors formally unveiled the first components of the Arena District in the late 1990s, the firm envisioned a dynamic mixed-use urban environment that would continue to expand and evolve over time. Today, with more than 1.5 million square feet of Class A office, hospitality, residential, restaurant, and sports and entertainment options, that vision has become a reality. As the recently inked downtown tenants can attest, the Arena District is only getting better.

Already home to the Lifestyle Communities Pavilion concert venue and the spectacular Arena Grand Movie Theatre, downtown Columbus continues to welcome new additions to its growing roster of appealing dining and entertainment venues.

NRI recently announced the addition of three new restaurant tenants to its downtown portfolio. Columbus-based W.g. Grinders' new 2,800-square-foot space is its 22nd Ohio location. The company operates restaurants in California, Michigan, Pennsylvania, Georgia, Indiana, Missouri and Utah.

Another new tenant, The Big Bang Rock and Roll Dueling Piano Bar, opened a 6,000-square-foot location in the Arena District in January. The company's first Ohio location is Columbus' only dueling piano bar, featuring nightly high-energy performances that offer comedy, audience participation and music from a variety of musical genres, including rock, pop, alternative and country.

R Bar, a popular downtown Columbus institution since 2003, has relocated to a new, 4,055-square-foot Arena District location with several upgrades, including an 850-square-foot outdoor patio.

Arena District visitors who have eaten their fill can now look forward to thrilling new sporting experiences as well.

The Columbus Blue Jackets this year contributed to the downtown buzz with the team's first ever appearance in the Stanley Cup playoffs. While the team fell short in its first-round match-up against Detroit, the sight and sound of nearly 20,000 passionate fans filling Nationwide Arena, loudly supporting the team in what is sure to be the first of many trips to the playoffs, will not be soon forgotten.

Perhaps even more exciting for Columbus area residents is that the Blue Jackets recently were joined by another professional sports team that will call the Arena District home: The Columbus Clippers, the Triple-A affiliate of the Cleveland Indians, celebrated its first opening day in Huntington Park on April 18.

Design architect 360 Architecture worked closely with NRI to create a facility that would be more than just a sports venue, and would become an integral and activated part of the downtown Columbus landscape. The \$56 million, 10,000-seat park sits on an eight-acre site at the intersection of Neil Avenue and Nationwide Boulevard.

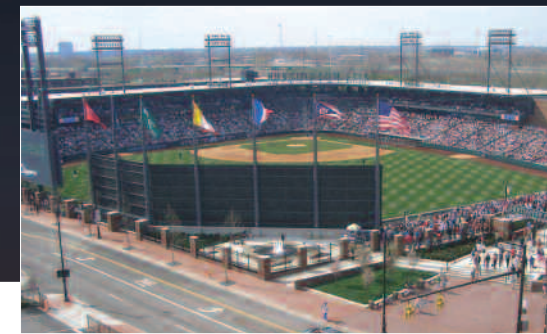
The ballpark is owned and operated by Franklin County, and the design includes a number of innovative features that reinforce its status as a fan-friendly space and true community asset. An open design filled with expansive sightlines enables passers-by not only to see into, but through Huntington Park, with views of green outfield and the rich brown of the infield visible from all sides of the park year round.

A series of connected "neighborhoods" provide unique spaces throughout the park, including a carnival midway-style space called The Grove and the two-level, opera-style Homerun Terrace boxes along the right field line. Special seating brings fans closer to the action with 25 luxury suites, special box seating, 12 rows of club seats and the third-story AEP Power Pavilion, an open-air rooftop reminiscent of "Wrigleyville" outside Wrigley Field in Chicago.

Fountains, interactive water features, lawn and bleacher seating, and convenient picnic space help foster an environment that supports and encourages relaxing family fun.

The new additions to the Arena District not only have expanded downtown Columbus' dining and entertainment options, but have infused the region with a renewed sense of energy and excitement. Like the result of the first pitch ever thrown in Huntington Park, these exciting new Arena District attractions are already proving that this iconic downtown destination continues to be a resounding hit.

◆ *Beth Garvey is the marketing manager for Nationwide Realty Investors.*



Downtown prepares for new center city, new courthouse, new condos

By STEVEN MICHALOVICH
For The Daily Reporter

Orange barrels, trucks and cones — to some people, they are a nuisance. Others find them exciting and proof of progress toward a fresh, vibrant downtown Columbus.

Construction is under way on new projects and future amenities that will reshape the urban landscape. These efforts all coincide with the 2002 Downtown Strategic Business Plan — a 10-year blueprint for the downtown's future,

leading up to the city's Bicentennial in 2012.

With a growing population, art and culture, tremendous sports activity, and several other traits that make a great city, Columbus is on the cusp of becoming one of the premier metropolitan areas in the country. As the core of the community, a great downtown ties together all of this activity and vibrancy.

First on the downtown's list of priorities was the declining City Center mall. After 10 years of plummeting activity, Capitol South gained control of the space in 2007 to determine a plan for redevelopment. The future of the 1 million-square-foot mall was announced as a public amenity, Columbus Commons.

With a growing population, art and culture, tremendous sports activity, and several other traits that make a great city, Columbus is on the cusp of becoming one of the premier metropolitan areas in the country.

Lifestyle Communities is bringing its first downtown units to the RiverSouth District on Front Street.

Located on the crucial parcel just south of Capitol Square, Columbus Commons is envisioned to be a lush, tree-shaded space that will boost the economy, raise property values and serve as a central gathering place. It will be an entirely fresh neighborhood with residential, retail, office and entertainment uses that will change the face of downtown.

By the fall of 2010, Phase I will be complete, and the area will become a pedestrian-friendly park with seating, walking paths and common areas. The plan anticipates multiple phases, with the second phase including residential units above street-level retail along High Street.

Columbus Commons isn't the only park coming — the Scioto Mile will soon become the jewel of downtown. Through the oversight of the Columbus Downtown Development Corporation, and consultants MSI and Messer Construction, the Scioto Mile broke ground in 2008 and will stretch from Broad Street to Bicentennial Park, featuring parks, boulevards, water features, plazas and paths, creating a green corridor that reconnects the downtown to the river.

The narrowing of Civic Center Drive into a two-lane, two-way thoroughfare is the first phase of the Scioto Mile. This conversion will allow for the construction of a promenade along the river. A pathway will be constructed, adjacent to a water canal with a series of jets animating the surface. A water feature will adorn the promenade as well. On the other side of the pathway will be a stone colonnade that will provide swinging and park benches, allowing visitors to take advantage of the free Wi-Fi that will be offered.

Bicentennial Park will also see a revitalization with a brand new, unique 15,000-square-foot water feature. The fountain will include interactive areas for children — programming to allow for varied shapes and projections on the water. Construction also includes an amphitheater, serving as the center for cultural happenings downtown, and a café with outdoor terrace dining that will overlook the park.

The entire Scioto Mile will be completed in the summer of 2011, just in time for the Bicentennial.

Having a critical mass of office workers is also key to creating a successful downtown. We have seen one of Columbus' iconic landmarks transform from an old department store into office space, and now, the most significant green rehab building in the country. CDDC worked with The Georgetown Company in taking The Lazarus Building, which was a downtown staple for 100 years, and turned it into viable working space with more than 700,000 square feet of space.

With a 100 percent office occupancy rate, The Lazarus Building has enhanced the downtown office market. The next step is bringing a retail component to the building and surrounding area. Corna Kokosing has been hired to build out the Lazarus retail spaces that will serve the 2,500 employees and new downtown residents.

The Lazarus Building, the Scioto Mile and Columbus Commons are all part of an overall effort to revitalize the area known as the RiverSouth District.

Included in this up-and-coming district will soon be a new Franklin County Courthouse.



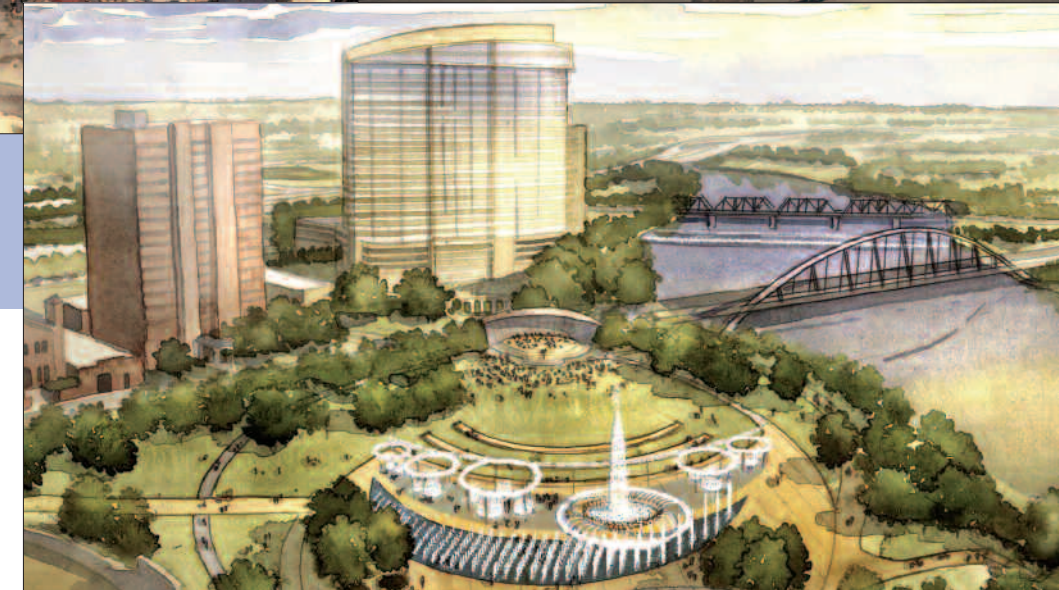
Clockwise from top left are renderings of Columbus Commons, the Lazarus Building, one of Capitol South's new public garages, Bicentennial Park and the Scioto Mile.

Standing tall at seven stories and 300,000 square feet, this glass-walled building has been called a 21st-century symbol of transparency of the American justice system. The courthouse will bring many more benefits than the four empty surface parking lots it is replacing. Similar to The Lazarus Building, its construction is environmentally friendly, utilizing sustainable materials, minimizing pollution and saving energy. Set to open in 2011, this civic building will better connect the southern end of downtown to Capitol Square.

New residential units have been a major focal point to the Downtown Business Plan as well, as numerous projects have come online. Lifestyle Communities is bringing its first downtown units to the RiverSouth District. Ground was broken in 2008, and by the end of 2009, 130 apartments and 76 condominiums targeted for young professionals will be centralized within RiverSouth.

Reshaping the Gay Street corridor, One Neighborhood is replacing nine city blocks with 265 condominiums. Aimed as student housing, the Seneca is a new housing development that went through an intensive renovation, turning it from an abandoned hotel into moderately priced apartments.

Upon completion in the summer of 2009, the Grange Insurance Audubon Center will transform



a blighted and underused area of the city into an urban bird oasis and conservation center. The goal is to empower urban youth to learn about nature in their own backyards. The center will be the first of its kind in Ohio, and the first nationally to be so close to the heart of a major city.

With all of these great new amenities coming downtown, where will people park? Capitol South is building two new public garages to combat this concern. The first will open this summer in the aforementioned RiverSouth District. It replaces the old Lazarus garage and will serve none other than the renovated Lazarus Building, in addition to the Lifestyle Communities project and the new courthouse. The second garage will aid the parking needs of the budding Gay Street corridor and One Neighborhood, located at 4th and Elm streets.

Downtown infrastructure is also important. In

2008, Gay Street opened to two-way traffic in order to become more pedestrian-friendly and be embraced as a hip destination. Town Street followed suit and Front Street is under construction. Civic Center Drive also will go to two-way traffic flow as a part of the Scioto Mile. In addition, a new bridge across Main Street will better tie in the west side of the river to downtown.

With additional housing units, fresh green spaces, additional parking and unique office space, downtown Columbus is no longer just the bustling nine-to-five urban center. It is transforming into a neighborhood — and downtown is everyone's neighborhood.

Steven Michalovich is the project coordinator for the Columbus Downtown Development Corp.

New Franklin County Courthouse expected to create improved, direct access

By JACKIE NASH
Daily Reporter Staff Writer

Downtown Columbus' \$111 million project on the corner of Mound and High streets, the new Franklin County Courthouse, will give Franklin County residents easier, more direct access to the court system.

"We have the busiest court in the state of Ohio," said John O'Grady, Franklin County commissioner.

For some time, there has been a need for a courthouse with more space and an up-to-date design. The old Hall of Justice, across the street from the new building, was constructed in 1973. The outdated building did not provide sufficient space, nor did it allow for timely trials. The new, 300,000-square-foot building will provide grand corridors on each floor, extra space to allow for additional judges, and larger courtrooms.

Large courtrooms in the new building will be 1,570 square feet, up 400 square feet from the courtrooms in the Hall of Justice. The large courtrooms in the new building will be useful for larger litigation trials, allowing for larger parties and more seating. Civil courtrooms in the new building will be smaller than these rooms, but still larger than any of the Hall of Justice's courtrooms.

Additionally, the courthouse construction will include building a three-part underground tunnel, connecting the old Hall of Justice (south of Mound Street) with the new courthouse (north of Mound Street). The 170-foot tunnel will be constructed into three compartments, or hallways. The largest tunnel will be used as a walkway for the general public and courthouse staff; the second tunnel will be used to transport detainees to and from jail; and the third tunnel will be used to transport technology systems, such as cables, connecting the Hall of Justice and new court systems.

The underground tunnel system should create more fluid movement to and from the courthouse.

The contemporary architecture of the seven-story building is extremely unusual. With a glass-walled, "open" design, passers-by on the street will be able to see what is happening inside the building.

"Symbolically, the 'open' design provides the concept that justice is transparent," O'Grady said.

More importantly, the glass-walled exterior of the courthouse was engineered to allow the sun's path to be put to use providing solar power as an energy resource for the building. Known as "passive solar technology," this energy-efficient system can save 20 to 25 percent on energy costs, O'Grady said.

Saving money on energy alleviates some of the \$111 million cost of the project — \$11 million to acquire land and \$100 million to build. To fund the huge cost, bonds were sold.

The county currently has sold \$135.5 million in bonds, and these will be repaid over the next 25 years. Repayment will be a general revenue expense paid over the life of the project.

The bonds will fund the courthouse, concourse projects and complementary tunnel.

Through the county's strong credit rating, money was saved, O'Grady said. And due to smart financial planning, money has been available when needed throughout the course of the project.

As the first new "green" courthouse in Ohio, the county has submitted an application to become Leadership in Energy and Environmental Design certified, and should learn how many potential LEED credits it will receive in the next few months. After the courthouse is constructed, there will be a final review and the building will be recognized with its appropriate LEED certification level. Certification will take place in the first six months of 2011.

The county is aiming for a Gold LEED certification rating. To be considered gold, the courthouse must have 39 points. The county is hoping to receive between 43 and 48 points.

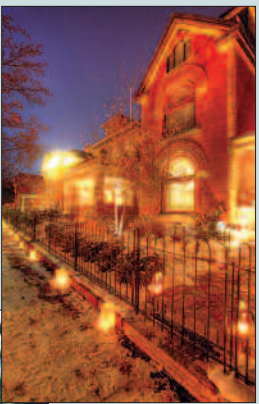
Courthouse construction began on July 3, 2007, on a lot where four parking lots previously existed. The building is expected to be completed in late 2010.



German Village

continues efforts to protect historic structures

Clockwise from top right: Village Lights 2008 on Deshler Avenue, Umbrella Girl, St. Mary Church Steeple, Haus Frau Haven and a residential bricked pathway.



By JACKIE NASH
Daily Reporter Staff Writer

In the past year, German Village has welcomed several new businesses, but not business structures.

Being an older part of Columbus, most of the land has already been developed, allowing room for redevelopment.

"The only real vacant space in the village is the park," said Jody Graichen, director of historic preservation programs for German Village.

Schiller Park, one of the only truly open areas in the district, with gardens and an amphitheater, is located at the southern end of the village.

A quick rate of business-turnover — new businesses eagerly taking the places of ones that move out — allows the village to maintain its stability. German Village's popular landmarks, such as The Thurman Cafe and Bakery Gingham, keep the area dynamic, as well.

On Jan. 31, Bakery Gingham, specializing in cupcakes, wedding cakes and other special event cakes with an artistic flair, moved to a new location at 189 Thurman Ave., next to The Thurman Cafe and the German Village Coffee Shop.

Previously located at 900 Mohawk St., next to The Brown Bag Deli, the bakery space was a mere 200 square feet. Bakery Gingham owner Amanda Ellis said the new, 1,500-square-foot space has allowed the shop to hire employees and increase business considerably.

A variety of new businesses, including several law firms and a new branding firm,

recently arrived on Mohawk Street, Graichen said.

Quirk, a new business at 595 S. Third St., provides work areas for professionals who do not already have office space.

"The businesses in German Village keep the neighborhood vibrant," said Graichen.

Instead of all of the businesses being in one area of the district, they are "peppered in," located among homes and creating a fusion rather than a separation between commercial and residential structures in the community.

At the corner of Beck Street and Grant Avenue sits Beck Place, a residential community of 20 units, including a mix of townhomes and lofts, developed by Bob and Jason Taggart of Taggart Management Co.

An old, 41,600-square-foot warehouse was redeveloped into eight lofts and combined with four, newly constructed, three-story brick townhomes during the project, which began in July 2007.

Part of the old warehouse building is more than 100 years old, and the building was used for a variety of things, including a bakery and a newspaper distribution plant. Before Beck Place was established, it was an office building.

A great portion of the building was demolished when it was redeveloped — all but 10,000 square feet of the original building — and a courtyard was constructed in the middle of the building. A driveway was built through the courtyard, which leads cars into the back parking lot. Beck Place was built with self-contained parking, offering a two-car garage with each unit, with parking lots in front and behind the one-acre site.

Beck Place was officially put on the market for buyers in February. Interior spaces are fully constructed/customized as they are bought, and

Coldwell Banking is currently marketing the units. A grand opening for Beck Place was held in May, which accumulated a great deal of interest and activity to the area.

"The neighborhood surrounding Beck Place has become more densely populated, and more people have been interested in the area," Graichen said.

The new Beck Place garage was designed with 21st century architecture in order to differentiate it from the Beck Place building and other historic structures in the area. Graichen said the village wants to protect the history of the neighborhood while being careful not to deceive visitors about which structures are new and which are old.

In an effort to preserve the history of German Village, the German Village Commission requires anyone who wants to change a property's exterior to first get approval.

The approval process is extensive, Graichen said, and requires every detail of the alteration to be reviewed by seven commissioners.

Established in 1963, the commission has continued to aggressively enforce rules on historic structures. "Beck Place went through a long, difficult process in order to become what it is now," Graichen said.

In spring 2007, German Village was selected as the first neighborhood in Ohio to receive the Preserve America designation for its preservation work.

Furthering community efforts of preservation is the German Village Society, a society of community members who are dedicated to retaining the character and distinction of the past, while creating a thriving and contemporary neighborhood. The society officially turns 50 in January 2010.



Artist's renderings of new Franklin County Courthouse.



Major revitalization projects improve historic

King-Lincoln District



By JACKIE NASH
Daily Reporter Staff Writer

Although it is a small area of Columbus — confined by Ohio Avenue on the east, Jefferson Avenue on the west, Atcheson Street to the north and Broad Street to the South — the King-Lincoln District has seen some very big changes in the past year.

Once a booming district with various commercial establishments, King-Lincoln has seen a decline in commercial growth in the last 25 to 30 years. Its population also has slowly declined over the years; at its peak it had 68,000 residents in the 1940s, it now has about 16,000 residents.

But the King-Lincoln District is slowly building back its foundation.

In the past year, the area witnessed major commercial and residential development, bringing in \$30 million in private investment, said Cynthia Rickman, spokeswoman for the Columbus Department of Development.

In May, the district finally saw the completion of the ongoing Lincoln Theatre renovation.

Urban-Spirit, an urban eclectic art gallery and gourmet coffee shop, opened in February 2008. The shop is located in the historic Alpha Building at 893 E. Long Street, previously occupied by a flower shop. The coffee shop offers coffee and smoothies, as well as a food menu.

The 4-year-old Gideon/Gateway building, at 750 E. Long St., has seen new commercial activity in the past year. In summer 2008, the commercial, mixed-use building welcomed several new businesses, including tenants Elite Dry Cleaning; Zanzibar Brews, which serves coffee, sandwiches, wraps and salads; and the office of Homeport, a division of the Columbus Housing Partnership.



“King-Lincoln is becoming revitalized and attractive to young purchasers — young professionals are truly interested in the area.”

— John Waddy

Sixty-six percent of the 57,000-square-foot Gateway building is occupied with retail space, leaving 2,400 square feet of retail space still available for future tenants.

Robert Hutchins, managing partner of Gideon Development Partners LLC, said the Gateway building soon will house the sales office of a housing project being started this summer in the district.

A once-abandoned apartment building on Hamilton Avenue, between Broad Street and Long Street, was redeveloped into Hamilton Park Place condominiums. Columbus-based developers, the Phoenix Group LLC, took on the project in 2007, completely redeveloping and restoring the building. The first unit was sold in 2008.

Built in 1909, the building originally was the Iriquois Apartments, and in the 1960s and 1970s, it was known as The Bernadine. The building later fell on hard times as a rental property, and was boarded-up for nearly a decade.

The Phoenix Group, in conjunction with National City Bank, financed the \$1.3 million project.

John Waddy, attorney and partner with the Phoenix Group, said the project aimed to maintain the integrity and character of the building, allowing the community to still have one of its oldest treasures.

The new building, which is actually three linked buildings, still has its original, pyramid-shaped skylights providing natural light in the hallways and some of the units. Windows were replaced, but no major changes were made to the building's facade in an effort to keep the building looking original.

The 16-unit building, with one- and two-bedroom lofts, currently has four tenants. The lofts are custom-developed, and completed as they are bought.

“We have had a very good response from the neighborhood,” Waddy said. “King-Lincoln is becoming revitalized and attractive to young purchasers — young professionals are truly interested in the area.”

Partnered with John-Paul Slupski and Fred Veryser, principals in the Phoenix Group, Waddy said there is more residential development planning in the works for King-Lincoln. The group has made preliminary plans for developing along Long Street. They have also been looking at residential development with a commercial component, similar to what the Short North has done.

Waddy said he believes residential development is necessary for getting the King-Lincoln District back on its feet. “We have had people moving back to the community, not just visiting, and that is the only way the district is going to survive — having a residential base is crucial,” he said.

The Phoenix Group has redeveloped other residential buildings in the district, including buildings at 9597 Hamilton Ave. and 98 Hamilton Ave.

Next to Hamilton Park Place, at 769 E. Long St., is the historic Lincoln Theatre. The theatre opened in 1928, and has since been a landmark of African-American and jazz history in Columbus.

“The mayor first kicked off the project in 2002, calling the theatre the ‘crown jewel’ of the community,” Rickman said. The renovation of the Lincoln Theatre officially began in January 2008.

Costing \$13.5 million, the renovation was supported by the city of Columbus, Franklin County Commissioners, the state of Ohio and several private corporations. The theatre now is a state-of-the-art performing arts and education center.

With three floors, the building will be used for multiple services, including educational classes, dance rehearsals and main performances. The first floor contains the main stage for large performances; on the second floor is a ballroom for dance rehearsals; and on the third floor is an educational setting, with classrooms and a recording studio for students who are part of the Jazz Academy, a program led by the Jazz Arts Group of Columbus.

The third floor, with a 5,000-square-foot space, is owned by the Jazz Arts Group.

With hand-painted Egyptian imagery and designs, the 566-seat theatre is truly unique. The main theatre's stage is framed with four large Egyptian-style columns, and the stage uses modern, professional lighting and sound.

The theatre is expected to generate continued interest to King-Lincoln, as well as commercial revenue needed to help bring the community back to what it once was.

“I went to the Lincoln Theatre when I was a little boy,” said Waddy. “I was here when the theatre was about to crumble up and become a memory. I am excited that the building has been restored, and I hope it will bring people to the King-Lincoln District who will want to invest in the community.”

◆

Major retail & residential development in Clintonville's pipeline

The district has not seen a huge amount of new development in the last year, but new project planning is underway.



Storefronts line High Street in Clintonville.



By JACKIE NASH
Daily Reporter Staff Writer

Six miles north of downtown Columbus, loosely bounded by Arcadia Avenue to the south, Cooke Road to the north, the Olentangy River to the west and Interstate 71 to the east, Clintonville has been focusing on redevelopment and improvement rather than new development.

In April 2008, BP Oil presented plans to renovate its site at Henderson Road and High Street. The plan, which initially was supported by the Clintonville Area Chamber of Commerce, was voted down by the Clintonville Area Commission this year.

A population of approximately 28,000, the district has not seen a huge amount of new development in the last year, but new project planning is underway.

Metropolitan Partners received approval from the Clintonville Area Commission for a new project at 4400 N. High St., on the corner of Henderson Road and High Street.

This will be the developers' fourth project in Clintonville; other projects include the Starbucks Coffee store on High Street and East North Broadway, and the multi-tenant buildings at 4041 N. High, and on High Street and Winthrop Road.

The Metropolitan Partners project — which will be completed in three phases — is expected to begin before the end of 2009. Phase I and II of the development will include opening the parking lot behind the existing office building at 4400 N. High St., and constructing two new buildings to the north and south of the existing building, where new retail space will be developed.

Phase III of the project will include demolishing the existing 7,000-square-foot office building, where new retail space will also be developed.

In November 2008, Cooper State Bank opened a new facility at 3245 N. High St., near North Broadway. CS Bank has another location in northern Clintonville, which is across the street from Graceland Mall.

The district's area surrounding Indianola Avenue has seen a pick-up of development activity.

Close to the Studio 35 Cinema, at 3041 Indianola Ave., the previous Shanahan School of Irish Dance building recently went on the market, and a new auto shop is under construction on Oakland Park and Indianola avenues.

"It's the biggest auto body shop I've ever seen in Clintonville," said Donna Leigh-Osborne, president of the Clintonville Area Chamber of Commerce.

Redevelopment of the Terraces on Walhalla, at 4400 N. High St., on the corner of High Street and Weber Road, is projected for completion before the end of 2009. The four-story condominium development will include 20 flat units, ranging from 1,000 to 1,650 square feet, and starting at \$194,900.

The project went into a rebuilding phase after a massive fire in winter 2008 destroyed the building that was under construction at the time.

Developers Hanno Schickram, Tim Welsh of Urban Vision Properties and JC Hanks of Legacy Custom Homes & Renovations teamed up on the Terraces on Walhalla project, forming the Walhalla Development Group.

A commercial tenant, attaché, is set to occupy the entire first floor of the Terraces at Walhalla, and the above three floors will be residential condominiums.

With major liquor permit changes, Clintonville can optimistically look forward to more development in the future.

In November 2008, the neighborhood's liquor initiative passed on the ballot, meaning that specific locations previously not permitted to sell alcohol are now able to obtain liquor permits.

There still are locations in Clintonville deemed "dry," but the liquor initiative should open the opportunity for new businesses to come to the district, Leigh-Osborne said.



A new home for businesses, Brewery District plans for massive redevelopment

By JACKIE NASH
Daily Reporter Staff Writer

L ocated south of Interstate 70 and bound by Pearl Street on the east, the Scioto River on the west and Greenlawn Avenue on the south, the Brewery District has a history spanning nearly 200 years.

A comfortable yet vibrant community, the Brewery District is welcoming the relocation of several businesses to the area and has a plethora of redevelopment projects in the works.

Shadowbox, a sketch comedy and rock-n-roll club currently located at the Easton Town Center, is moving to the Brewery District in order to expand its facility and increase seating.

At Easton for nearly 10 years, Shadowbox announced in July 2008 it would relocate to the former Brewmasters Gate building on South Front Street, owned by Bill Schottenstein, a principal with Arshot Investment.

Due to a rough financial situation, the move was put on hold. The cabaret is now looking at a variety of locations in the Brewery District area, keeping its options open.

"The problem right now is that we are trying to find that perfect 'marriage' in a location: affordability, but with enough space," said Katy Psenicka, in-house choreographer for Shadowbox.

Shadowbox has been working on the plan aggressively, Psenicka said, adding that the group's lease at Easton has been extended to mid-winter 2010.

Meanwhile, Schottenstein has made plans to build new condominiums above the first floor in the former Brewmasters Gate building, (the potential Shadowbox space), as well as construct a new parking garage.

Also, warehouses owned by Reid Wasserstrom, chairman of the Brewery District Commission, are in the preliminary planning stages to be redeveloped into new office space on Front Street. All of the brick buildings to be redeveloped are attached to the Wasserstrom Co. office at 477 S. Front St.

A few years ago, Phase I was completed on Liberty Place Apartments, at 250 Liberty St., next to CD101. Liberty Place opened 135 apartments in five buildings, as well as a community clubhouse, business center and exercise room.

Bradford Kitchen, president of Alterra Real Estate Advisors and former president of the Brewery District Association, said the development of the apartment building was put on hold during the Interstate 70/ Interstate 71 reconstruction.

At that time, state officials did not know how much land would be needed for highway construction, and Phase II of Liberty Place Apartments could have interfered with the project. Ultimately it did not.

Ground is planned to be broken soon for Phase II of the residential development, developed by Houston-based Winther Investments, which will include the addition of seven new buildings.

The Brewery District soon will be the home for several large commercial entities.

The Mid-Ohio Regional Planning Commission moved its headquarters to the district approximately a year ago, at 111 Liberty St. Previously located on Main Street, near Franklin University, MORPC's new headquarters will house the commission for the next two to three years.

MORPC plans to pursue the construction of a new, environmentally friendly building.

Fitch Inc., a strategic branding and communications company, moved its North American headquarters to the area at the end of 2008. Fitch, which has offices all over the world, is located at S. Front St.



Pictured above is Patio 5 (the old Gibby's) and at right is Lux on Front Street.



Additionally, Red Roof Inn's company headquarters was moved to the district in March 2008, at 605 S. Front St.

Next to the MORPC location on Liberty Street, Outland is opening a bar and dance club at 95 S. Liberty St., in the spot that once was home to Le Metropolitan Cafe.

Outland, which used to be located in Victorian Village, is planning to open early this summer.

The Edwards Cos. is planning to redevelop the previous Salvation Army building at 570 S. Front St. into 50 condominiums for the district. The Salvation Army property encompasses 1.4 acres.

At 51,000 square feet, the building was sold to the Eclipse Real Estate Group Inc., a subsidiary of the Edward Cos., by Grange Mutual Insurance Group in fall 2007.

In order to expand its headquarters, Grange Insurance is in the process of completing its addition, 250,000 square feet of new office space, which is scheduled for completion in early summer.

Grange Insurance also built a 1,000-car garage on the corner of Sycamore and Front streets, across from its headquarters, to further invest in the community and assist in its expansion.

"Grange is a great group to have in the Brewery District because they are concerned about keeping the area looking nice," Kitchen said.

Patio 5 recently opened a new restaurant at 482 S. Front St. Gibby's restaurant moved out of the space in 2005, and a few bars had been there since, most recently the After Five bar. After Five closed in April, and the new restaurant and bar, Patio 5 Lounge, celebrated its grand opening on May 22.

A \$500,000-plus renovation began in mid-summer 2008 on the building at 543 S. High St., occupied by Victory's and Classics Sports Bar and Pizza. Classics, which has locations in Pickerington, Dublin and Westerville, opened in the fall. Victory's opened in early April.

Both bars were fully renovated, including new floors, walls and furniture, as well as a new bar-top. The upstairs of the building, which contains office space, also was rehabbed.

Additionally, a patio was constructed on the side of the building, adding 4,000 square feet to the 8,000-square-foot space.

"Despite the economy, the Brewery District is active — things are always happening — and everyone has a positive outlook," Kitchen said.



Due to the excellent location of the Short North — close to downtown and the University District — and the variety of commercial development in the area, new boutiques and shops are constantly blooming.

Short North

shows no signs of economic strife, flourishes with new development

By JACKIE NASH
Daily Reporter Staff Writer

A vibrant community known for its variety of galleries, retail stores, shops, eateries and events, the Short North is not only a well-known entertainment district locally — it has become a buzz-worthy, sensational area known throughout the Midwest.

Congruent with the constant development the district has witnessed in recent years, several new residential and commercial projects were added to the Short North in 2008 and 2009. The north end of the region, where there has been more room for improvement, has seen considerable new development. There are more empty spaces available to be occupied on the Short North's less dense north end.

"The south end of the Short North is basically established — it is densely populated and virtually all of the retail space is occupied — so the primary growth and revitalization of the area recently has been setting in at the north," said John Angelo, executive director of the Short North Business Association.

Barrel 44 Whiskey Bar, a bar and restaurant located at 1120 N. High Street, was welcomed to the area in October 2008. In November 2008, new restaurant Asian 168 opened at 505 N. High Street.

The owners of former Urban Gardener opened Baker's Acres Concrete Jungle (940 N.

High Street), a garden shop where customers can buy plants, garden accessories and ornaments, seasonal items, supplies and gifts.

Also in November was the opening of 83 Gallery (83 W. 1st Avenue), an "independent" gallery showcasing artwork of locals, and Nida's (976 N. High Street), a restaurant opened by the owners of the North Market's Nida's Sushi and Best of the Wurst.

In January, Columbus Eyeworks expanded its facility to enhance service and expand selection, opening a new, much larger location at 25 W. Hubbard Avenue.

Adjacent to the eye care facility is Rosendale's, whose owners built an expansion of the highly-acclaimed eatery this past year. Details Minibar & Lounge, a high-end cocktail lounge, was opened in December 2008. Serving a variety of food, cocktails and artisan beers, Details is located in the space next door to Rosendale's (793 N. High Street).

Also new to the Short North this year is Travonna (1201 N. High Street, next to Milk Bar), a coffee shop; Sandbox (583 N. Pearl Alley), a networking site for independent professionals and entrepreneurs; new tattoo shop and art gallery Sovereign Collective Tattoos and Art, located next to Bodega at 1042 N. High Street; and Greenovate (9 E. 2nd Avenue), a company that consults with developers and links them to green building materials/resources.

As the leading supplier of green materials in Ohio, Greenovate is working on obtaining Leadership in Energy and Environmental Design certification.



Due to the excellent location of the Short North — close to downtown and the University District — and the variety of commercial development in the area, new boutiques and shops are constantly blooming. Despite recent economic weather, the district has continued to see consistent, stable commercial revenue.

"A number of merchants have reported that they've matched their numbers from last year," said Angelo.

When a business does close its doors in the Short North, it is only a matter of time until a new one takes its place.

In November, fashion boutique Ivy Hill (716 N. High Street) closed and was replaced by Lady Bird, a new boutique. In March, Columbus Leather was replaced with Mary's Boutique. Cameo Gallery closed its doors in April, replaced in May by Undone Lingerie and Shoe Boutique, which moved from its original spot in Grandview at 1201 Grandview Avenue. Counter Culture also closed, opening up the space on 988 N. High Street for Go Figure, a women's plus-size store.

High Five Bar and Grill shut down and was

replaced by Circus, a new music venue and bar opened by the owners of Skully's Music-Diner. Circus offers a bar and live music atmosphere similar to Skully's, featuring performances by local bands.

Spice Bar was renamed to Spice Gastro Lounge and Club (491 N. Park Street), and is under new ownership. The new owners have remodeled some of the space, as well as changed the menu and concept.

Another huge highlight this year for the Short North is its thriving residential development.

Smith and High, a new residential development on the corner of Smith and High streets, began the process of marketing for tenants in January 2009. The two-story building, which opened in February, offers community space and retail on its first floor, and loft apartments above.

The old York Masonic Temple (1276 N. High Street) was renovated this year, and is

now The York on High Brownstone and Loft Condominiums. The 25-unit building has been aggressively leasing, developing units as they are leased.

The Jackson on High, an eight-story, 46-unit condominium project at 1145 N. High Street, began construction in October 2008. The building is truly unique, with amenities including customized units, a rooftop plaza, a sun terrace, a wellness center, indoor parking and a dog park. Initial move-ins at The Jackson are expected to take place in 2010, Angelo said.

The Bollinger Tower, an 11-story residential development at the corner of Buttles and High Street, is undergoing a complete facade makeover. The building was originally built by the Columbus Metropolitan Housing Authority, which is now directing its upgrade. The Bollinger Tower houses senior citizens and disabled residents, providing them with assisted living options and access to centralized activities. Architectural improvements on the building's plain exterior are expected to be finished this summer.

In May major construction was scheduled to begin on Ibiza, an 11-story condominium development offering commercial space on its first floor, fitness rooms, floor to ceiling windows and a courtyard. The roof of the building will include a pool and other entertainment options. The development includes the construction of a public garage,

adding 250 needed parking spaces to the Short North. Completion of Ibiza (Hubbard Avenue and High Street) is expected between fall 2010 and end of 2010, Angelo said.

The Short North's location is definitely a strength for its commercial revenue, as it acts as a middle "playground" for students from The Ohio State University, and professionals from downtown and other surrounding districts. "It is a way for people to get away without taking a vacation — it's a 'stay-cation,'" Angelo said.

Almost every week, there are new things coming to the area, and this summer is no exception.

Sushi Rock, an upscale American/Asian dining concept, will open this summer on the corner of Goodale and High Street, across from Hyde Park.

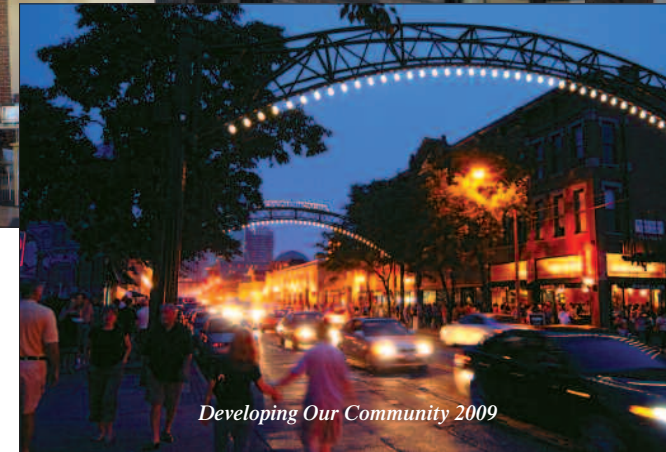
The Kroger store on 7th Avenue and High Street will be completely redeveloped — torn down and replaced with a building that is 60 percent larger — and three other retail spaces will be added to the site.

In the space of former R.J. Snappers (700 N. High Street), there has been work on a new restaurant/entertainment concept that is planned for completion this summer.

In terms of development, the Short North had a successful 2008, and has continued to prosper in 2009. "From now, into the next three months, there are about 40 new businesses on the way," Angelo said.



Clockwise from top left: American Gothic, Columbus Eyeworks, Jackson On High construction, Short North arches at dusk and Columbus Eyeworks' interior.



New student housing breathes life into University District

By JACKIE NASH
Daily Reporter Staff Writer

The University District of Columbus is going through somewhat of a transition period for new construction in 2009.

Over the past year, several efforts have been made to renovate and improve the area, particularly in terms of student housing.

The university is working on renovating its residence halls, but a larger housing project caught the public's eye when a local tailgaters' favorite, Holiday Inn on the Lane, was purchased by Campus Partners in March. It was sold to the university in May and will be renovated as a student residence hall that should be open by fall.

Stephen Sterrett, community relations director for Campus Partners, said the renovation of the Holiday Inn has been discussed since the building went on the market last year. A major reason for the renovation was the much-needed improvement of campus dorms.

With the switch to the semester system coming up in 2012, Ohio State students will be moving into dorms in August, furthering the necessity for upgrades like air-conditioning and additional space, he said.



Thompson Library from front and above.



Additionally, Sterrett noted, there has been a high demand for more on-campus housing among students.

Near the new residence hall, on Olentangy River Road, a new Holiday Inn Express is being constructed by developers Sintel Hotels. A seven-story building, the new hotel is projected to open in mid-December.

Although the district has felt the effects of the recession, the rental housing market in the student neighborhood continues to steadily grow.

On 16th Avenue and Summit Street, a new residential building is under construction. Developed by JC Hanks, owner and principal of

Legacy Customs Homes & Renovations, the apartment building will look similar to the colorful apartments located directly to north of it, on Summit and 17th Avenue, that were built a couple of years ago by Hanks.

Construction on the 16th and Summit building began in early 2009, and is anticipated to be finished this fall.

At 121 E. 16th Ave., Evans Scholars opened a new scholarship house, the Earl L. Hamilton House, this spring. Construction began in September 2007 and was completed in December 2008, opening to students in time for Ohio State's spring quarter.

On The Ohio State University's campus, students look forward to the completion of the new Ohio Union, on North High Street, which is projected to be finished by 2010. Next to the building, the newly constructed, 800-space Ohio Union South Garage opened in November 2008.

The renovation of Thompson Library, in the heart of campus, was completed in May. The \$108 million-plus project began in fall 2006, and plans call for the library to publicly open in August. More than 1.25 million volumes, as well as equipment, furniture and library staff, need to be moved into the building during the three-month period.

A major improvement in the works for the off-campus area of the University District is the roadway and sewer repair construction taking place on High Street, between Lane Avenue and Arcadia Avenue, which began in summer 2008.

The project includes new sidewalks and utilities, and a new sewer system, with sewer lines being built from the area to Olentangy River. The contracting company on the project, Complete General Contractors, also put up the light poles on the east side of High Street.

Bill Graver, president of the University Community Business Association, said the project — the High Street Improvement Project — has been in the University District's pipeline since the mid-1990s.

On completion of the High Street Improvement Project, two arches will be constructed displaying "Old North Columbus." One arch will be at Norwich Avenue and High Street, and the other at Dodridge Street and High Street.

Sterrett said the construction is helping to improve the streetscape and enhance the appearance of the area, and should be completed this fall or winter.

Off High Street, residents have been making efforts to beautify the area.

Homeowners living near Iuka Ravine have come together in a grassroots effort to raise funds to beautify the ravine — a central, park area of the district. They have set a goal of \$1,000 to fund the purchase and maintenance of trees, shrubs and flowers for the green space.

With environmental improvements such as the Iuka Ravine effort, Sterrett said he believes there will be a "growing interest in homeownership in areas surrounding the predominantly student neighborhood once the economic situation improves."

In mid-January, Mark Pi's was added to the South Campus Gateway, between Chittenden Avenue and 11th Avenue on the east side of High Street. In May, Five Guys Burgers and Fries opened on the west side of High Street, between 10th Avenue and 11th Avenue.

Preliminary development plans are in the pipeline for the South Campus Gateway, and the University District is expected to see more improvements toward the end of 2009 and into 2010.

A lot of private investment has been put into residential development in the University District recently, Graver said, mainly for renovations of existing structures.

With a new president of Campus Partners, Doug Aschenbach, elected in April, the University District is looking forward to more improvements in 2009. Previously, Aschenbach was vice president of the organization, a position he held since 2001.

"We aren't expecting radical change to occur this year, due to many economic constraints, but we are expecting a positive transition," Sterrett said.



Moody-Hall Neighborhood Policing Center

SECTOR 2 Northwestern Franklin County

Grandview Heights, Upper Arlington, Hilliard, Worthington, Dublin

Grandview Heights prepares for large-scale, mixed-use development

By JACKIE NASH
Daily Reporter Staff Writer

A high-end district of Columbus, Grandview Heights has seen a decline in residential development in the past year, but the city waits in suspense for a new, multi-use development to break ground. Construction on Grandview Yard, the biggest development project in the works for the area, is expected to begin before the end of 2009. The site, which previously housed more than 1 million square feet of warehouses, was owned by Big Bear supermarkets until Penn Traffic Co., Big Bear's parent company, declared bankruptcy in 2003.

The project will be located on Main Street, extending from Goodale Boulevard to Third Avenue. An 80-acre site, Grandview Yard is a mixed-use concept that will include office space, 1.5 to 2 million square feet of extensive commercial space, and 600 to 800 residential units.

Developed by Nationwide Realty Investors, the project will include the construction of three new community parks on the site, and is expected to total \$500 million in private investment and \$100 million in public investment for a minimum of 10 years.

Patrik Bowman, director of administration and development for Grandview Heights, said the city hopes to begin the project before the end of 2009.

With several firms located along Main Street, the clean, professional look of Grandview Yard will be consistent with the area's appearance. "It should definitely make the neighborhood more attractive and vibrant," Bowman said.

The Grandview Yard project is expected to bring 5,000 new jobs to the community.

As for Grandview's residential development, there has not been a lot of activity in the past year. One reason for slow residential development is that the city has limited space available for new projects.

Condominium sales have virtually dropped off the chart, Bowman said, and sales have also been slow in the single-family housing market. Due to the current state of the economy, higher-priced condos have been difficult to sell, he said.

A residential building developed two years ago, 1200 Grandview (at 1200 Grandview Ave.), is the only condominium development in the city, and it has seen slow business over the past year.

However, the Wagenbrenner Company has a development project in the

works that includes a major residential component. The company will soon begin rebuilding the Kingswood Building on Grandview Avenue. An electrical fire destroyed the building in January.

The Wagenbrenner Company demolished remnants of the destroyed building this spring, and has established a rebuilding plan for the new project, which includes constructing retail storefronts on the street level of the building, and small offices above.

The company hopes to begin construction before the end of 2009, and once construction begins, it is projected to last 12 months before completion. The new building will include six to seven retailers on the street level, with upper levels that will include 35 to 40 one- and two-bedroom apartments.

TextbooksRus, a division of Book Dog Books, which is currently located on the corner of Lane Avenue and Kenny Road, plans to purchase the building at 1401 W. Goodale Boulevard for a new bookstore. The owners of TextbooksRuS also own the University District's UBX Bookstore, and plan to construct interior offices and a warehousing component for textbooks in addition to the bookstore.

TextbooksRus plans to complete the transaction soon and open the property, which is partially leased by the Industrial Commission of Ohio, by July 1. As the bookstore grows, the company wants to expand the business to the entire building.

A property at 855 Grandview Ave., owned by the Edwards Cos., soon will be occupied by Dynamix Engineering Ltd. The engineering consulting company will move into the building's 15,000-square-foot third floor. In May, Dynamix began rehabilitating the third floor, and the company plans to move in before the end of 2009.

A preliminary community plan for the Grandview Avenue area was updated in January, which includes improvements to the streetscape — adding street trees and benches — and

requirements for new developments.

One premise of the plan is to ensure, as the Grandview Avenue area develops, that sidewalks remain 16 to 18 feet. Also, the plan requires parking to be located at the rear of or underneath buildings, and parking areas on adjacent lots to be joined.

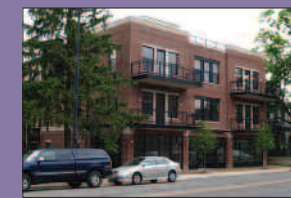
The plan encourages a combination of historic, contemporary and modern design for new development, with distinctions drawn between ground-level and upper-level stories. Bowman said the city wants to have a more solid plan in the pipeline soon, bringing property owners into the planning process.



Future site of Grandview Yard on Goodale Boulevard

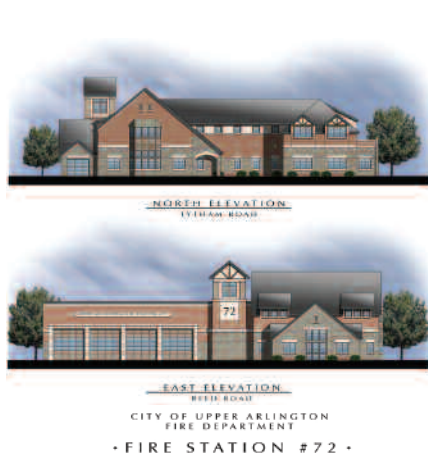


Construction on Grandview Yard, the biggest development project in the works for the area.



1200 Grandview condominiums





High-quality development continues in

Upper Arlington



Arlington Commons

Updated Kingsdale rendering

By JACKIE NASH
Daily Reporter Staff Writer

With a reputation for being a great place to live, Upper Arlington continued to see significant community redevelopment and reinvestment in 2008. Consisting of merely 9.5 square miles, the landlocked city posted \$74 million in new construction value in 2008.

Contradicting the economic grief over the past year, Upper Arlington has remained economically stable. Construction values for 2008 increased from 2007 by 21 percent.

"Residential construction value of \$32.2 million came in slightly less than last year's level, and commercial activity for 2008 paved the way and skyrocketed to an astonishing \$39.9 million, representing a 98 percent increase from commercial values a year ago," said Dean Sivinski, development director for the city of Upper Arlington.

Due to the suburb's location, quality of schools and safe neighborhoods, Upper Arlington has continued to see a steady flow in revenue in 2009. It is 95 percent residential, with the remaining 5 percent used for commercial purposes. Community leaders are working to change this with a goal in mind to "redevelop the community, and increase the density of commercial development and revenue in the city," said Chad Gibson, senior planning officer for the city of Upper Arlington.

A variety of redevelopment activity is occurring in the city, and the 10-member development department team led by Sivinski continues to process a heavy workload.

In 2008, the staff processed 192 fence permits, 16 demolition permits, 93 sign permits, five swimming pool permits, 29

zoning worksheets and 96 certificates of zoning compliance.

"Nearly 3,600 building inspections were also completed in 2008, and the city's two code compliance officers kept Upper Arlington well-maintained and looking beautiful by performing nearly 3,000 proactive and complaint-driven inspections," Sivinski said.

The city's Board of Zoning and Planning also stayed busy last year, reviewing 46 variance applications and several development plans, code amendments, site plans and appeals.

Several major redevelopment projects for Upper Arlington are in the works and are acknowledged in the city's master plan, including continuing efforts to rebuild the Kingsdale Shopping Center. The center uses merely 50 percent of its space, including merchants Giant Eagle, First Watch, Chipotle and EB Games. However, nearly half of the lot is filled with vacant retail spaces — many with water damage beyond repair — that do not bring in a cent of revenue.

Continental Real Estate Companies and Regency Centers have submitted a preliminary development plan application that includes a significant rebuild of the center, but many steps are necessary before this deal could take place.

The city could see demolition of the center as early as this summer, Gibson said. The developers are working on a development agreement with the city, which has alluded to dedicating a portion of the area to new office properties.

City staff is working to ensure the Kingsdale redevelopment project includes a mixed-use, "town center" environment.

New offices would mean a significant increase in revenue for the Upper Arlington, which benefits directly from the 2 percent income tax placed on the wages of individuals who work in the city.

"The master plan calls for increased office density in our seven mixed-use/commercial

areas ... we need more office space to ensure the fiscal stability of the community into the future," Gibson said.

In 2008, the Unified Development Ordinance provided a streamlined process for new development, enhancing commercial activity, Sivinsky said.

First Community Village, a residential facility for senior citizens, has continued the redevelopment of its 31-acre campus. The campus incorporates structures for assisted and independent living, as well as a wellness center that includes an indoor natatorium, movie theater and underground parking facility.

The construction of Arlington Commons, the new three-building, mixed-use development project north of Lane Avenue, began at the end of 2008. The high-quality development, made possible with the demolition of five single-family residences, remains under construction.

Shoppe's on Tremont, a new project along Tremont Road, has helped to continue the quality mixed-use redevelopment momentum in the Kingsdale area. At the southwest corner of Zollinger Road and Northwest Boulevard, a previous bank building was purchased and renovated into a Guernsey Bank.

"The Arlington Falls office condominium project at Riverside Drive and Henderson Road continues to be a major success for the City as the fifth and final two-story building nears completion," Sivinski said.

A rezoning request was the cause of some community disagreement in 2008 as representatives from Long & Wilcox and Centro Inc. submitted a zoning map amendment to rezone two residential properties (zoned R-1b) along Tremont Road to "O" for office use.

Neighbors opposed to the rezoning took action, obtaining enough signatures to place the matter on the November ballot. In a citywide referendum, residents voted to uphold the rezoning approved by the city council, permitting the future construction of a one-story medical building.

Upper Arlington's organic food lovers will be glad to know that the Whole Foods store has acquired Wild Oats Market at 1555 West Lane Avenue, and preliminary plans to expand the store are in process. Also, "the Shoppes at Lane Avenue were purchased by Ramco-Gershensen, and city representatives have already forged a positive relationship with the new owners," Sivinski said.

A new fire station is in construction and will be finished sometime this year, Gibson said. The \$6 million structure will be 32,000 square feet and located at 3681 Reed Road. It will include four equipment bays, a fitness center, a three-lane firing range, a 50-person training room and police support offices.

The Sunny 95 Park, recently dedicated by the radio station, is also planned to be completed this year. The park will add to the city's more than 25 parks that cover 150 acres.

"Economic Development initiatives continue to sustain a business-friendly and incentive-based approach, encouraging new businesses to locate in Upper Arlington, while providing for the expansion and retention of the city's companies," Sivinski said.

Additionally, the Labor Day Arts Festival and the annual Taste of UA are popular events in the city that have seen an increase in attendance levels.

"Protecting the historic structures of Upper Arlington has remained a priority of the city this year," Gibson said. As the city is a booming residential area, it has endured the demolition of many of its historic homes with the construction of larger, modern homes.

Addressing this in 2008, the city council assembled a Historic Preservation Task Force of community experts to discuss implementing special regulations for historic structures in Upper Arlington, which led to the council passing legislation into the Unified Development Code.

"Strong leadership and forward-thinking decision making from all members of City Council, coupled with the knowledge and experience of city manager Virginia Barney, is helping to maintain high-quality city services with an emphasis on fiscal responsibility," Sivinski said. Upper Arlington continues to be a high-quality, economically stable community, useful for raising a family and/or doing business.



Clockwise from top right: OSU Development Department, Arlington Crossing, Mallway fire station, Arlington Falls and Tremont construction.



Due to the suburb's location, quality of schools and safe neighborhoods, Upper Arlington has continued to see a steady flow in revenue in 2009.

Commercial development, infrastructure improvement create jobs in Hilliard

By JACKIE NASH
Daily Reporter Staff Writer

Hilliard issued 27 single-family residential permits in 2008, commercial and retail revenue has continued to climb and the city saw a 6.5 percent increase in income tax during the first quarter of 2009 compared to the first quarter in 2008.

From 2005 to the end of 2009, more than 5,400 jobs will have been added in Hilliard, according to city officials. The city's employment rate is projected to increase by the end of 2009, thanks to several companies that are headquartered in the city.

Located at 5000 Britton Road, Verizon Business, which has long had a steady presence in the city, is well on its way to creating 500 new jobs by the end of 2009. BMW Financial, at 5550 Britton Parkway, projects it will create nearly 900 jobs by the end of the year.

Since BMW Financial's new building was completed in May 2006, the company has increased the city's income tax revenue by a substantial amount, allowing the city to reinvest in infrastructure.

"BMW Financial has kept the city financially strong — it has been a catalyst, making the city stronger," said Brett Sciotto, president of the Hilliard City Council.

Rich Products Corp., located at 4600 Northwest Parkway, opened another internal line in its facility on Dec. 16, 2008. The corporation, which makes donuts for Dunkin Donuts and Giant Eagle, expanded as a result of the growth of these two commercial entities, hiring 40 to 50 new employees in the process.

The construction of Britton Parkway, which opened on Jan. 20, has provided access to valuable commercial property in Hilliard. The parkway is a significant north and south connector for the area, providing a much-needed link from Cemetery Road to Tuttle Crossing Road, and is now the main access route to the new Hickory Chase development at 4383 Davidson Road.

"The parkway has been a great investment for Hilliard's infrastructure," Sciotto said.



Pictured above: BMW Financial's future and completed building; below is a rendering of First Responders Park, a new park planned to be built in Old Hilliard.



Britton Parkway was essential to the Erickson Retirement Community's Hickory Chase project, an innovative retirement community for senior citizens that offers easy access to various levels of health care. It was necessary for Britton Parkway to be under construction before Erickson could finalize the Hickory Chase project.

The Erickson Retirement Community in late May halted construction on Hickory Chase, due to financing issues. A scenic, 80-acre campus, Hickory Chase was expected to bring nearly 850 jobs to Hilliard and the surrounding area.

The Erickson Retirement Community expected to invest more than \$226 million into the project over approximately seven years.

To oversee funding of Britton Parkway, a community authority was set up in Hilliard, which issued bonds to construct the parkway. The repayment of the bonds will come directly from the Hickory Chase Community Authority, so no city tax will be implemented.

Improving its infrastructure beyond Britton Parkway, the city of Hilliard in March completed a \$4 million streetscape improvement project that included the creation of a town center in the middle of the district. Also in March, a new Old Bag of Nails bar and restaurant opened at the corner of Norwich Avenue and Main Street.

The focus of the streetscape project was to improve the restaurant and bar industry, promote a pedestrian-friendly environment, and increase development along Main Street, as well as construct new parks for the city. Scioto said the parks are currently in the design stages, and will begin to be built in late 2009 or in 2010.

Several development project plans are in the pipeline for Hilliard, including the Villages of Britton.

Awaiting planning and zoning approval from the city, the Villages of Britton project is a 55-acre, mixed-use retail concept that will include townhomes, apartments and an office component. Preliminary plans for the project are under review, but the villages are projected to be built north of Cemetery Road and west of Britton Parkway, on the site of the old Dana Corp. building, which was demolished in 2006.

The Schottenstein Real Estate Group recently submitted some rezoning proposals to develop high-end apartments in Hilliard, and these proposals are under review for approval from the Hilliard City Council.

"Regarding future commercial and retail development, I believe that once the economy recovers, Hilliard is just going to explode," Sciotto said.



Clockwise from top left: the former Kilbourne Memorial Library, MedVet Cancer Center for Pets, 933 High St. and the Peggy R. McConnell Arts Center of Worthington.



Development in Worthington not slowed by economy

By ANNE BROWN
For The Daily Reporter

Today's difficult economic times are challenging the nation and many people right here at home. While Worthington is not immune to these challenges, we are seeing some positive signs that the community is standing strong and will be in a good position as the economy recovers.

With a focus on redevelopment, businesses see the value of locating here. There are many examples of redevelopment projects taking place that are bringing positive business opportunities to our community.

MedVet recently completed a \$1.5 million renovation and expansion, opening the MedVet Cancer Center for Pets and furthering their commitment as a valuable business leader in the Worthington community. The new center features its own entrance, and increased service to pets with cancer and their owners. The facility now has larger examination and

treatment rooms, and more comfortable waiting areas.

Preliminary plans have been presented to the city, which would redevelop the office complex at 933 High Street into a new medical office building. The proposal calls for the existing office complex to be replaced by a new three-story, 57,000-square-foot building, increasing the existing office space by more than 19,000 square feet. The plan calls for parking in the rear and the building design reflects the historic character of the Worthington community.

City council recently rezoned the property where the Kilbourne Memorial Library stands vacant at 752 High Street, on Worthington's historic Village Green, with plans of opening up the site for more flexible commercial uses. The Community Improvement Corporation is developing a marketing strategy to attract a suitable tenant for the historic site. Exterior work is scheduled in 2009 to give the building a facelift, including a new roof, windows and paint. City council and staff continue to work with businesses and offer attractive incentives to help bring more jobs and opportunities to the Worthington community.

An exciting year is ahead in the arts for the



Worthington community as construction of the Peggy R. McConnell Arts Center of Worthington continues in the old Packard Annex building at the corner of Evening Street and Dublin-Granville Road. Partnering with Worthington City Schools and the Worthington Arts Council, the city is committed to bringing quality arts programming and opportunities to the Worthington community. The center is expected to open in the fall of 2009.

The city of Worthington has a strong tradition of success as the "choice of business." Since its founding more than 200 years ago, companies have enjoyed the benefits of doing business in the city.

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



Ohio's largest company, Cardinal Health, opened its doors to a 250,000-square-foot expansion of its corporate headquarters in Dublin, Ohio this spring. At the same time, another opening was taking place in another part of the Emerald City. The Dublin Entrepreneurial Center invited guests to experience the synergy of a new facility designed to spur start-up businesses into becoming the next industry-leading corporation.

The DEC was created to support the next-generation entrepreneurs. It provides a physical space where they can obtain access to entrepreneurial services, as well as access to capital from a variety of resources. Dublin has entered into collaborative partnerships with TechColumbus, the Columbus State Community College Center for Workforce Development, the Small Business Development Council and the Center for Innovative Food Technology to provide resources and assistance at the DEC, located at 7003 Post Road.

The city is being recognized for its efforts. In March, BusinessWeek magazine named Dublin the best small city in Ohio for start-ups. Additionally, Dublin received the Best Innovation in the State Award from the Ohio Economic Development Association and was designated the No. 1 place in the country to start a business by FOX Business News on its Power Rankings list.

The DEC is located in the core of Innovation Park, a 1,300-acre technology park currently under development. In 2008, the Dublin City Council adopted new development guidelines for Innovation Park that allow fast-track approval for developments meeting the city's requirements. The park is adjacent to U.S. 33 and State Route 161, where the city of Dublin is investing \$52 million in interchange improvements.

Innovation Park is anchored by the state-of-the-art Dublin Methodist Hospital, which opened its doors in 2008, and is considered a model hospital for its evidence-based-design healing environment and cutting-edge technology, including a virtually paperless facility. In turn, the hospital's opening has spawned a flurry of ancillary medical services and offices in the community. The city is currently considering the development of a \$180 million proton therapy cancer treatment facility, which would be located in Innovation Park.

Dublin will also spotlight residential development this summer when the 2009 BIA Parade of Homes opens July 11. The 11 homes being built for the parade in Tartan Ridge will incorporate rustic stone walls, old-world architecture and natural elements. Tartan Ridge, on 189 acres next

Innovation, entrepreneurial spirit keep *Dublin* thriving



A rendering of IGS Energy's new facility

to the Glacier Ridge Metro Park, will feature tree-lined boulevards and a neighborhood retail center when complete.

Complementing Dublin's corporate headquarters along Interstate 270 will be IGS Energy's new 100,000-square-foot facility on Emerald Parkway. IGS is seeking Leadership in Energy and Environmental Design certification on the building, which is set for completion in spring 2010. The site also offers an opportunity for IGS to continue to expand with the ability to construct a similar sized building on the property in the future.

Advances in technology are progressing as Dublin becomes one of Ohio's first cities to install a citywide Wi-Fi network. In 2008, the city council approved funding for citywide deployment. The network is a unique public/private partnership. Since Dublin's successful deployment of Wi-Fi throughout a four square mile area in 2006, the city has continued to expand the system for government use. Its partner on the project, DHB Networks, also has added a consumer application.

The city-wide network will provide wireless capabilities to anyone within Dublin's corporation limits. The Wi-Fi network is available to residents on a subscriber basis via DHB Networks' AirWirz service.

For the second year in a row, Dublin was named one of 21 communities from around the world recognized as a Smart21 Community by the Intelligent Community Forum for its deployment of broadband and Wi-Fi.

Other projects in the works in Dublin include BriHi Square, a 22,000-square-foot mixed-use development at the corner of Bridge and High streets in Historic Dublin; a senior housing/long-term care and medical office complex on Riverside Drive, north of State Route 161; Waterford Commons, a new mixed-used development on West Bridge Street, just west of Historic Dublin; and a Holiday Inn Express on Tuttle Crossing Boulevard.

Commercial and residential development finished strong in 2008 with Dublin issuing 435 building permits, including 279 residential permits and 156 commercial permits. The construction value of the permits was \$115.6 million, which includes \$75.7 million in commercial construction and \$39.9 million for residential construction.

Dublin continues to be a great place to do business. Ninety-two percent of businesses ranked the city as an excellent or good location for their business in a survey conducted for the city by Saperstein Associates. The survey results also suggest that businesses are growing, with 67 percent likely to increase the number of employees in Dublin over the next two years.

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Dublin Entrepreneurial Center

SECTOR 3 *Northeastern Franklin County*

Reynoldsburg, Westerville, Easton, Northland, Bexley, New Albany, Whitehall, Gahanna

Sizable retail development opens in *Reynoldsburg*

By JACKIE NASH
Daily Reporter Staff Writer

A city of approximately 35,000, 12 miles east of downtown Columbus, Reynoldsburg saw 38 new businesses come to the city in 2008. In addition, commercial and retail development in the city has continued to steadily grow, and revenue has continued to increase.

In January 2008, a new 170,000-square-foot Lowe's Home Improvement Center opened, and a new Olive Garden restaurant opened in April 2008.

Sitting on a 15-acre site, Lowe's serves as an anchor store for The Shoppes at East Broad, a 260,000-square-foot shopping center at East Broad Street and Waggoner Road.

The center welcomed several new developments in 2008, including ALDI's, Burger King, Chase Bank and National City Bank.

On a 50-acre site, The Shoppes at East Broad still have 20 acres available for future development, said Lucas Haire, planning administrator for Reynoldsburg.

On March 4, a new Target store opened at 2437 Taylor Park Dr., in the Taylor Square area. The store is adjacent to Reynoldsburg's previous Target store, at 5585 Chantry Dr. A huge factor for the move was that Target liked the visibility of the new location, as it is next to the major intersection of state Route 256 and Interstate 70.

Offering more space and an updated facility, the new Target, which broke ground in late 2007, sits on a 20-acre site.

Target is marketing four acres directly adjacent to the store, with no commitments yet in the works. In order to prevent traffic congestion, the company maintains a policy preventing other new development to take place next to its new stores for six months after opening. However, Haire said he expects a commitment to the four-acre site in the next few months.



Taylor Road retail building



Stoney Creek Plaza remodel

At the same time that Target was constructed, a new retail building was developed directly in front of Target, where a new Radio Shack, I-Mart and a corporate Verizon store soon will be opened.

The interior units for all three stores are under construction, but Radio Shack and Verizon should open this summer, Haire said. The I-Mart, a Springfield-based eye care facility, is projected to open this fall.

With so much recent retail added to the city, Reynoldsburg's employment rate has remained strong and steady. Target alone brought between 120 to 150 new jobs to the area.

With only eight new single-family homes built in 2008, "residential development in Reynoldsburg is probably the lowest it has ever been," Haire said.

At a peak in 2001, the city was building homes at a rapid rate, with more than 300 homes constructed. So far in 2009, there have only been three homes constructed in Reynoldsburg.

Sixty-six condominiums were built in 2008, with sales prices starting at approximately \$150,000. The Glenet Taylor Square and Traditions at Slateridge condominium developments were constructed in the state Route 256/Taylor Road area.

This spring, hardware retailer True Value committed to a 13,000-square-foot space at the Reynoldsburg Center, located on East Main Street. The hardware store plans to open by Labor Day. In November 2008, a new Aaron's store opened at the Reynoldsburg Center, at 7020 E. Main St.

With little room left over for new development, Reynoldsburg's focus for 2009 will be improving and revamping existing areas.

In 2006, the city invested more than \$10 million into a streetscape project, improving the look of East Main Street. Now, the city is in the process of improving the corner of Brice and Livingston roads.

As of now, the area is perceived as unsafe and unclean, Haire said, and the city wants to make it more business-friendly.

One of the first steps will be to create a plan to establish how to better utilize and develop the Brice Road area. The city plans to renovate and transform the former Big Bear building at Brice and Livingston roads into a climate-controlled storage facility. This plan has been delayed after being in the works for more than a year, and is still in the preliminary planning stages.

Scioto said he expects major changes to take place in the area once the building is redeveloped.

"We are keeping development in the city, we are at a good pace, and we expect to see a lot of growth in Reynoldsburg when the economy turns around," Haire said.

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Westerville

continues efforts to beautify, improve city

By JACKIE NASH
Daily Reporter Staff Writer

An energetic community of 37,000 in northeast Columbus, Westerville has made vast efforts for city improvements in recent years.

Starting in 2002, the city took a major look at the area and made an initial plan for improvements. The overall plan, focusing on streetscape standards for the private sector, was approved by city council in March 2009. The plan laid out guidelines for the streetscape, including building exteriors, driveways, overhead wires, sidewalks, street trees, street lights, traffic signals, landscaping, sidewalks and patios.

The goal of the plan is to create development standards and make Westerville more pedestrian-friendly.

For eight years, the city has been looking at how to improve the area, focusing on the State Street corridor. Built in the 1970s, State Street has played an important role in the history of the city,

serving as home to both retail stores and restaurants. The corridor has experienced problems, though, with traffic congestion and aging shopping centers.

Westerville businesses have long been familiar with the city's plan. Even before the plan was approved, new development along State Street complied with the city's goals.

Pasquale's Pasta House, an Italian eatery in uptown Westerville, expanded its restaurant last summer, buying the vacant retail store in front of its restaurant. The expansion added more space to the eatery and allowed Pasquale's to build a pedestrian-friendly patio in front of its building on North State Street.

City Barbeque is under construction at 600 S. State St., a location previously occupied by a bank. The restaurant's construction will include a patio in front of the building, facing State Street.

Village Plaza was completed and opened in early 2008, bringing new development to Westerville. The old Ponderosa building and car wash in the plaza, on two separate parcels, were both torn down. These parcels were consolidated into one lot, where Guernsey Bank — an anchor to the retail plaza — constructed a new building in 2008.

The demolition of a former carpet store on the southwest corner of State Street and Central Avenue made way for a more aesthetically pleasing development, a new NAPA Auto Parts store.

In January, Ohio Health opened a new medical campus at 300 Polaris Parkway, on the corner of Polaris Parkway and Africa Road. The campus consists of two medical office buildings and one medical center.

The three medical buildings, which are connected, total 230,000 square feet of new development. The new buildings provide a multitude of services, including pain management, health screenings, orthopedics, preventive cardiology and rehabilitation.

"The primary purpose for the project was the need for urgent care, outpatient services and medical offices," said Bassem Bitar, planning and zoning officer of the city of Westerville.

The development has brought a significant gain to the Westerville community and the city of Columbus. When fully occupied, the project's first phase (the medical center and first medical office building) will create \$25 million in payroll and jobs for 295 employees.

Another medical office building is in the works for the north side of the campus, but plans are in preliminary stages, said Julie Colley, assistant city manager for the city of Westerville.

In summer 2008, the Daimler Group Inc. began the major construction of a 145,000-square-foot office building on Polaris Parkway and Cleveland Avenue, its fourth building in this area. Daimler's other large tenants — all of which are in five-story buildings — are Excel, American Family Insurance, Quick Solutions Inc. and Huntington National Bank.

This Daimler project is under construction, and is expected to be finished in late 2009.

With offices at 610 Executive Campus Drive, the Liebert Corporation is close to finishing construction on its new learning center. The Liebert Learning Center, at 530 Westar Boulevard, is expected to be finished this summer.

Two-thirds of the learning center's first floor will be for classrooms and demonstrations, and the remaining part of the floor will be for staff offices and a customer response center. The second floor of the building will be used for future office space.

The Liebert Corporation, which manufactures power and precision cooling systems for critical data centers, has been a landmark of the Westerville area since 1999, when the construction of Polaris Parkway was completed.

A place of rapid commerce for Westerville, the Westar Center of Business has attracted several new development plans this year. Development plans for a Marriott Residence Inn, Lyntek office building and Primrose Day Care facility have been approved, said Colley, but construction has not yet begun.

Jimmy V's is opening its fourth restaurant in Westerville, at 1 S. State St. Its other three Columbus restaurants are in Grandview and Dublin, and on South High Street.

Gourmet hot dog eatery The Dog Joint opened in spring 2008, and celebrated its one-year anniversary in May. In summer 2008, The Rusty Bucket opened on Polaris Parkway, between Africa Road and Cleveland Avenue.

Otterbein College has a new, \$4.92 million



City Barbeque is under construction at 600 S. State Street



Downtown Westerville



equine facility under construction at 600 N. Spring Road. The first of its kind, the Patrick and Jill McCuan Center for Equine Studies will combine horses, stables, pastures and education in a suburban setting. A \$1.5 million gift from the McCuans is helping fund the center.

The new facility will allow more students to be admitted to the Equine Science program. Plans call for improved riding arenas, pastures, classrooms, a riding trail and housing for a full-time stable manager.

In April, the Casto Organization began renovating Westerville Plaza, the shopping center that contains the Kroger store at 55 W. Shrock Road. The multi-million dollar renovation will give the entire shopping center a facelift.

Kroger itself will be renovated and expanded, Colley said, noting that the existing Kroger is 58,000, and it will be expanded to 82,000 square feet.

Smaller developments of the plaza will be torn down to build larger tenant buildings. Casto wants to expand Westerville Plaza to the west, Colley said.

Developers Lemmon and Lemmon Inc. plan to build an assisted-living facility on the southeast corner of Maxtown Road and Spring Road. Plans for the facility, Parkside Village, recently were approved by the city. Financing still is being negotiated for the project, so no definitive dates have been set for completion.

Preliminary plans include constructing a three-story building, totaling 186 square feet. The first building — Phase 1 of construction — is projected at 62,000 square feet.

The entire site of the facility encompasses 16

acres of land. When completed, the facility will include a combination of 206 independent, assisted and memory care units.

Dublin Building Systems recently finished twin office buildings in Altair, at 540 and 560 Cleveland Ave. Each two-story building is a little less than 20,000 square feet, and will be used for professional/medical office condominiums, which can be leased or owned.

Rich Ireland, vice president of sales and marketing for Dublin Building Systems, said that although there are currently no units occupied, the company is working with several promising prospects. One prospect, if signed on, would take up 10,000 square feet, or 50 percent of one building.

Residential development for Westerville has been fairly quiet, Colley said, but there have been some preliminary plans in the works for residential building on Maxtown Road. Additionally, a sewer line is under construction for Westerville's Central College area, which will allow for future development in this area.

"Our building permit revenue is down, but at the same time, there has been a lot of planning activity. There remains a very strong interest in Westerville and throughout the city, and I truly think people are waiting, perhaps, for the economy to flip a little," Colley said.

NP Limited, which has developed a large part of the Polaris area west of Interstate 71, has made preliminary plans to build a retail office in the Westar area. The plans recently were approved by the planning commission, Colley said, and NP Limited hopes to see construction this year.

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The Easton evolution:

District adapts to changing needs



By MIKE DUFFEY
For The Daily Reporter

Ten years after Easton Town Center debuted, promises have been fulfilled and expectations exceeded.

More than a Midwest shopping destination, Easton Town Center is a vibrant entertainment, office and residential district within the city of Columbus. It is the centerpiece of the 1,300-acre Easton development co-developed by Limited Brands and The Georgetown Company.

While Easton is successful, its developers have chosen not to allow things to stay the same, preferring continual renewal and reinvention instead. The 90-acre town center continues to change over time, while retaining more than 250 acres of undeveloped land that will bring even more improvements in the future.

"Easton continues to perform well," said Adam Flatto, president of The Georgetown Company. "Even in today's economy, traffic figures are up over last year, and we have a waiting list of retail tenants and the highest office occupancy in the city."

Part of the promise of Easton was to create a vibrant entertainment and residential district amid some of the best shopping in the Midwest. That idea has been fulfilled with entertainment venues such as AMC Easton Town Center 30 (Ohio's largest theatre), the Funny Bone and Shadowbox, and new-to-market shops like Tiffany & Co., Burberry, Crate & Barrel, Apple and Nordstrom.

Easton has experienced significant changes over time. Among these is the addition of high-end fashion, clustered in the North District.

The area that already included Nordstrom and Macy's last year welcomed Tiffany & Co. to a 6,200-square-foot, custom-built store. Tiffany added upscale cache just before the holiday shopping season to fevered anticipation, as everyone from college students to couples and families searched for the perfect item from the iconic New York brand.

In addition, Limited Brands doubled the size of its signature

Henri Bendel store at Easton, located immediately adjacent to Tiffany, around the same time. The 3,000-square-foot space is one of just four Bendel boutiques outside the original flagship location.

More fashion is on the way. Easton is making preparations to welcome Burberry, the exclusive British fashion store, to the North District this fall. It will be the only Burberry store in Ohio and will accompany other recent retailers, including Puma and Coldwater Creek, in the North District.

They join longer-tenured tenants such as Bebe, Benneton, Coach, BCBG Max Azria and Dr. Mojoe in creating a true high-fashion district in Central Ohio.

"Part of Easton's success has been its ability to draw exclusive, new-to-market retailers," said Beau Arnason from Steiner + Associates, co-developer of the 90-acre town center. "We are constantly striving for these unique tenants and we've clearly been fortunate."

Much of Easton's success over the years has also been reflected in its flexibility to adapt to the ever-changing retail landscape. In 2004 and 2005, for instance, Easton chose to add the hugely popular home furnishings retailer Crate & Barrel by replacing Virgin Megastore, tearing down the older building before rebuilding in the process.

For Tiffany, Easton developers needed to reroute an entire street in order to accommodate the dramatic and eye-catching new façade.

Easton welcomed several more tenants in 2008 at a new building at 4040 Easton Station. The first floor of the building houses west elm, a hip furniture store operated by Williams-Sonoma Inc., as well Martini Park, an upscale bar that features live music.

Upstairs, in addition to the advertising firm Fahlgren, the 102,000-square-foot building houses several health care tenants: Columbus Aesthetic and Plastic Surgery; WomanKind, an OB/GYN practice; and Lasik Plus. There is also a Lens Crafters store on the first floor of the building.

This building also represents another way Easton is evolving — growing up rather than out, using increased density rather than sprawl. Future expansion at Easton will continue, adding to what



More than a Midwest shopping destination, Easton Town Center is a vibrant entertainment, office and residential district within the city of Columbus.



Flatto said has been \$75 million of profits reinvested in new development at Easton in its first decade.

Some of that growth has come in big steps: building the North District, for instance. That area alone doubled the size of Easton to nearly 1.5 million square feet from the 750,000 square feet that existed in the original South District.

More recently, Easton has been evolving incrementally rather than by leaps and bounds. The new, upscale fashion stores are a perfect example.

"We find that it makes a lot of sense to reinvest in what we have rather than to grow simply for the sake of growth," Flatto said.

Easton's 20 million annual visitors can see more of that gradual improvement in what Easton currently has code-named "Building 7."

Located just outside the Easton Station building near the AMC 30, a new, 10,000-square-foot Art Deco-style structure is replacing the former Discovery Store. Up to five new tenants will be announced later this year.

Meanwhile, Easton is welcoming other notable additions, including Five Guys Burgers and Fries, a specialty burger venue, as well as Occasionally Yours, which opened during the 2008 holiday season. Edamame, a new fast-casual Asian restaurant concept, also has targeted Easton Market for its coming summer debut.

Easton Market and Easton Square, nearby retail power centers, represent the other aspect of the complete package Easton offers.

Before the town center opened, these centers debuted to the north and west with a roster that now includes such destinations as Wal-Mart, Best Buy, Lowe's, Target, Dick's Sporting Goods and a variety of other retail and restaurant options.

Taken together, this encapsulates a big picture that runs the gamut from discount retailers to specialty, upscale automotive dealers, and much more than you would ever expect to find in one place. Thus, the "complete package."

One of Easton's longtime corporate tenants, M/I Homes Inc., even joined the town center this year. The homebuilder opened HOME: Ideas & Inspiration from M/I Homes.

The 10,000-square-foot space, which lies next to Ruehl at Easton Station, is part design center and part homebuilding showcase for M/I's current and prospective customers.

And about Easton's undeveloped 250 acres? They are waiting for now, poised for development to the north and east of the town center and along Stelzer Road.

"Easton will continue to evolve over time as it has in its first 10 years," Flatto said. "We will always be looking for ways to improve the retail experience for our visitors, as well as make our office and residential tenants feel more at home."

Mike Duffey is spokesman for Easton Town Center.

Large-scale development projects take off in *Northland*

By JACKIE NASH
Daily Reporter Staff Writer

Northland Community is an area full of quality retail and office space, with an excellent supply of residential housing. In the last year, the major focus in the area has been redevelopment of the former Northland Mall site.

Purchased by the city of Columbus in 2004, the site has long been in the planning stages to become Northland Village, which will be a visually appealing, mixed-use development with retail and office space.

In the 1960s through the early 1990s, Northland Mall was a popular destination.

"It used to be one of the most well-known places to go until it started declining in the mid-to late 1990s," said Mo Dioun, president of the Stonehenge Company, the master developer of the site.

The center section of Northland Village is envisioned to be a town center, and stores surrounding the village will be separate from one another, requiring the city to construct a new infrastructure for the village. A new configuration for the site — a grid system of roads and utilities — will be constructed once development nears completion.

"When Northland Mall was here, all of the buildings were connected, so there was no need for roadways between stores, but the village will be a much more separated, dynamic setting," Dioun said.

The Stonehenge Company is aggressively working on the planning for the village, which is projected to be 84 acres. However, Dioun said due to the weak economy, development has slowed down.

A new Menards store will serve as an anchor for the Northland Village site. Construction on the 160,000-square-foot store was scheduled to begin this spring, but the project has fallen behind schedule and no new tentative dates have been set, Dioun said.

Menards purchased the land for the new store from the Stonehenge Company for approximately \$2 million.

Bringing the Northland Mall site back to productive use is expected to generate a significant amount of revenue and employment for Northland Community.

"The project will bring much-needed jobs back to the core of the community," said Bill Webster, economic development administrator for the city of Columbus.

On the southeast side of the Northland Village site, at 4340 Tamarack Boulevard, a former movie theatre was purchased by the Franklin County Board of Commissioners to build a new animal shelter. The former theatre was demolished in winter 2008.

Costing the city \$2.37 million in real estate alone, the one-level, 48,350-square-foot shelter will include green space and areas for walking dogs.

Additionally, the new shelter is intended to meet high standards in environmental design. The city has a goal of obtaining Silver Leadership in Energy and Environmental Design certification, and plans to use natural light, sound-deadening design principles and materials, and air-control systems that will produce an odor-free and disease-resistant environment.

The Franklin County Animal Shelter is in the final stages of design-planning, and construction is projected to begin this summer, Dioun said. The shelter completion date is set for late 2010.

Also at the Northland Mall site, the former



The former Northland Mall site is being redeveloped for retail, office and residential use.



The former JCPenney department store site will be home to Vaud-Villities.

JCPenney department store building soon will be home to local theatre group Vaud-Villities Performances Inc.

Thirty-thousand square feet of the former store were purchased by Vaud-Villities from the Stonehenge Company last year, and the construction project is nearly complete.

Another primary focus for Northland Community is to complete roadway improvements on Morse Road, which will allow for better access into Northland, creating economic growth and new employment.

"Although so much redevelopment is taking place in the community, the Morse Road corridor project remains a cognizant community issue," Webster said. Improving vital infrastructure into Northland is an efficient way to optimize commercial revenue, attract people to the area and ensure further growth.



Bexley continues to attract new businesses



Aladdin's Eatery



Giuseppe's Ritrovo



Gateway building at Parkview Avenue and Main Street

By BRUCE LANGNER
For The Daily Reporter

Bexley experienced a slowdown in commercial building activity during 2008.

After more than \$30 million in commercial investment from 2006 to 2008, several Main Street projects were completed, including most of the commercial portion of the Gateway project, the Shoppes of Bexley and the Chase Bank building at Roosevelt Avenue and Main Street. Two floors of the Gateway building at Parkview Avenue and Main Street still have prime tenant spaces available.

The good news in Bexley in 2008 was that the city welcomed seven new businesses to the community: Jeni's Splendid Ice Cream and BEAT Personal Training in the Gateway complex, the Bexley Coffee Shop on North Cassady Avenue, Charm Children's Clothing & Gifts, Pedon & Page Real Living HER, Larry M. Goldin & R. Quillen Weaver Attorneys on Drexel Avenue and a new Verizon store on Main Street.

The Gateway project continued to build out its residential portion as condominiums have been sold. In addition to the three commercial levels on Main Street, the project consists of three walk-up brownstones and 34 condominiums around the corner on Parkview Avenue. The project also saw the relocation of a new tenant from another location on Main Street during 2008 as Hummel Title moved to the

prominent corner offices on the third floor. Another relocation and expansion of a business occurred as Etc. Boutique relocated to Drexel Avenue.

One major commercial renovation project that occurred in 2008 was the renovation of the shops at 2497-2511 East Main Street. The developer, CRV-XVI Main Cassingham Limited, invested \$300,000 into the exterior and interior renovation of the building to create the look of separate buildings in a continuous shopping center. Several spaces remain available for lease in that building.

Bexley's Building Department reported a successful year as it issued 1,500 residential and commercial building permits, 108 more than were issued in 2007. The residential valuation of the permits was \$10,600, 334, an increase of \$1.8 million from 2007. The commercial valuation was \$7,863,154,

which was a decrease of only \$132,678 from 2007.

Two other major development projects occurred in 2008. The new Bexley Police Station on Delmar Drive was initiated in north Bexley, at a cost of \$7.45 million. The new Congregation Torat Emet Synagogue — The Main Street Synagogue, just west of the Bexley Public Library, neared completion of its \$3.5 million structure. Construction of the synagogue began in 2007.

With the redevelopment of several properties on Main Street since 2006, Bexley now boasts 22 restaurants, coffee shops and ice cream parlors, 19 of which include outdoor seating.

Bruce Langner is the planning and economic development director for the city of Bexley.



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The Ohio Department of Taxation.



New Albany:

An economic engine locally, regionally

By SCOTT MCAFEE
For The Daily Reporter

Gov. Ted Strickland's visit to New Albany this spring, as he announced 245 new jobs would be added at Aetna's New Albany facility, illustrated the importance of the New Albany Business Park to the entire state of Ohio.

Before Aetna arrived in 1998 as one of the first recruits to the New Albany Business Park, it took imagination to envision anything but thousands of acres of open land. Today, the park, which is the largest planned campus in Ohio and the only campus served by three major highway interchanges, has grown to 5.6 million square feet of commercial space, representing \$800 million in private investment and 8,400 jobs.

These numbers reflect New Albany's status as a little village doing

very big things. Although the economy is down, momentum and reinvestment from past successes continue to fuel interest in New Albany.

In partnership with the state of Ohio, Aetna was convinced that expansion in New Albany was in the company's best interest even though there were at least two viable alternative sites outside the state of Ohio.

This deal created the 245 new jobs for Central Ohioans and will keep more than 1,000 current jobs in the district well into the 2020s. As the state's unemployment rate pushes ever closer to double digits, this is a huge win for all of Ohio.

Besides Aetna, Nationwide, PharmaForce, Residential Finance Corporation and Travel Solutions have committed to the New Albany Business Park in the last nine months. These five new development projects represent more than \$207 million in private investment and 755 new jobs.

1. Commercial Vehicle Group's international headquarters
2. Mount Carmel New Albany Surgical Hospital
3. The Signature Office Building, home to The New Albany Co.
4. The Aetna building
5. The Chamber's annual "Taste of New Albany" in Market Square
6. Tween Brands, located in the New Albany Business Park, north of state Route 161
7. Market Square, a popular destination area for New Albany residents.

In just 10 short years, the New Albany Business Park has turned from a vision to a regional economic engine.

This success reinforces the notion of re-investing in one's assets for continued success, and New Albany will be doing just that later this year when construction begins on the business park's second phase near the Beech Road interchange at State Route 161.

This second phase will allow New Albany to market to companies with unique space or location needs. In time, this area is expected to generate as much as 5.3 million square feet of commercial space, \$500 million in private investment and as many as 8,000 new jobs.

There are many reasons for New Albany's success, beginning with the fact that New Albany is a master planned community. Add to this planning the incentives of up to 100 percent real property tax abatement for up to 15 years, the natural amenities of a well-preserved landscape with lots of open space and leisure trails connecting neighborhoods to the business park, close proximity (less than 15 minutes) to downtown Columbus, world-class shopping, the airport and a streamlined planning process, and it becomes clear why businesses would consider New Albany.

These attributes, combined with the fact that New Albany is on the cutting edge of business technology and partnerships, show why New Albany is not just a place to be considered — it is a place to call home.

New Albany's state-of-the-art Blue Albany Network is a prime example of cutting-edge technology. This enhanced fiber network, the only one of its kind in the United States, can affordably connect tenants in the New Albany Business Park to technology networks and research institutions around the globe, creating communications opportunities for small and medium businesses that have never before been available to any company.

New Albany utilizes partnerships with local and state organizations to enhance its ability to provide unique services to its business partners. Recently, the village teamed up with TechColumbus to create the New Albany Business Development Center. This center, which will be located in the business park, will allow start-up companies and small businesses to enjoy nearby amenities while sharing resources in a very professional environment, creating synergies among the companies and consultants sharing space.

The location also provides a venue for other critical offsite business development resources, including local banking, accounting, legal and marketing services. Added support will be provided by the New Albany Chamber of Commerce, Platform Labs, ActionCoach, the Small Business Development Center and Ohio TechAngels. New Albany and TechColumbus are committed to fostering successful start-ups in Central Ohio, turning ideas into new jobs for the entire region.

In just 10 short years, the New Albany Business Park has turned from a vision to a regional economic engine. But the truly inspiring fact is that the New Albany Business Park is still in the early stages of its growth and development.

Scott McAfee is the public information officer for the village of New Albany.



Commercial and industrial development ensure future growth in *Whitehall*

By JACKIE NASH
Daily Reporter Staff Writer

Known as the “City of Pride,” Whitehall sits on the eastern portion of the metropolitan Columbus area. With a population of 20,000, the city is focused on improving its business climate, business development and economic expansion.

Whitehall is served by three major highways, U.S. Route 40 (The National Road) state Route 16 and state Route 317. These roadways provide immediate access to downtown Columbus, the outerbelt and Port Columbus International Airport.

In the past year, new ground has broken in several areas of the city, including commercial, retail, restaurant and industrial development.

In 2008, on the southeast corner of Broad Street and Robinwood Avenue, Tim Horton’s USA Inc. began construction on a new restaurant. The new Tim Horton’s, costing \$395,000, was completed in September 2008.

Generating new industry development, the U.S. Department of Veterans Affairs constructed a new, 295,000-

square-foot ambulatory care center for Whitehall, the Chalmers P. Wylie Veterans Affairs Ambulatory Care Center, which opened Oct. 30, 2008.

The \$94.8 million project brought 700 new jobs to the area, including doctors, nurses, and administrative and support staff. The ambulatory care facility handles approximately 328,500 annual visits, and 900 daily visits.

In 2007, Ohio Health began revitalization construction of the Eastside Health Center, on the corner of Main Street and Country Club drive. The total project, which cost \$390,000, was completed in fall 2008.

Nine-thousand square feet of vacant retail storefront space, at 882 S. Hamilton Road in the Great Eastern Shopping Center, was converted into the new Capital Park Family Health Center, a project totaling \$396,900. The new center, offering commercial office space and community medical services, went under construction in January and celebrated its grand opening in April.

The former Bill’s Auto Sales & Leasing, at 220 S. Hamilton Road, is being redeveloped into a new Social Security Administration building. A \$1.4 million project, the 14,375-square-foot contemporary facility is projected for completion in July.

The Kroger Co. is constructing its first Ohio Midwest off-

Extensive development has been taking place in Whitehall over the past year, and progressive development for the city’s future is in the planning process.

site fuel center and convenience store in Whitehall. Turkey Hill Midwest Convenience Store, a \$1.1 million infill development, will replace 0.82 acres of vacant commercial land at the northwest corner of the Hamilton Road/Langley Avenue intersection. A subsidiary of Kroger, Turkey Hill is projected for completion in summer 2009.

Additionally, construction is under way on a new, \$30.25 million, 267,000-square-foot package distribution center for FedEx Ground Package System Inc. The 29-acre infill development is on Poth Road, in Whitehall’s industrial district.

The FedEx center is the largest private sector infill redevelopment project in Whitehall since the loss of the Oasis Corp., former world leader in water coolers, which was headquartered in Whitehall for nearly 50 years.

The center is expected to create 419 jobs and \$8.7 million in payroll. The grand opening is set for July. Dan Lorek, director of development for the city of Whitehall’s Department of Economic and Community Development, said the FedEx project is 98 percent complete, with landscape work still being finished.

In April, construction began on a new ALDI store, at the southeast intersection of Robinwood Avenue and East Main Street. The store is expected to open this summer. The old ALDI store, at 3831 E. Main St., was demolished during the project.

Extensive development has been taking place in Whitehall over the past year, and progressive development for the city’s future is in the planning process. City officials recognize that planning for development in 2009 and 2010 will allow current development momentum to continue well into the future.

The city is working, Lorek said, to allow for multiple types of development — buildings of various sizes and configurations — to accommodate the variety of business required by the neighborhood and community.

He said the outlook for Whitehall remains extremely positive, even in the current state of the economy. “Due to the economy and current

conditions, developers haven’t been as quick to act, but no one has said ‘no.’ The city is busy working with developers on Poth Road, and with FedEx coming to the area, we expect new businesses to be attracted,” Lorek said.

Starting this year, Whitehall is rebuilding its entire school system. Constructing state-of-the-art facilities, the project is expected to be a \$70 million investment for the community, and is projected to wrap up in 2012.

Industrial developers are looking at the site of the shut-down Kroger building on the west side of Poth Road, and there has been discussion about bringing a plastics manufacturing company to the city, which would add 150 to 200 jobs.

With Wal-Mart — a huge anchor store — opening a couple years ago on East Main Street, other new retail development ideas are being looked at for this area.

Florida-based BVB Enterprises Inc. is preparing the vacant site at 4094 E. Main St., formerly occupied by Haas Furniture, for redevelopment in 2009. The site is being redeveloped into a shoe warehouse.

To clear the way to reuse the land, the project will include demolition of the old Haas Furniture building.

Also on Main Street, Dunkin Donuts is opening a new store across from Wal-Mart, in the former Domino’s Pizza building at 3686 E. Main St. Plans for improvements of the existing building are under review. Once approved, renovations to the building would take 60 to 90 days, and the store would open in August.

A thorough, strategic plan for the city, set by the city council and mayor, will be put in place this summer, Lorek said.

One of the city’s goals is to promote new uses for underutilized land and buildings that act as a drag on the market. The Department of Economic and Community Development wants to represent opportunities to reinvent areas and structures. As a landlocked community that cannot grow horizontally, the city is focusing on growing and expanding vertically.



A rendering of the Chalmers P. Wylie Veterans Affairs Ambulatory Care Center



Gahanna:

Central Park goes from brown to green

By SADICKA WHITE
For The Daily Reporter

As the global movement toward sustainability continues, the city of Gahanna has become a leader in the effort to implement sustainable development practices in Central Ohio. After decades of industrial growth, the city recognized that portions of its industrial district were struggling to attract private sector investment because of the perceived environmental contamination within the district.

Understanding that the city's economic future depended upon an increase of private investment within the industrial district, the city of Gahanna set out to partner with the private sector, Franklin County, the Ohio Department of Development (ODOD) and the U.S. Environmental Protection Agency (USEPA) to implement a Comprehensive Sustainable Development Strategy.

This strategy focused upon four main elements to attract private sector investment to Gahanna's industrial district: Brownfield remediation, strategic infrastructure investment, environmental conservation and strategic public and private partnerships. The result of this strategy led to the creation of Central Park of Gahanna, which is the premier location for business expansion within Central Ohio.

The city of Gahanna believes that in order for development to be successful in today's economic climate, it must be sustainable long term. Sustainable economic development requires aggressive brownfield assessment, remediation and prevention components in order to maintain the integrity of the land for current and future businesses.

Like most brownfield properties, the unknown environmental liability is the most daunting obstacle to overcome. In order to determine the amount of contaminated land and the extent of contamination, the city of Gahanna applied for and received two Brownfields Assessment Grants from the USEPA. These grants were critical in providing the City with a clearer picture of the environmental contamination within the Bedford I landfill located at the center of the industrial district.

In order to minimize the risks associated with remediation efforts, the city partnered with several public and private organizations. Together, the city of Gahanna and its partner, Value Recovery Group II, received assistance from the Franklin County Commissioner's Community Development Block Grant program, and a \$3 million Clean Ohio Redevelopment Fund Grant from the ODOD.

This public assistance, combined with more than \$5 million in private investment, allowed for the Bedford Landfill I to be successfully capped with all environmental hazards remediated. This collaborative partnership, combined with both public and private investment, has transformed an environmentally contaminated landfill into a new, 200-acre business district known as Central Park of Gahanna.

The city of Gahanna also recognized that strategic infrastructure investments were necessary in order to bring to market several acres of industrial land that were vacant and isolated. In order to bring greater roadway access to this area, the city applied for and received a Roadwork Assistance Grant from ODOD. The grant allowed Tech Center Drive to be expanded eastward into Central Park of Gahanna.

This strategic infrastructure investment is helping to leverage Gahanna's geographical location to regional amenities like the Port Columbus International Airport.

Unlike greenfield development associated with urban sprawl, the city of Gahanna made strategic infrastructure investments in order to bring to market several acres of vacant industrial land that became inaccessible and difficult to develop throughout the natural course of industrial progress over the past 30 years. Gahanna pursues strategic infrastructure development because the city actively targets redevelopment of existing industrial land in order to reduce the negative effect of urban sprawl within Central Ohio.

Brownfield remediation and infrastructure investment alone are not sufficient for a sustainable development strategy to be successful. Environmental conservation is paramount. By preserving environmentally sensitive areas, the city of Gahanna has been successful at simultaneously reducing the environmental impact of development while providing additional amenities that enhance development opportunities.

A key highlight of Gahanna's conservation efforts is the Central Park Greenway Preservation. In early 2009, the Clean Ohio Conservation Fund awarded the city of Gahanna a \$1 million grant to purchase and preserve 22 acres of natural habitat within Central Park of Gahanna. The conservation area is centered around a pristine ravine and will allow nearby businesses and residents to enjoy some of the recreational and natural amenities Gahanna has to offer.

Faced with the daunting task of maintaining municipal tax revenue in order to provide high-quality community services, the city of Gahanna realized that public and private partnerships are essential. Public and private partnerships are critical in bearing the risk associated with making strategic investments that will generate future employment opportunities within municipalities.

In order to transform a 200-acre collection of environmentally contaminated industrial properties into Central Ohio's premier business expansion location, Central Park of Gahanna, the city of Gahanna entered into partnerships on the local, state and federal government level as well as with private investors (Value Recovery Group) and quasi-public entities (Central Ohio Community Improvement Corporation). Created out of necessity, these partnerships have given birth to several examples of creative financing mechanisms and sustainable development strategies that serve as models for cities all over the country.

The culmination of the city of Gahanna's Comprehensive Sustainable Development Strategy is Central Park of Gahanna. This new business campus will offer 100 acres of land available for the development of Class A office space. Twelve new sites are now available for development. Each site is strategically located and offers high-quality amenities for businesses looking to expand within Central Ohio.

At the pinnacle of Central Park of Gahanna lies the Green Pointe development site. This smart office development site is being designed with sustainable development practices. When built, it is projected that Green Pointe will support 150,000 square feet of Silver Leadership in Energy and Environmental Design certified smart office space, create up to 1,500 new high-wage jobs, and serve as a catalyst for future development in Central Park of Gahanna and the Central Ohio region.

Accentuating the business campus are several exciting amenities, including a nine-hole executive golf academy that is set to open in mid-2009. The Tartan Golf Academy will manage a nine-hole executive golf course and driving range directly on top of the aforementioned remediated landfill.

This course will allow local businesses and visitors to enjoy beautiful golfing services with an outstanding view of the Columbus skyline. In addition, the Central Park Greenway Preservation is positioned throughout the campus, just north of the golf course. This area will give local businesses the opportunity to enjoy one of Central Ohio's most pristine nature preserves, all within a close leisurely walk to their office.

By creating a development that meets the needs of residents and businesses while preserving the environment, the city of Gahanna has ensured that its future industrial development will be sustainable for many decades to come.

Sadicka White is the director of the Department of Planning and Development for the city of Gahanna.



A view of the airport and Columbus Skyline

Southern Franklin County

Grove City, Canal Winchester, Pickerington

Growing population of *Grove City* brings new demand for goods, services

By CHARLES W. BOSO
For The Daily Reporter

A superb location coupled with unmatched community amenities makes Grove City one of the best business locations 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.

The ease of commute to all of Central Ohio — including downtown Columbus, numerous institutes of higher learning, and regional and international airports — gives business partners and citizens a wide-ranging array of amenities.

Grove City's growing population of 33,000 residents has added to the demand for goods and services, spurring business growth. Numerous additions were brought to the city in 2008, including Bath & Body Works, Gordon Food Service, HH Gregg, Chase Bank, Payless Shoes, Tire Discounters, Rise & Dine, Firestone, Jersey Mike's Subs, National City Bank, Verizon Wireless and Edward Jones. Among the businesses on the horizon are Kohl's, Netflix distribution and three additional hotels.

Financial health is a direct result of this dynamic business climate. Grove City's existing local job base is estimated at more than 18,000, 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 — approximately \$17 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 the expansion of recreational programming.

In addition to fostering business growth, Grove City maintains a firm commitment to its historic Town Center, the city's central business district located on Broadway (U.S. 62).

Continued redevelopment of the Grove City Town Center is under way, as plans proceed for the transformation of a three-acre parcel behind City Hall. Plans include a summer ground breaking of an exceptional Town Center revitalization effort that will result in a pedestrian-oriented environment with a variety of open space centered around public activities.

The three-plus-acre site will include a parking garage with 290 spaces, an acre of scenic public plaza with water features and more than 70,000 square feet of retail, and office and restaurant uses. The \$30 million project will be an important step in the city's total downtown revitalization plan. The entire plan includes improved street and walking path connectivity, additional greenscape, new bike paths and new parks.

Keeping citizens and businesses moving is a key focus of government planning and funding. In 2008 Grove City completed a \$6 million improvement to the State Route 665 corridor, east of Interstate 71 to Hoover Road. This year, the city will begin a road expansion program on the west side of I-71 as part of the final steps to prepare for a significant new interchange at I-71/SR 665, planned to begin in 2010. Ongoing programs will address other infrastructure enhancements, including streets, waterlines and sanitary sewers.

The Mid-Ohio Regional Planning Commission estimates that Grove City will be the largest Central Ohio suburb within the next 20 years, and Grove City is well-positioned for continued success. A progressive city government is committed to a pro-business atmosphere. City leaders will 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 in the city is protected.

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



Canal Winchester

By CARRIE HOOVER
For The Daily Reporter

The Village of Canal Winchester saw tremendous growth in the commercial and industrial sectors in 2008. Forty new businesses began operating in the village, creating a job base expansion of 12.5 percent.

Much of this past year’s development took place in the Diley Road corridor, where there has been more than \$40 million in private investment since 2007. This investment has included several major projects, including the Diley Ridge Medical Park, Meijer, Aerosport, and Tobin and Associates.

After several years in the works, ground was broken on the area’s first 24-hour, full-service emergency center. The medical campus, designed to grow along with the community, is a collaboration between the Mount Carmel Health System and the Fairfield Medical Center. Construction on

welcomes new health care campus, new park upgrades

Villages at Westchester



Nifco building

the 34,000-square-foot facility, which will be located at the U.S. Route 33 and the Hill-Diley Road interchange, began last October and is expected to be completed before the end of 2009.

In addition to the emergency center, the campus will include a medical office building for the use of doctors, specialists and medical practices. This office building has received such a great response that the developer, Daimler Group, has recently increased the building’s square footage by 15 percent for a total of 47,000 square feet.

After nearly 20 years of planning, Canal Winchester saw the milestone demolition of the former Parker’s Marathon gas station, located in the heart of downtown Canal Winchester, this past year. The village worked closely with the Franklin County Board of Commissioners, the Franklin County treasurer and the Canal Winchester Main Street Program to have the vacant site cleared.

The village also worked with the Central Ohio Community Improvement Corporation and the Ohio Department of Development to begin the site clean-up process in 2009. These efforts will ensure a shovel-ready site for a new redevelopment project in the downtown area.

In line with economic development efforts, the village conducted two focus group sessions with business and community leaders, developers, and public officials to better understand their perception of Canal Winchester.

Historic O.P. Channey Mill and Prentis School House



This group offered insight about how the village is doing, where it could improve and what it should consider for the future regarding development.

In addition to feedback on economic development, an important resident outreach initiative was undertaken in late 2008, when a comprehensive community survey was sent to the more than 2,500 households located within the village’s corporation limits. The purpose of this survey was to learn what residents think about community services, future initiatives and life in general in Canal Winchester, with results being used for planning in 2009 and beyond.

Demonstrating how involved residents are in the community, the village received a response rate of more than 30 percent.

Canal Winchester garnered much attention this past year for the completion of its unique West Columbus Street reconstruction project, one of the only streets of its kind in the Midwest. The primary goals of the project were to replace deteriorated roadway and sidewalks, improve drainage and traffic safety, and enhance street lighting. These improvements were made while protecting several large diameter trees along the roadway that the village’s urban forester and the Street Tree Advisory Board identified as desirable to maintain.

Additionally, to protect the environment in the surrounding neighborhood, the village chose to use a pervious concrete on the street-side parking areas, which will improve drainage, reduce flooding and improve the condition of surrounding trees over time.

Upgrades began in 2007 for Walnut Creek Park, thanks to the assistance of a Nature Works grant from the Ohio Department of Natural Resources. Improvements consisted of a large multi-purpose field, an access road and a parking lot.

Updates to the George Bareis Nature Preserve portion of the park were also funded through the Clean Ohio grant program administered locally by MORPC. This area includes leisure paths and creek access.

The park upgrades project continued in 2008, with concept plans for Westchester Park, Walnut Creek Park and James Kelley Preserve being approved. Phase I improvements at Westchester Park, which consisted of landscaping and the installation of a play-set, are already complete. The dedication of the James Kelley Preserve also took place in 2008, and includes land acquired from Eastside Properties, Dominion Homes and Temple Israel. The area, which is intended for passive recreation, contains the covered bridge, creek access and leisure trails.

Carrie Hoover is the community affairs director for the village of Canal Winchester.



Development projects, plans advance in

Pickerington

By JACKIE NASH
Daily Reporter Staff Writer

A city of about 16,000, Pickerington is one of the fastest growing communities in Ohio. The city has been actively pursuing economic development based on responsible planning.

Utilizing community input — listening to elected officials, board and commission members, citizens who attend meetings, and employees who live in town — city officials have successfully attracted several new businesses to the city.

Residential development in Pickerington has seen a decline in the past year, down significantly from recent years. Prior to a housing moratorium to keep construction at manageable levels in 2003, 500 to 600 houses were being built in the city each year. The city has seen a decline in residential development ever since.

In 2008, 48 homes were built, and the city currently is on a pace to build 75 homes in 2009. Tim Hansley, director of development for Pickerington, said more than 1,000 lots have been approved for development over the last several years, and many of those still are available.

“Once the economy builds back up, we expect the lots to see some development,” Hansley said.

In the last five or six years, Pickerington has endured rapid development, including the construction of Kohl’s, the Creek Bend Business Park, the Windmill Ponds Shopping Center, the Hunter’s Run Shopping Center and the Re/Max Champions office building.

In the last year, development has continued to grow at a rapid rate.

In 2008, several new shops opened at the Shoppes and Offices at Stonecreek, including Max and Erma’s, a Sonic Drive-In and a Lifestyle Family Fitness Center. Construction is scheduled to begin on a Petland store in June.

The construction of Moo Moo’s Car Wash recently was completed at the corner of state Route 256 and Clint Drive. The new car wash was built as a replica of the Old Hunter’s Run Barn, a Pickerington landmark.

Pickerington Local Schools is finishing its construction of three new schools — two elementary schools and one middle school — which are opening this fall. Development began on the new schools after a levy passed in November 2007.

The school district celebrated another huge accomplishment on May 5. Pickerington voters passed Issue 7, a levy for maintenance renewal on classroom facilities. The levy will allow the school district to extensively upgrade and

renovate five schools — Pickerington High School Central, Ridgeview Junior High School, and Fairfield, Pickerington and Violet elementary schools.

With more than \$50 million in state funds, the renovation will include new roofs, new windows, new lighting, a complete fire alarm system, a security system and new gym flooring, among several other improvements.

City officials have a positive outlook on what the new school renovations will mean for the community. “With the passage of the school levy, and as the market recovers, the city believes housing starts will also increase,” Hansley said.

Amber Park Assisted Living Facility, a new facility at 401 Hill Road North, just north of the old village, is expected to be completed this summer, ahead of schedule. The two-story, 83-suite facility, costing nearly \$5.3 million, has been under construction since June 2007.

The facility will offer several services, including modern eating facilities and a common area for socializing. The building is being constructed by general contractors Colson & Colson.

A new Walgreen’s, redeveloped in the space of a previous UDF store at the intersection of Refugee Road and state Route 256, is planned to open this summer.

On the same outlot of the new Walgreen’s is the vacant Big Bear store, approved a year ago for conversion to a new Urban Active Fitness Center. Insufficient financing prevented the Urban Active project from continuing, and new prospects currently are under review for this space.

One of the first new bowling alleys to Columbus in years, the Rule (3) Entertainment Center and Bowling Alley is projected to open late this summer on Windmill Drive, west of Diley Road.

Originally, a family fun center for the site was in the works. Hansley said two recreational bowling alleys were planned and were in the approval process, however, developers saw a profitable market for professional play in Columbus, and decided to build one alley for league use.

Volunteer Energy, on Windmill Drive near Refugee Road and state Route 256, is planning to expand its facility, doubling its size. Volunteer Energy, which came to Pickerington less than two years ago, offers an alternative source of energy for natural gas customers. It now has 25 to 30 employees, Hansley said, but will likely hire more employees once the expansion is complete.

Road construction continues on Diley Road, transforming the two-lane byway to a five-lane roadway, connecting state Route 256 and U.S. 33. The transformation, which is about half-way completed, should be finished by mid-October.

The city hopes the Diley Road construction will create improved office and retail growth for the north and south ends of the city.

“We believe it will open up the corridor for more development in the future,” Hansley said.

A variety of development is underway in Pickerington, and several project plans have been approved by the city. However, Hansley said it will take some time to obtain necessary funding to get the majority of these projects rolling.

Among the projects under construction is a 13-acre commercial subdivision, Ashton Crossing, which will include up to eight lots for retail and office use, located at the terminus of Freedom Way. Also under construction is a 41,800-square-foot office park, Luse Office Park, located on state Route 256, north of Courtright Drive, which will include approximately 5.1 acres and up to eight buildings.

Additionally, Town Square Development is being developed on a 7.7-acre site designated for commercial and offices uses, on Town Square Drive, north of the Olde Downtown Pickerington Village District.

Windmill Ponds Commercial Subdivision is under construction. It is a 35-acre mixed-use development for professional office, retail and flex office space, at the southwest corner of the state Route 256 and Refugee Road intersection; and the Clint Drive Office Building is being developed by Maverick Builders, on Clint Drive, east of state Route 256.

With up to seven lots designed for commercial and office uses, the Zane Commercial Subdivision, an 11-acre site, is under construction as of May. The Zane Commercial Subdivision is on state Route 256, between Diley Road and Courtright Drive.

Anchor 204 Business Park, a 29,000-square-foot retail and office development on the northwest corner of state Route 204 and Freedom Way, received approval by city council in November 2008 for its final development plan.

Also in 2008, several projects received preliminary development plan approval from the Planning and Zoning Commission, including Phase V of Hunters Run Plaza, a 35,000-square-foot retail development on the southwest corner of state Route 204 and Freedom Way; The Shoppes at Yarmouth, a 38,100-square-foot retail development on the northeast corner of state Route 204 and Freedom Way; and Mayflower Village, a 47-acre mixed-use development, which will include office, retail and townhouses, on Hill Road North.

Due to the stale economy, several development projects have been postponed, and developers and businesses have been hesitant to initiate new projects.

“When the economy improves, I think things will just jump off, and I think the housing market will change dramatically, too,” Hansley said.



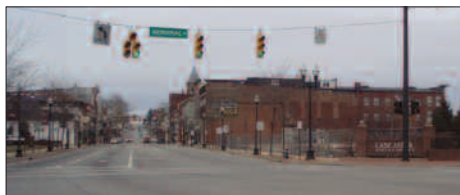
SECTOR 5

Select Communities of Contiguous Counties

Lancaster, London, Newark, Powell, Delaware, Marysville

Lancaster

advances as a focal point for employment



Downtown's Memorial Drive and Main Street

Rendering of the hotel and event center planned for the corner of Memorial Drive and Main Street



By JACKIE NASH
Daily Reporter Staff Writer

Over the past year, several jobs have been created in Lancaster due to the completion of major industrial and commercial development projects, but the city saw very slow development of single-family and mutli-family housing in 2008 and 2009.

Mike Pettit, director of economic development for the city of Lancaster, said a number of plans for residential projects are in the works, and a mutli-family, 200-unit project is in the pipeline, however.

Fairfield Medical Center, a hub for medical services in Fairfield County, is constructing a new learning support training area, the Education Resource Center, which will promote health-care recruitment and learning. The area will be used to teach employees, volunteers and patients clinical and health-care skills.

Additionally, the center will be used to train college, university and high school students interested in entering the health-care field.

The project will include building classrooms, a skills lab and a medical library. The Education Resource Center is planned to open in August.

Having a regional medical facility such as Fairfield Medical Center in Lancaster enables economic development growth, including restaurant and retail sectors.

In spring 2008, Ety Pointe Centre, at the southwest corner of U.S. Route 33 and Ety Road, saw the addition of two huge retailers, Wal-Mart and Menard's. Giant Eagle opened in October 2008 and Kohl's opened in October 2007, two other anchor stores for the center.

The 53-acre, 750,000-square-foot center sits adjacent to Lancaster's River Valley Mall, an 800,000-square-foot regional mall anchored by Sears, JCPenney, Macy's, Elder-Beerman and Target.

In mid- to late 2008, Ety Pointe Centre welcomed a plethora of new stores, including Max & Erma's, Fat Cat Pizza, Pizza Cottage, Famous Uncle Al's Hot Dogs, Pet Supplies, Huntington Bank, Scrambler Marie's, Saturday's Hair Salon and The Spaghetti Shop.

Pettit said approximately 35,000 square feet of retail store space is available for future development at Ety Pointe Centre.

For new Ety Road development, Pettit said 10,000 plans have been submitted, and he expects some construction to begin this fall. There has been some preliminary planning for a new strip center and buffet restaurant along Ety Road, he said.

In late 2008, Lancaster's Buckeye Honda expanded its facility, completing a 40,000-square-foot expansion, including a service room and showroom. The existing

Buckeye Honda building was renovated during the project.

Early 2008 marked the opening of Pickering Center, a health hospice, on Sells and Marietta roads. Costing approximately \$1.4 million, the hospice was under construction for eight months.

This spring, PJ's Pizza opened in the space of the former Ponderosa, at 1746 N. Memorial Dr., and April 2009 marked the commencement of construction on the new Lancaster Ohio State Highway Patrol facility on state Route 33.

Also in construction is a condominium development, the Sanctuary at Wesley Hills, located off Route 188, just south of Tiki Lane on the northeast side of Lancaster. The condominium community broke ground in 2006, building a community center that is now open, and condominiums that are partially completed, with 14 of 46 units finished.

In September 2008, U.S. Corrugated Inc. opened its 315,000-square-foot plant for production in Lancaster. The corrugated packaging and displays, U.S. Corrugated considered building the new plant in western Pennsylvania before deciding on Lancaster.

Aiding the company's decision to build the facility in Lancaster was a 15-year, 100 percent tax abatement given by the city. The cost of the facility was approximately \$10 million, and the equipment cost approximately \$15 million.

U.S. Corrugated plans to bring 110 jobs to the plant over the next three years, and 50 jobs have been created so far, Pettit said.

Conte Custom Ltd, a high-end cabinet and furniture design company, opened on the east side of Lancaster, at 380 Quarry Road, creating nearly a dozen jobs.

Specialty shoe manufacturer Drew Shoe Corp., at 252 Quarry Road Southeast, has completed construction of its 20,000-square-foot expansion. The company, which specializes in men's and women's orthopedic footwear, began its expansion in 2007.

FTM Manufacturers, a manufacturer of Styrofoam products, purchased 100,000 square feet of space in 2008 for a new facility. The company, previously located in two smaller plants on Lancaster's east side, is going to consolidate and expand its business, and is expected to move into the new facility this summer.

Lancaster recently finished developing a "downtown vision" plan in order to expand its downtown area, Pettit said, and the city is looking into developing a regional jail and municipal courts. The preliminary plans for the downtown expansion include lifestyle courts and a bike path, and the city hopes to further establish the plan later this year.



By JACKIE NASH
Daily Reporter Staff Writer

Since 2000, the city of London has had a population growth of 8.27 percent, sitting at approximately 9,500 in 2009. Although population is up, development has lagged the past year, with residential and commercial development down considerably.

"Home sales are down — people can't seem to sell or build homes — unemployment is up, and people are just sitting on money," said Vince Benedetti, building inspector for the Building and Zoning Department of the city of London.

Despite the rough residential situation, London has experienced an increase in permit revenue.

In 2008, the city saw \$88,000 in permit receipts, up from \$65,000 in 2007. However, the numbers are somewhat deceiving. The increase is largely due to one industrial project, the expansion of the Stanley Electric Co., at 420 E. High St.

The plant, which makes parts for Honda, was doubled in size in order to rearrange the flow of manufactured parts, and the cost of permits for the project was \$49,000. If it were not for the enormous Stanley Electric project, permit revenue would have seen a decline from 2007 to 2008.

As of mid-May, Benedetti said, there were only 43 city permits issued in 2009.

Eagleton Retail Center, located near the edge of town on Lafayette Street, has added several new tenants in the last couple of years. There are currently 11 tenants at the center, including Advantage Bank, Sunshine Buffet, Curves and the Re/Max Team Advantage real estate office.

The center has lacked activity due to the current slow-down of the economy over the past year, and there are no immediate plans for new units, Benedetti said. There currently are eight vacant units, which will be fully constructed once tenants commit to spaces.

Last year, insurance agent Rod Kronk redeveloped a vacant diner at 180 W. High St., splitting the space into two separate occupancies. The building was completely redone, including a new roof and stucco exterior. In July 2008, All 4 Paws, a dog day care and grooming business, opened on one side of the building.

Kronk's original plan was to move his insurance company, Kronk and Scaggs Insurance Inc., into the other side of the building, but the move-in was put on hold. Now, Kronk and Scaggs is planning on moving into the building late this summer, using the entire space.

All 4 Paws is working on obtaining a vacant space on Second Street, previously a doctor's office.

London looks forward to a bright future with several plans in the works. Interest has been growing around the bustling Lafayette Street area, Benedetti said, and there have been a couple of inquiries for new restaurant development on outlots in front of Wal-Mart.

Additionally, Aaron Rents has been researching outlots on the outside of town, toward the Eagleton Center, in front of Wal-

Infrastructure improvements lead London's major development

Downtown London



Madison County Courthouse



St. Patrick Church



Takacs Ice Cream



Piccadillies

Mart, and has turned in some preliminary drawings for a new Aaron's store at 359 Lafayette St.

Building permit applications from Aaron Rents have been received, Benedetti said, and building drawings are currently under review.

London City Schools has been working on planning and obtaining funding for a new middle school, which will be located on state Route 38, across from the current high school and elementary school. The project currently is in a schematic design phase and has been approved by the Ohio School Facilities Commission.

The OSFC now requires schools to become Silver Leadership in Energy and Environmental Design certified, so the new middle school will use geothermal energy for heating and cooling. Designed by SHP Leading Design, the school's windows will be designed to contain natural light. Additionally, 140 wells will be drilled into the ground, each 300 feet deep, to pull water into the building.

Steve Allen, superintendent of London City Schools, said the geothermal energy will save a significant amount of money on air-

conditioning and heating costs. The new building will require smaller air conditioning units and smaller heating units, and the system is projected to pay for itself in three to four years.

London City Schools and the city of London recently finalized a "swap" land deal — the current middle school site, at 60 S. Walnut St., will be handed over to the city and the school district will receive the land on state Route 38 for the new project. The current site of the middle school includes an original school building, built in 1867, which will be demolished late this summer.

The new middle school building will be 75,000 square feet, Allen said, and will accommodate 508 students, grades 6 through 8.

Not only is London improving its school system, but the city also is working to improve one of its major roadways. To allow for more fluid traffic flow into the city, Kenny Boulevard will soon be expanded to state Route 38. The city currently is in the process of planning engineering for the project.





Clockwise from top left: Licking County Foundation, Midland Theatre, Warner Center at OSUN-COTC, bridge at OSUN-COTC and the Licking County Courthouse.

Infrastructure improvements, school funding top list of achievements in Newark

By JACKIE NASH
Daily Reporter Staff Writer

Compared with the last five years, residential growth for Newark has been extremely slow. There has been very little condominium development over the past year, and building permits for new construction have steadily declined since 2006. There were 31 building permits issued in 2008, compared to 82 in 2007, and the number is expected to be even lower for 2009.

The Mid-Ohio Development Corp. decided to forgo its March 2008 plan to apply for a \$3 million grant to clean up a former industrial site on Union Street. The primary reason for pulling the application was uncertainty regarding future funding. Larry Parr, vice president of the Mid-Ohio Development Corp., said the site will be developed by the corporation in the future, using private money, but no tentative dates are set.

In 2007, exterior construction was completed on a small strip plaza off Country Club Drive, but the interior remains unfinished. The plaza has experienced difficulty in obtaining occupants, so interior units have not yet been fully constructed, said Cheri Hottinger, president of the Licking County Chamber of Commerce.

On May 5, Newark City Schools passed a levy to obtain future funding from taxpayers for the next

three years. The funds will cover necessary day-to-day expenses for the school district, from textbooks to teachers' salaries. The levy failed in 2006 and 2007, and twice in 2008.

"It was imperative that the levy passed this time," said Hottinger, "and we are ecstatic about it."

Over the past few years, Newark City Schools was obligated to cut \$6.7 million from its budget. Teachers even agreed to have their salaries frozen, or put on hold until later payment, due to the severity of the financial situation.

"If the levy had not passed, the school district was considering the elimination of all sports and music programs," Hottinger said, "and then the state would have had to step in."

Over the next three years, no further cuts will be necessary, but the school district will still need to be financially conservative. "We are very pleased with the outcome, but there is still not an overflow of money," Hottinger said.

A major strain on the district's funds was the construction of several new Newark schools that began a few years ago. Resource International built four new elementary schools and two middle schools for the district, which began opening in 2007. The locally-funded project included plans to renovate remaining school facilities and construct an auxiliary gym for Newark High School.

Renovations and additions currently are underway for two elementary schools, and as of late November 2008, the Mitchell Reese Auxiliary Gym has been under construction.

Andy Rogers, assistant project manager with Resource International, said the gym's projected completion date is Oct. 22. The 30,000-square-foot gym will include two basketball courts, a weight room and an office. It is being supported by private donations and funds from the Ohio Schools Facilities Commission.

Although the economic downturn has hit hard in Newark, the future outlook for the area remains optimistic.

The partnership between The Ohio State University at Newark and Newark's Central Ohio Technical College make the city an attractive place for students and potential scholars, and this year, the Central Ohio Technical College's Newark campus saw a significant growth in enrollment.

Additionally, the city recently hired a new city planner, Kim Burton, and her focus will be on the revitalization efforts for downtown Newark.

Construction is projected to begin this summer on Deo Drive and state Route 13, and on Waterworks Road and state Route 13, areas of heavy traffic congestion. The construction will realign the roads, transforming these two intersections into one, and an awkward jog on Deo Drive will be fixed as part of the project. Newark's federal stimulus package is being used to fund the realignment project, Hottinger said.

The city also is working on constructing a new ramp to connect Hudson Street with state Route 16. Currently, from state Route 16 into Newark, there is a one-way south, on Third Street, and to get back over to the highway, there is a one-way north, on Fourth Street. The one-way, congested traffic has caused concern for safety.

"People often end up going the wrong way, red lights are run, and deaths have even occurred in the past," Hottinger said.

In early May, the ramp project went to bid. Construction is scheduled to begin in July, and completion is projected for mid-2010. Hottinger said the redesign of the ramp will be connected with some beautification efforts.

Also, according to Hottinger, The Jerry McClain Co., a private developer, is interested in building condos in Newark with retail on the bottom level of buildings, and residential units above. The company has torn down several buildings on Locust Street, between Fourth and Third streets, that were community eye-sores and unwelcoming to visitors.

City officials and The McClain Co. want Newark's main entrance to mark the city as a friendly, welcoming and aesthetically pleasing place.

Successful development, satisfied residents in the city of

Powell



Pictured above is the Powell Area Chamber of Commerce and at right is the Stavroff Development Co.'s completed retail building.



By JEFF ROBINSON
For The Daily Reporter

A city's success can be measured by the happiness of its residents. Are those who choose to call a particular city home pleased with the services and amenities it offers? Are they content with the way portions of the city are developed, and do present development and future planning contain the right mix of residential and commercial properties?

City of Powell officials and staff recently learned that their efforts have generated positive responses from its residents. A resident survey conducted in 2008 showed that 94 percent of those surveyed find Powell to be an exceptional or above average place to live, and 77 percent of those said the city is heading in the right direction in terms of its future.

Eighty-three percent are satisfied with the revitalization of the downtown, 73 percent are satisfied with residential growth and 59 percent are satisfied with the city's management of commercial growth and development.

A lot has happened in the past year to support those responses. Tenants continue to be added to the new development at 50 South Liberty Street. Rita's Italian Ice became the newest business to open in the 40,000-square-foot mixed retail and office complex, joining the Liberty Tavern, Artina Promotional Projects and Click4Care, among others.

In 2008, the Powell Area Chamber of Commerce moved its office to the 50 S. Liberty St. location in an effort to be closer to the city's hub of activity and create a central location for its growing membership.

Additional retail and office space is available, and with each new tenant comes the promise of new jobs for Powell.

Anchoring the northeast corner of Powell's familiar "four corners" intersection, the Stavroff Development Co. has completed work on a 5,000-square-foot retail building. A tenant is still being sought for the building at this time, but its future occupant will have the luxury of being in a prime location within Powell's historic downtown.

Contributing to the ongoing success of Powell's downtown district is the city's Main Street-based business organization, Historic Downtown Powell Inc. Under the guidance of executive director Anna Steck, HDPI works to promote the downtown, organize events that draw people to Powell and improve the overall business climate for local business owners.

The latest HDPI effort to meet those goals is "Business & Breakfast," a free monthly training series that offers local business owners the chance to meet for breakfast and hear experts discuss topics ranging from business finance and marketing plans to retail design and sources of funding. The eight-session series concludes in November.

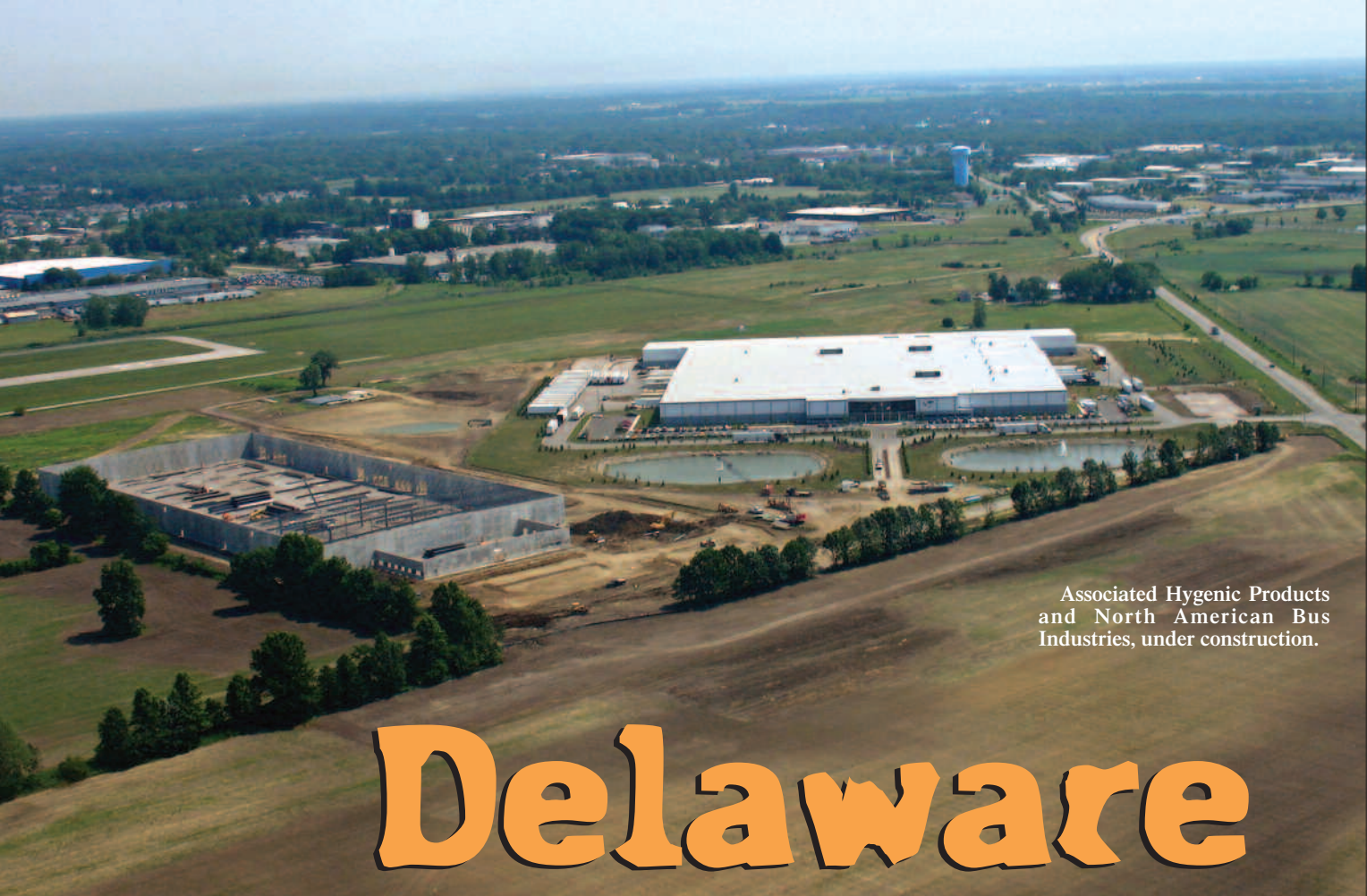
Additionally, balanced commercial development continued outside of the downtown area over the past year. The plan to construct a Target store within city limits has been on hold, pending a court decision, but developers remain interested in opening the popular retail store in Powell.

Thai Orchid, an Asian restaurant, will soon be opening along Powell's portion of Sawmill Parkway. A recent annexation brought a 9.774-acre tract into the city of Powell, anchored by an Urban Active fitness center.

While residential development slowed over the past year due to a downturn in the economy (41 building permits for single-family homes were issued in 2008 compared to 94 permits in 2007), it is continuing. The newest residential addition to Powell is AbbotsGate Lofts, a community targeting and designed for today's older adults. Located off of North Liberty Street, a short walk from the downtown, the development is the first of its kind in Powell.

City officials and staff members continue to study results of the recent community survey in an effort to get a better idea of residents' wants and needs. This will help shape future planning decisions that will further elevate Powell's status as an attractive community for residents and business owners alike.

Jeff Robinson is the public information officer for the city of Powell.



Delaware

makes continuous strides in energy efficiency

By JACKIE NASH
Daily Reporter Staff Writer

Celebrating 201 years in May, the historic city of Delaware maintains a strong presence as a region of growth. The city's commercial development continues to flourish, and with low crime rates, quality schools and well-preserved parks, it continues to be recognized as a desirable place to reside.

Delaware attracts families, businesses and homebuyers seeking a small, historic town with modern amenities.

Fall 2008 marked the opening of new shopping center Glenwood Commons. Long in the planning stages, the mixed-use development, constructed by Cleveland-based developers Zaremba Group, encapsulates 150 acres.

Glenwood Commons, located along Sunbury Road (U.S. Route 36/state Route 37) and the newly completed Mill Run Crossing Boulevard, represents the largest single commercial development in the history of Delaware. With more than 560,000 square feet of potential development space, it offers an enormous amount of options for further development in the city.

The center has three main anchor tenants, Home Depot, Kohl's and Meijer, and several other smaller tenants, including AAA, Hibbetts Sports, Sally Beauty, Maurices and OfficeMax. Kohl's opened its doors in late 2008; Meijer opened in early May.

There also are a variety of outlot buildings and tenant spaces available for future development. National chain restaurants are hoped to be added soon, as well.

David Efland, planning and community development director for the city, said the site will be a major mixed-use development for the region when fully built out. Zaremba Group develops both residential and commercial properties, ensuring the future diversity of the center.

"The full plan calls for over 300 housing units of a variety of styles and kinds, including attached and detached units, and a major retail component," Efland said.

A 30-acre wetland park also is being completed on the site. The park will feature a mile-long pathway of crushed limestone, two bridges over the wetland areas and more than 10,000 plants and trees.

An ALDI grocery store will be constructed across the street from the shopping center, and is expected to be completed in 2010. Final plans for the Delaware ALDI are under review.

Grady Memorial Hospital and Ohio Health continue construction on the Delaware Health

Village, a major medical campus at Glenn Road and Ohio Health Boulevard, on the south side of Delaware. The master plan for the project, encompassing 105 acres, was completed in 2007 and development is planned to continue for several years.

The entire acreage of the site, Efland said, has been rezoned to allow for the village concept.

Ohio Health and Grady Memorial announced in May that the opening of the Delaware Health Center has been delayed due to the current economic situation. A main building of the campus, the 60,000-square-foot center was scheduled to open this summer.

The Delaware Health Center will open once a sufficient number of physicians commit to leasing space, officials said.

The downtown Delaware Justice Center, at 70 N. Union St., recently was renovated and expanded. Eight-thousand, two-hundred square feet were added to the existing building, with construction beginning in spring 2008. The project was completed in spring 2009, assuaging the increased needs of the municipal court and the Delaware Police Department.

The Justice Center houses the police department, the municipal clerk of court's office and the Delaware Municipal Court. The expansion consisted of a new courtroom, five conference rooms and additional office space for the 17-year-old building.



The completed NABI building



The eight-month renovation and construction to the center cost \$2.3 million, and was funded by city development fees.

A project currently under construction is the Toyota Byers development, which will give Toyota Byers its own home on U.S. Route 23 at 1599 Columbus Pike, the previous home of the Byers Ford Dealership. Adding a total addition of 14,400 square feet to the facility, the project will include demolition of the front of the existing facility and new construction.

The development will be the first major implementation of the city's Gateway and Corridor Plan on this stretch of U.S. 23, home to many auto dealers, two shopping centers, the Highway Patrol and other businesses.

In front of the store, Byers is building the region's first commercial/retail windmill. According to Efland, the wind turbine will be capable of producing enough electricity to provide the showroom lighting.

A joint facility for Delaware is in the works, which will be developed by the YMCA and Army National Guard. The team plans to construct a 17.3-acre, state-of-the-art recreation center on South Houk Road, north of Pittsburgh Drive. With an upscale fitness center and multipurpose gym, a child watch area, competition and leisure pools, exercise rooms, classrooms and new athletic fields, the combination center will be a unique development for Delaware.

Plans are to develop the property as two buildings, which later will be connected. The YMCA building will be developed first, with construction planned to begin in 2011, followed by the Guard building, planned to begin in 2013.

To fund the dual facility, "an income tax issue — 0.15 percent on top of the current 1.4 percent income tax rate for city residents — was passed last year by Delaware voters to pay for the YMCA improvements, as well as to incorporate a new community park component adjacent to the facility," Efland said.

The new recreation center is expected to bring approximately 200 jobs to Delaware.

Ohio Wesleyan University, at 61 S. Sandusky St., soon will begin construction on a new natatorium, a project funded by an educational grant. The university recently received approval on the final development plan for the construction of the Ohio Wesleyan University Meek Aquatics and Recreation Center, consisting of 24,300 square feet on 8.5 acres, at the northwest corner of South Henry Street and Harrison Street.

The building will be located on the northern portion of the site, with landscaped parking areas to the west of the building, and main parking to the south.

An energy-efficient component of the project will be the facility's 90,200-foot-deep wells, which will produce geothermal heating and cooling.



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Marysville

continues to invest in infrastructure

By JILLIAN FROMENT
For The Daily Reporter

Recently named one of the fastest growing cities in the state of Ohio, Marysville continues to plan for and invest in future growth. As the county seat of Union County, Marysville has developed into a city of nearly 18,000 residents, located just 15 minutes northwest of Interstate 270.

To accommodate both current and future growth in the region, the city recently completed two major infrastructure projects. A new water reclamation facility, located along state Route 33, just south of the city, will double the city's wastewater treatment capacity to 8 million gallons per day, and is expandable to 24 million gallons per day. Additionally, a 1 billion gallon Upground Water Reservoir will store and ensure availability of high-quality water for residents.

These projects will not only benefit Marysville residents, but also the remainder of the city's utility service area along the route 33 corridor between Marysville and Dublin to the southeast. To further serve this corridor area, the city will begin infrastructure upgrades to the sanitary sewer system along the corridor in 2009.

As the largest community in Union County, it is imperative that Marysville continues to invest in its infrastructure and prepare itself for managed growth. In addition to significant infrastructure investment, focus in 2009 will be placed on continued planning for the future.

Marysville has initiated efforts to update its comprehensive land use plan to guide the physical and economic growth of the city. The plan will enhance the sense of identity, place and



Eljer Park



Downtown Marysville



Downtown Marysville



The Union County Commissioners' office

vision of the city of Marysville as it currently exists, and as it will be in the years to come.

The city also has begun efforts to create a master parks plan that will create a vision and plan to guide the decisions that impact the parks and recreation system. Additionally, the plan will develop a framework for growth and development of the park system in the future.

"Our future is bolstered by the partnerships we have formed with regional entities, and the plans we will put in place for parks and recreation and comprehensive land use," said city Mayor Chris Schmenk.

Marysville continues to experience residential growth with various developments throughout the community. In 2008, 80 single-family units were constructed with a value of more than \$15 million. Since 2003, 919 single-family units and 124 multifamily units have been constructed in Marysville.

Coleman's Crossing and City Gate, two large commercial developments, also continue to move forward and offer more than 150 acres for commercial and retail opportunities. Additional development in the city includes the opening of Lowe's; the reconstruction of Union Rural Electric Cooperative's corporate offices; and the opening of the Ohio Army National Guard Marysville Training and Community Center, housing two guard units and a gym, kitchen and classrooms adjacent to the Union County Family YMCA.

Perhaps most importantly, the historic Uptown Business District is experiencing a much-needed revitalization. The city has secured grants in excess of \$700,000 to renovate additional building facades and restore the Town Run waterway that meanders through uptown.

Old Bag of Nails opened its ninth restaurant in uptown Marysville, and was joined by a new law office and two bakeries. The Union County Commissioners converted a former furniture store into a historic replica office building at a cost of approximately \$3.1 million. In addition, a Scotts Miracle-Gro museum is in construction and is scheduled for a spring 2009 opening.

"With a successful 2008 and a bright future, Marysville continues to look for opportunities for growth and development," Schmenk said.

"Major employers, including Scotts Miracle-Gro, Nestle, Goodyear, Parker, Sumitomo and Univenture, provide a solid business foundation for the city. A strong school district, the Memorial Hospital of Union County and numerous community organizations, combined with Marysville's growth and development, make the city of Marysville an excellent place to live, work, visit and play."

Jillian Froment is the administrator for the city of Marysville. Eric Phillips, economic development director for the city of Marysville, contributed to this article.



Old Bag of Nails restaurant



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