

COLUMBUS DEVELOPMENT SITES



**OH71**Bldg. History & Travel
88 S. Grant Avenue
Columbus, Ohio 43215

COLUMBUS DEVELOPMENT SITES

June, 1978

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Prepared By: City of Columbus
Mayor Tom Moody

Department of Development
N. Jack Huddle, Director

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Introduction

Downtown Columbus

Downtown Columbus serves as the physical and functional heart of the Central Ohio region; a metropolitan area of over one million people that is within one hour by air of two thirds of the nation's population. Columbus has a service oriented economy that is diverse and continues to develop. The home of many national and international headquarters, Columbus is known as a center of education, research, insurance, finance, government, transportation and distribution. The capitol city of Ohio couples these features with a relaxed civic and residential lifestyle to produce a healthy environment to raise a family or a business.

Located on the banks of the graceful Scioto River, Downtown Columbus is the hub of the interstate highway and rail systems in Central Ohio. Columbus is also the literal cross-roads of the region with High Street and Broad Street (the historic National Road) intersecting at its center: Capitol Square. Radiating from Capitol Square along Broad and High Streets is the focus of the urban area's business, governmental, and cultural activities. Downtown Columbus is surrounded with residential and institutional neighborhoods that are being revitalized. German Village is a nationally known example of the results of this effort.

Significant development of Downtown Columbus began with the 1970's and has produced the Downtown Development Program as a partnership of government, business and citizenry which seeks to continually improve the Downtown to the benefit of the entire urban community. To date, this program has realized over \$580 million in public/private investment with a total of at least one billion dollars projected through the 1980's.

The Downtown Development Program was launched in the early 1970's with a series of Action Projects designed to pull together public and private efforts into an infrastructure of continuing development. With most of these projects underway, the City Department of Development established a Comprehensive Downtown Plan in 1976 to provide policy guides for future development. Today, the City has in place a continuing planning and technical assistance process to support the evolving public/private partnership.

Development Opportunities

Extensive opportunities exist today for investment and development across the City of Columbus. These range from restoration to initial development of farmland. This publication focuses on development opportunities made possible by the City's proposal to upgrade the Downtown High Street Corridor as a transit and pedestrian spine.

Mass Transit Development

Downtown Columbus serves as the transit hub of the region. The Central Ohio Transit Authority (COTA) is responsible for providing transit equipment and services for the Greater Columbus community. Over 85,000 people work in Downtown which is approximately 20% of the total regional labor force. On a typical week day, over 20,000 persons come Downtown on COTA buses. COTA operates a fleet of over 270 GMC coaches which services over 40 city-wide bus routes.

Over 80% of bus riders going to or from Downtown walk two blocks or less between the bus stop and their destination. Few bus passengers are required to stand even during peak periods. Less than 5% of passengers on buses serving Downtown Columbus are required to make a downtown transfer from one

bus to another. Over 80% of passengers who travel through the area to other than downtown destinations are able to do so without transferring. Equipment is up to date, operating efficiently, and being manned by competent and courteous personnel.

High Street is both the organizing thoroughfare of downtown development opportunities and the interchange spine for all bus lines operating Downtown. The majority of heavily used bus stops are located on High Street with the busiest bus stops in the immediate vicinity of Capitol Square. All line transfers are concentrated on High Street. 85% of those riding a bus on High Street walk less than two blocks to board.

Planning studies of the early 1970's identified the need to upgrade the transportation, pedestrian, and environmental characteristics of High Street. At this time, the City Department of Development has underway a design and feasibility study of High Street. This activity will develop a improvement program for High Street that has the consensus of government, business, and the community.

The concept for development purposes is to narrow High Street from six to four lanes between Spring and Main Streets. The curb lanes would be converted to exclusive bus lanes. These improvements are intended to give priority to mass transit and pedestrians while still permitting other vehicles to use High Street. As a result, sidewalk widths would be expanded and provide for major improvements to the quality and character of the environment.

The current volume of buses using High Street is expected to double by 1999. COTA anticipates the majority of this growth to be in the area of quality express service. High Street cannot be expected to continue to handle such volumes even with its proposed improvements. Consequently COTA is giving initial consideration to removing express buses from High Street. Express buses would operate non-stop through Downtown via the existing one way pair street system. They would engage at least two terminal areas off of, but within short walking distances of High Street. It is estimated that over 100 express buses would operate in this manner during the morning and evening peak periods.

The radial and loop interstate highway system is basically complete in Columbus. The last major connector from the northeast urban area and the airport to Downtown Columbus is currently being planned. I-670 would provide this service with new portals to Downtown at Third and Fourth Streets, and High Street via the Ohio Center site. These connectors would be designed to accommodate express busways radiating north and east along existing railroad rights of way. The east busway, in combination with I-670 is currently the highest priority. It is being designed to provide development opportunities along its route. I-670 is projected to be completed by 1986.

Space is also reserved in Ohio Center for a future rail oriented transportation center that would be located directly adjacent to High Street and the Convention Center/ hotel which are currently under construction. It is in relation to these mass transit developments that the eight sites along High Street have been identified for the Joint Development Marketplace.

The City of Columbus currently has a \$11 million Urban Development Action Grant (UDAG) Application pending approval with HUD Washington. This grant would make possible initial major development in Site #8 - Capitol South, and environmental improvements to High Street in a manner supportive to the above mass transit development. This application is supported by approximately \$140 million in contingent private investment through the Capitol South Project.

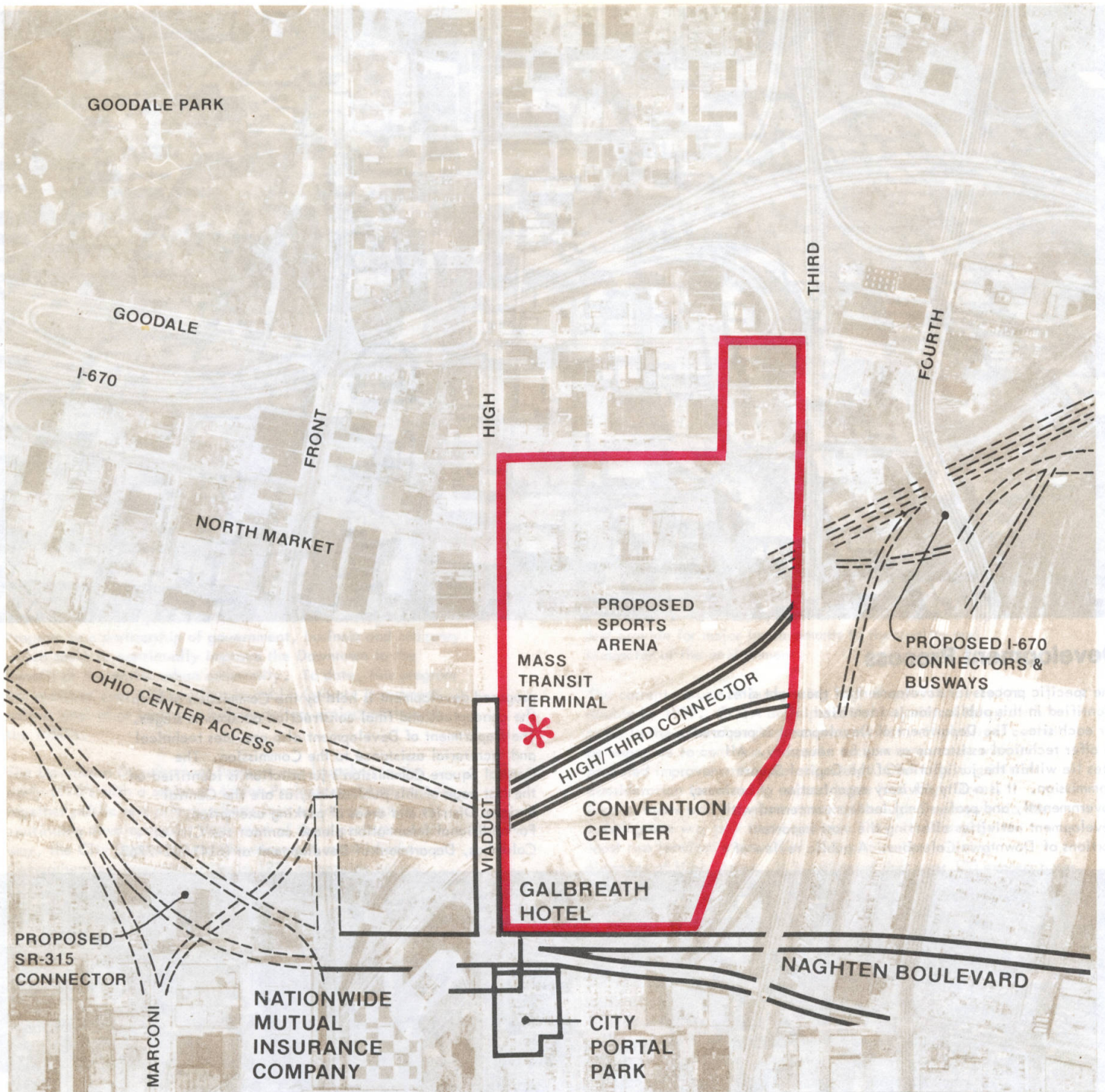


Development Process

The specific process for development of the eight sites identified in this publication is identified for each site. The Department of Development is prepared to offer technical assistance as may be necessary. All sites lie within the jurisdiction of the Capitol Square Commission. It is a City advisory organization of business, governmental, and professional leaders concerned with development activities affecting the most important portions of Downtown Columbus. A public review of

proposed development is held by the Commission at both the conceptual and final construction documents stages. The Department of Development also provides technical and secretarial assistance to the Commission. The Capitol Square Commission's jurisdiction is identified on the last page of this publication, as are the Central Business District and areas of parking exemption. For additional information please contact the City of Columbus, Department of Development at (614) 222-7763.





Development Site No.1 Ohio Center

Location

An assembled 26.75 acre site adjacent to the High Street transit spine in the northern sector of Downtown. It is bounded by High Street on the west and Naghten Blvd. on the south (both currently under reconstruction) Third Street on the east, and Swan/Goodale Streets on the north.

Contact

Mr. Richard Lasko, Vice President
 Battelle Commons Co. for
 Community Urban Redevelopment
 35 East Chestnut Street
 Columbus, Ohio 43215
 614-228-0404

Development Site No.1 Ohio Center

Site Description

This major redevelopment site fronts on both High Street and Naghten Boulevard. The site was the location of the former Penn Central Union Station. It continues to accommodate the Conrail/Amtrak main lines servicing Central Ohio. The site is multi-level to allow passage of the railroad tracks. The basic building area is below the elevations of the High and Third Street bridges. The site is 90% cleared and all utilities except gas are available.

Battelle Commons Company has construction underway on the southern portion of the site for a 750,000 square foot convention oriented activity center containing 115,000 square feet of exhibit area, a ballroom, 75,000 square feet of retail area, and 550 underground parking spaces. The facility is scheduled to be completed by 1981. It will be connected on several levels to a 660 room hotel, being developed at the southwest corner of the site by the John W. Galbreath Company. The hotel will be under construction by June, 1978 with completion expected at the same time as the activity center. Just north of the activity center and hotel, a new four lane divided roadway is under construction by the Battelle Commons Company and scheduled for completion this year. It connects High and Third Streets above the main Conrail tracks which are being realigned by the City. North of this High/Third connector, the Battelle Commons Company intends to construct a 1500 space temporary parking lot. Space is reserved for a future mass transit terminal, a 20,000 seat sports arena, and future interstate and busway connections through the site to High Street.

Surrounding Area

This site is directly northeast of the recently completed Nationwide Plaza containing 1.3 million square feet of office, supportive commercial, and walkway connected parking facilities of 1,800 spaces. The site is bounded on two sides by a new High Street viaduct and Naghten Boulevard. Both are currently under construction by the City with completion scheduled by 1980. The site is directly north of the Portal Park to be located at the southeast corner of High and Naghten. It is currently being designed by the City. The Park is envisioned as a year round activity node that is unique to Columbus. The Park will provide connections between the Nationwide Plaza and Galbreath hotel by second level walkways that are extensions of their respective systems. East of the site is open space with railroad land uses. Mixed uses, primarily manufacturing, and I-670 are to the north of the site. West of the site are several old brick warehouses, commercial uses and the North Market (a City operated produce market), all with rehabilitation and conversion potential. Site access is good and principally from High Street with access from I-670 and the interstate system through surrounding streets. Direct access to the site from I-670 and SR-315 is planned by the City to be provided by 1985 and 1986 respectively.

Public Objectives

1. Develop a multi-use activity center through the private sector that is turned over for public disposition at such time that its operational viability has been demonstrated.
2. Develop an activity center that operates as the primary generator of convention activities in Columbus as an integrated component of the Downtown fabric.

3. Provide for future expansion of development into multi-uses of a downtown and high density orientation with particular attention to indoor sports and mass transit terminal facilities.
4. Develop quality facilities with direct pedestrian connections which, in combination with the Nationwide Plaza and Federal Office facilities, provide a nucleus for continued revitalization of the northern sector of Downtown Columbus.

Land Ownership, Cost and Taxes

The 26.75 site was purchased by the City between 1974 and the spring of 1978 at a total cost of \$6.85 million. It is leased to the Battelle Commons Company at \$1/year for up to 75 years for redevelopment purposes. After 15 years, the lease has options for termination at 5 year intervals when both parties agree to do so based on profits and cash flow accruing from the redeveloped area and its operational costs. Tax information for the total 26.75 acre site is as follows:

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$597,010	\$21,194
1969	\$626,800	\$26,639
1975	\$1,843,870	\$73,018

Availability

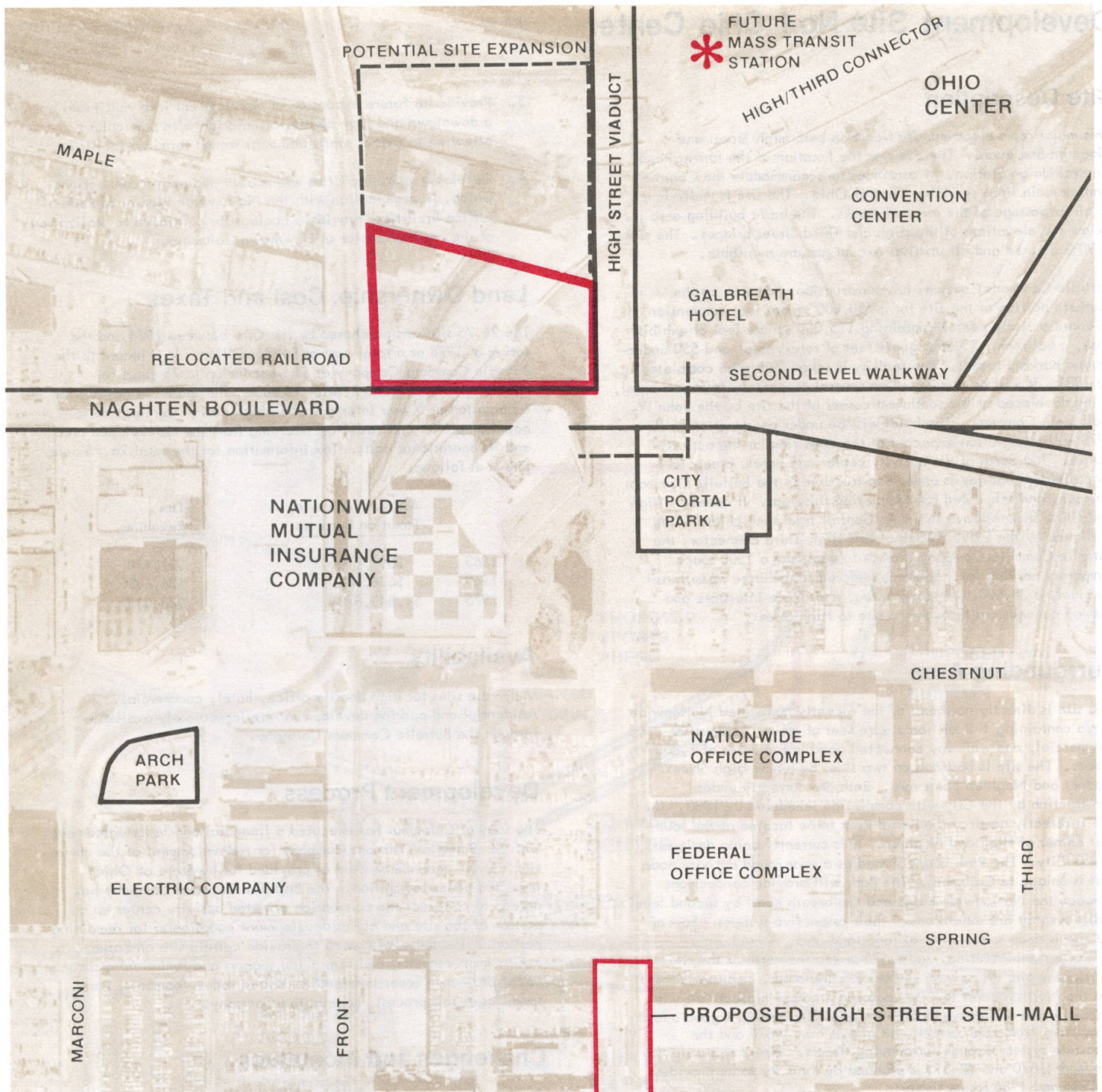
Multi-use sites for high density office, hotel, commercial, residential and parking development are immediately available through the Battelle Commons Company.

Development Process

The City of Columbus has executed a financial and lease agreement with the Battelle Commons Company for redevelopment of the entire site. These agreements were as provided for by State of Ohio impacted cities legislation. The Battelle Commons Company has agreed to construct the convention oriented activity center on a portion of the site and act as development coordinator for remaining portions. The City has agreed to provide certain site and area access improvements, and to provide support and technical assistance to the project in order to expedite desired redevelopment. For specifics of this process, contact the Company.

Challenges and Incentives

Quality and coordinated development of a blighted fringe of Downtown is a challenge, as is participating economically in a joint development effort that contemplates major mass transportation facilities. Necessary parking facilities are to be developed as required. They are anticipated to serve as platforms for air rights development. Tax abatement on the increased value of redevelopment has been provided by the City of Columbus to the Battelle Commons Company on the entire site covering the maximum periods allowed by State law. Land assembly, clearance and basic infrastructure are being provided. The land is currently zoned manufacturing which gives latitude in developing desired facilities that are of a non-manufacturing nature.



Development Site No.2 High & Naghten

Location

An assembled 1.68 acre site (140 to 225 x 400 feet) strategically located adjacent to the High Street transit spine and both the new Nationwide Plaza and Ohio Center projects in the northern sector of Downtown. It is bounded on the east by the new High Street viaduct, the new Naghten Boulevard on the south, Front Street on the west, and Maple Street on the north.

Contact

Mr. Fred D. Schaaf,
 Corporate Facilities Vice President
 Nationwide Insurance Company
 One Nationwide Plaza
 Columbus, Ohio 43215
 614-227-7528

Development Site No. 2 High & Naghten

Site Description

This site fronts on both Naghten Boulevard and High Street, the focus of massive redevelopment. Both major streets are currently being completely reconstructed by the City of Columbus and will be finished by 1980. The City is also realigning the depressed Conrail mainline tracks through the eastern third of the site in association with the Ohio Center project. The track realignment will be completed in 1978. The site is currently vacant, used in part for surface parking and is zoned a combination of commercial and manufacturing. The site has potential for expansion north across Maple Street and the east/west Conrail tracks if air rights development is contemplated. The site slopes away from High Street. All utilities except gas are available. Vehicular access is predominately from Naghten and Front Streets.

Surrounding Area

Intense redevelopment of the High/Naghten area began in 1974 with the construction of the 40 story international headquarters of Nationwide Mutual Insurance Company. This \$80 million complex known as Nationwide Plaza was just completed in 1978 and is located south of the development site across the new Naghten Boulevard. It includes 1.3 million square feet of office space, a rooftop restaurant, ground and second level retail, and a 1600 car parking garage, all connected by a second level walkway system. Nationwide Plaza also contains a major pedestrian activity area fronting on High Street.

Southeast of the site is a quarter block about to be developed by the City as a Portal Park and year-round activity center. It is projected to be completed by 1980 and will be connected to the Nationwide Plaza and Ohio Center projects by second level walkways. East of the site is the 27 acre Ohio Center site which is fully described under Columbus Development Site #1 - Ohio Center. North of the site are some small manufacturing uses and Conrail track facilities. West of the site is land currently used as surface parking and planned by the City to provide the necessary right-of-way for the future SR-315 connector to Naghten Boulevard.

Public Objectives

1. Develop quality multi use facilities on this site as an integral part of the Downtown fabric.
2. Re-establish pedestrian activity, particularly retail, along the High Street frontage.
3. Connect Nationwide Plaza across Naghten Boulevard and Ohio Center across High Street to the subject site by means of grade separated pedestrian walkways that are developed to function as high activity generators.
4. Redevelop the site in accordance with urban design guidelines established for the High/Naghten area in 1976 by the

City Department of Development, Nationwide Mutual Insurance Company and the Battelle Commons Company.

5. Develop the site conceptually in accordance with the Nationwide Development Master Plan established in 1973 by Nationwide Mutual Insurance Company.

Land Ownership, Cost and Taxes

This site is assembled under single ownership through Nationwide Mutual Insurance Company and its affiliated companies. Assessed value and tax revenues are as follows:

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$57,870	\$2,054
1969	\$48,780	\$2,073
1975	\$193,880	\$7,678

Availability

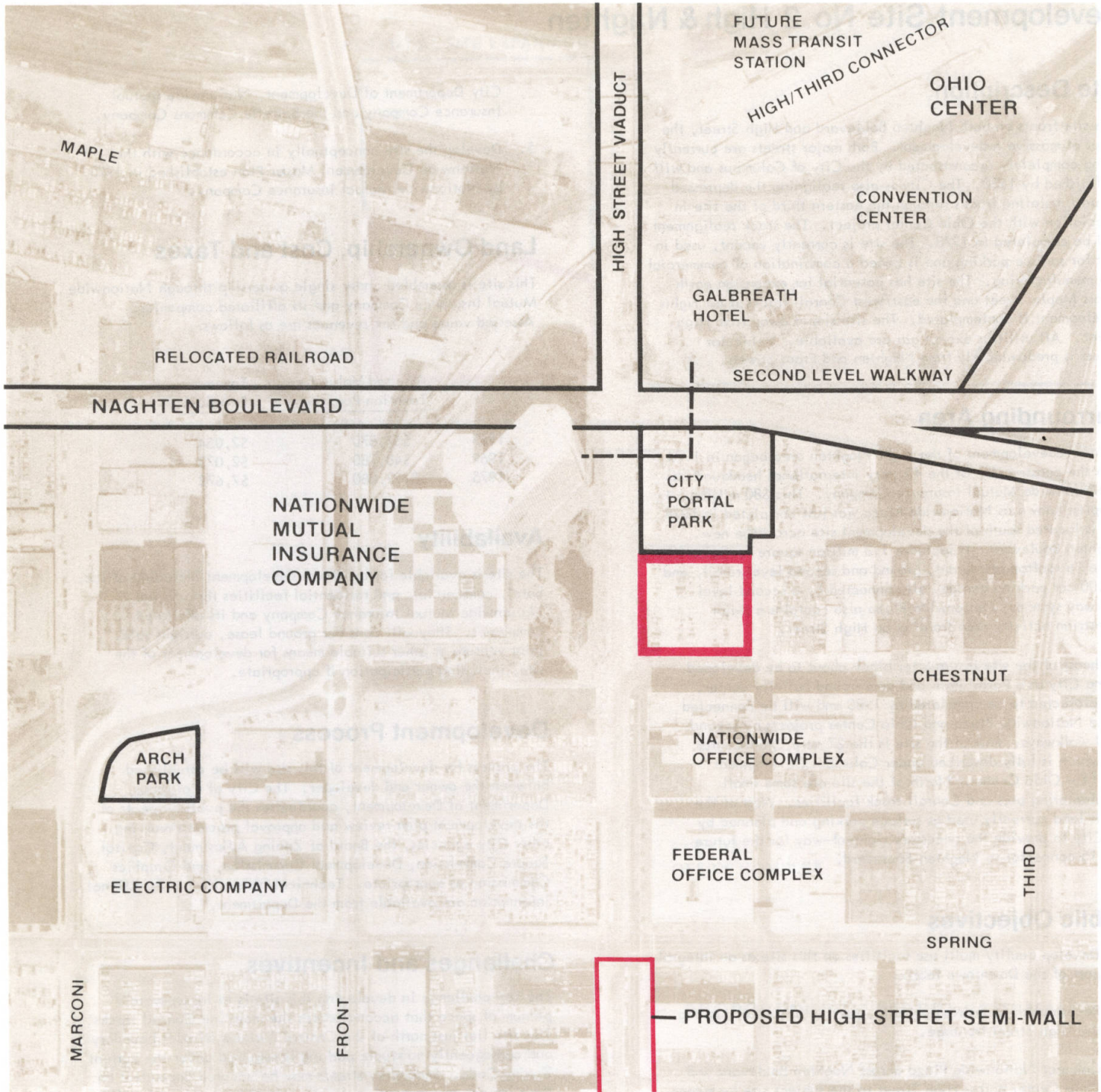
The site is available for multi-use development including office, hotel, commercial, and residential facilities through the Nationwide Mutual Insurance Company and its affiliated companies. They will consider ground lease, outright sale, joint venture or other suitable means for development of the site, including participation if appropriate.

Development Process

The process for development of this site will be established between the owner and developer. The City of Columbus, Department of Development, coordinates the public aspects of the development plan review and approval process involving other City agencies, the Board of Zoning Adjustment, Capitol Square Commission, Development Commission, and Graphics Commission as appropriate. Technical assistance and additional information are available from the Department.

Challenges and Incentives

The key challenge in developing this site is to incorporate a plenum of space that accommodates the mainline Conrail tracks. This site lies just north of the Central Business District boundary and consequently adequate parking is required under the current Zoning Code. Secondary streets may be vacated dependent on their impact on surrounding streets, and the provision of utility relocation and off-street service/delivery access to the site.



Development Site No.3 Portal Park South



Location

An assembled .80 acre site (187.50 feet square) adjacent to the High Street transit spine, Nationwide Plaza and the proposed City Portal Park in the northern sector of Downtown. It is bounded by High Street on the west, Pearl Street on the east, Locust Street on the north and Chestnut Street on the south.

Contact

Mr. Fred D. Schaaf,
 Corporate Facilities Vice President
 Nationwide Insurance Company
 One Nationwide Plaza
 Columbus, Ohio 43215
 614-227-7528

Development Site No.3 Portal Park South

Site Description

This site fronts on High Street. The site slopes away from High Street but presents no major construction impediments. It is currently zoned Commercial and used for surface parking. The property is a city quarter block approximately 187 feet square and centered in an area of extensive redevelopment. Major highway improvements in the area are currently underway and will enhance the already excellent access to the site which is predominately from High and Chestnut Streets. All utilities except gas are available.

Surrounding Area

Intense redevelopment of the High/Naghten area began in 1974 with the construction of the 40 story international headquarters of Nationwide Mutual Insurance Company. This \$80 million complex known as Nationwide Plaza was just completed in 1978 and is located west of the development site across High Street. It includes 1.3 million square feet of office space, a rooftop restaurant, grade and second level retail and a 1600 car parking garage, all connected by a second level walkway system. Nationwide Plaza also includes a major pedestrian activity area fronting on High Street which is directly across the street from the development site. Immediately south of the site is the former office and parking complex of Nationwide which is now occupied by State of Ohio agencies. East of the site lies a mixture of surface parking and manufacturing/warehousing uses. North of and directly abutting the site is a quarter block about to be developed by the City as a Portal Park and year-round activity center. It is projected to be completed by 1980 and will be connected to the Nationwide Plaza and Ohio Center projects with second level walkways.

Public Objectives

1. Develop quality, multi-use facilities on this site as an integral part of the downtown fabric.
2. Re-establish pedestrian activity, particularly retail, along the High Street frontage.
3. Directly relate the development of this site to the North Portal Park by providing pedestrian access and physical orientation of the development.
4. Provide for second level walkways that are developed as high activity generators along the west and north of this site to connect to the City Portal Park, and both the existing Nationwide building and the Federal Office complex to the south.
5. Redevelop the site in accordance with urban design guidelines established for the High/Naghten area in 1976 by the City

Department of Development, Nationwide Mutual Insurance Company and the Battelle Commons Company.

6. Develop the site conceptually in accordance with the Nationwide Development Master Plan established in 1973 by Nationwide Mutual Insurance Company.

Land Ownership, Cost and Taxes

This quarter block site is assembled under single ownership through Nationwide Mutual Insurance Company and its affiliated companies. Assessed value and tax revenues are as follows:

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$94,060	\$3,339
1969	\$68,470	\$2,910
1975	\$245,430	\$10,234

Availability

The site is available for multi-use development including office, hotel, commercial and residential facilities through the Nationwide Mutual Insurance Company and its affiliated companies. They will consider ground lease, outright sale, joint venture, or other suitable means for development of the site, including participation if appropriate.

Development Process

The process for development of this site will be established between the owner and developer. The City of Columbus, Department of Development, coordinates the public aspects of the development plan review and approval process involving other City agencies, the Board of Zoning Adjustment, Capitol Square Commission, Development Commission, and Graphics Commission as appropriate. Technical assistance and additional information are available from the Department.

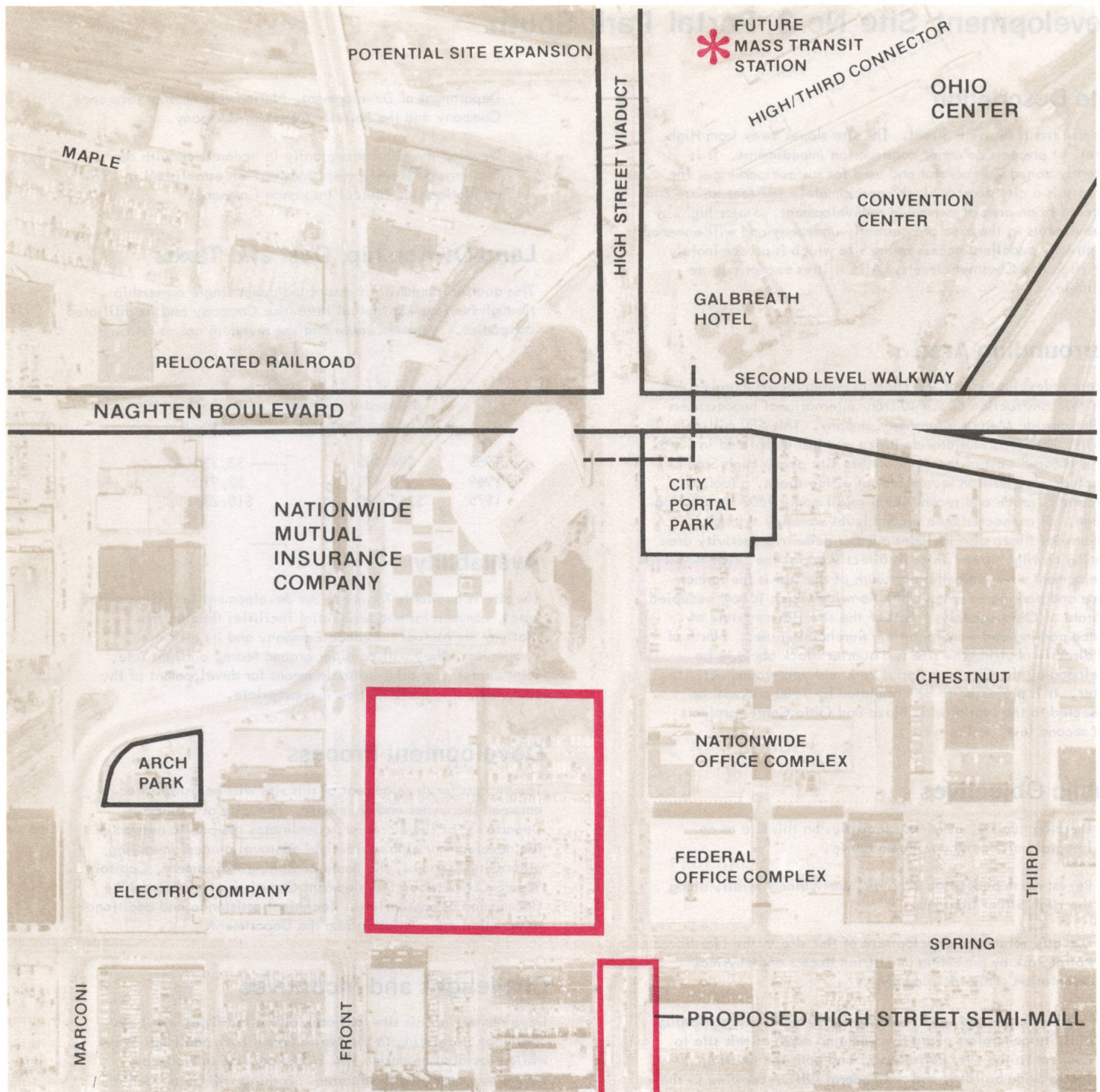
Challenges and Incentives

Development of this site for hotel/office facilities will be a challenge in relating to the North Portal Park and High Street while providing an active link in the pedestrian walkway system now emerging in the area. Parking will be needed to support the site but actual spaces can be determined by the developer as parking requirements of the current Zoning Code are exempted in this area of the Central Business District.

Contact

Mr. Fred D. School
Corporate Facilities Vice President
Nationwide Insurance Company
One Nationwide Plaza
Columbus, Ohio 43215
614-327-7325





Development Site No.4 Nationwide Plaza Phase II

Location

An assembled 3.82 acre site (408 feet square) directly adjacent to both the High Street transit spine and the new Nationwide Plaza in the northern sector of Downtown. It is bounded by Front Street on the west, Chestnut Street on the north, High Street on the east, and Spring Street on the south.

Contact

Mr. Fred D. Schaaf,
 Corporate Facilities Vice President
 Nationwide Insurance Company
 One Nationwide Plaza
 Columbus, Ohio 43215
 614-227-7528

Development Site No.4 Nationwide Plaza Phase II

Site Description

This very significant site fronts on High Street. The site is basically level and is currently zoned commercial with the northwest quarter block zoned for manufacturing. The site consists of four square quarter blocks measuring approximately 187 feet which are separated by secondary service streets. The site has been cleared and is being used for surface parking. Site access is excellent from all surrounding major streets. Chestnut Street to the north is vacated from the center of the site, east to High Street. All utilities except gas are available.

Surrounding Area

Intense redevelopment of the High/Naghten area began in 1974 with the construction of the 40 story international headquarters of Nationwide Mutual Insurance Company. This \$80 million complex known as Nationwide Plaza, was just completed in 1978 and is located directly north of the development site. It includes 1.3 million square feet of office space, a rooftop restaurant, ground and second level retail, and a 1600 car parking garage, all connected by a second level walkway system. Nationwide Plaza also includes a major pedestrian activity area fronting on High Street which is adjacent to this development site.

East of the site and across High Street is the former office and parking complex of Nationwide which is currently being occupied by State of Ohio agencies. Also east is the new Federal Office Building which includes a second level walkway that connects it to a parking garage on Spring Street. At the southeast corner of the development site is the beginning of the proposed High Street semi-mall which is intended to increase priority of transit and pedestrians and significantly upgrade the environment as a setting for business. South of the site is a block mixed with surface parking, commercial, and office uses. To the east of the site lies the headquarters and new parking facility for Columbus and Southern Ohio Electric Company. The western area is characterized by surface parking and older commercial and manufacturing uses.

Public Objectives

1. Develop quality, multi-use facilities on this site as an integral part of the downtown fabric.
2. Re-establish pedestrian activity, particularly retail, along the High Street frontage.
3. Directly relate the development of this site to both Nationwide Plaza and High Street through orientation of facilities and extension of the existing Plaza south into the subject site.
4. Provide second level walkways that are developed as high activity generators and extend south from the Nationwide Plaza system to the existing Nationwide and Federal Office complexes.
5. Redevelop this site in accordance with urban design guidelines established for the High/Naghten area in 1976 by the City

Department of Development, Nationwide Mutual Insurance Company and Battelle Commons Company.

6. Develop the site conceptually in accordance with the Nationwide Development Master Plan established in 1973 by Nationwide Mutual Insurance Company.

Land Ownership, Cost and Taxes

This full city block site is assembled under single ownership through Nationwide Mutual Insurance Company and its affiliated companies. Assessed value and tax revenues are as follows:

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$399,630	\$14,187
1969	\$439,950	\$18,698
1975	\$1,394,950	\$55,240

Availability

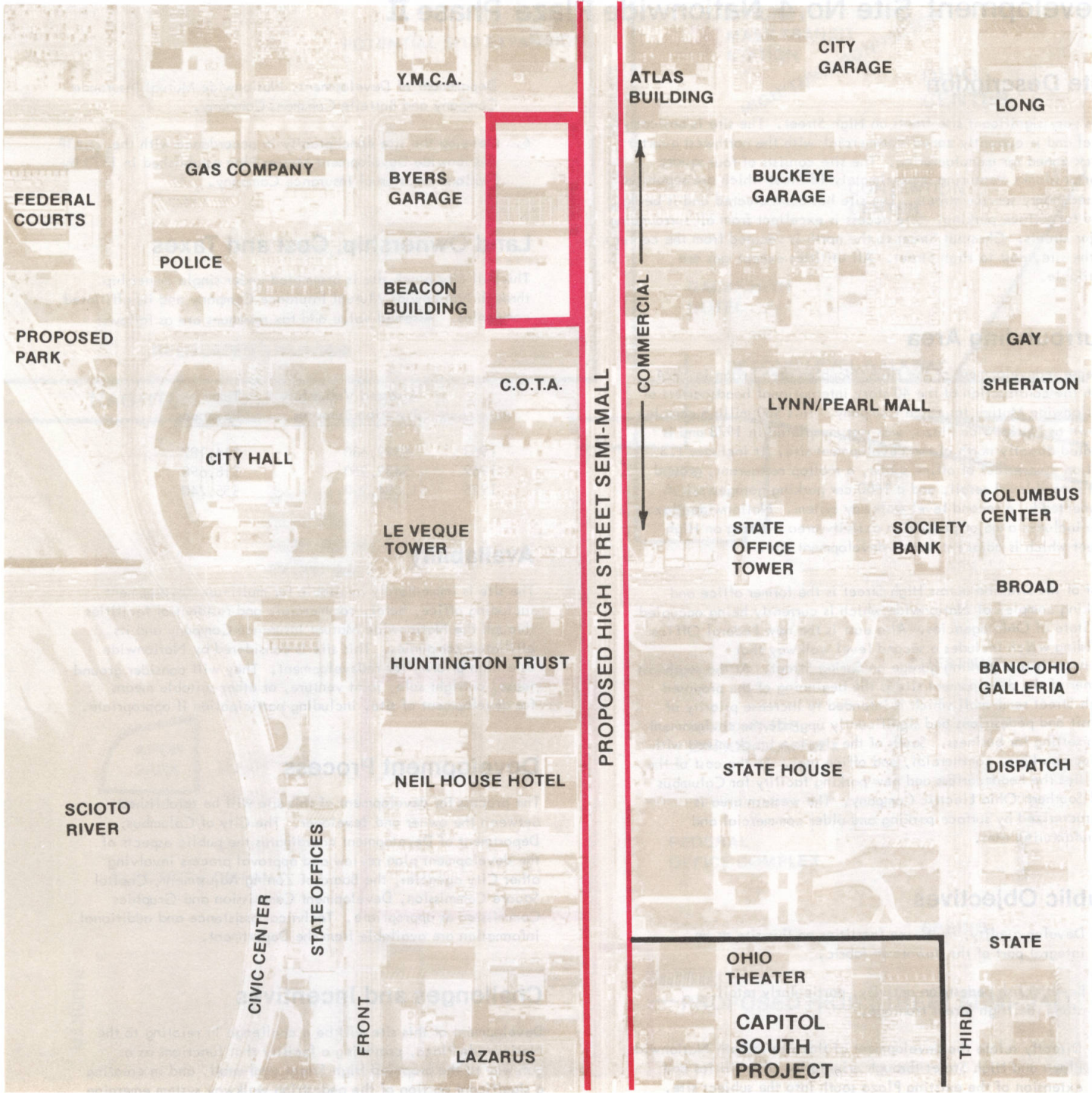
The site is immediately available for multi-use development including office, hotel, commercial, and residential facilities through the Nationwide Mutual Insurance Company and its affiliated companies. This site is considered by Nationwide as a high priority for redevelopment. They will consider ground lease, outright sale, joint venture, or other suitable means for development of site, including participation if appropriate.

Development Process

The process for development of this site will be established between the owner and developer. The City of Columbus, Department of Development coordinates the public aspects of the development plan review and approval process involving other City agencies, the Board of Zoning Adjustment, Capitol Square Commission, Development Commission and Graphics Commission as appropriate. Technical assistance and additional information are available from the Department.

Challenges and Incentives

Development of this site will be a challenge in relating to the Nationwide Plaza, providing a facility that functions as a gateway to the proposed High Street semi-mall, and in creating a significant portion of the pedestrian walkway system emerging in the area. Parking will be needed to support the site but actual spaces can be determined by the developer as parking requirements of the current Zoning Code are exempted in this area of the Central Business District. Secondary streets may be vacated to provide an unencumbered city block for development. City approval of such vacations is dependent on their impact on surrounding streets, and the provision of utility relocation and off-street service/delivery access to the site.



Development Site No.5 Gay & High

Location

A 1.75 acre site (187.50 x 408 feet) directly adjacent to the proposed High Street semi-mall and located near the center of the Downtown Core. It is bounded by High Street on the east, Wall Street on the west, Long Street on the north, and Gay Street on the south.

Contact

Mr. N. Jack Huddle, Director
 Department of Development
 City of Columbus
 50 W. Broad Street
 Columbus, Ohio 43215
 614-222-7763

Development Site No.5 Gay & High

Site Description

The site fronts on High Street and is located two blocks from the 100% corner of Downtown Columbus at Broad and High Streets. It consists of two square quarter blocks divided by a secondary street perpendicular to High Street. Vehicular access to the site is principally from Wall Street to the west which runs perpendicular to Long and Gay Streets to the north and south that function as one way pairs. The site is zoned commercial and slopes approximately eight feet to the north from Gay Street down to Long Street. Approximately one third of the south portion of the site has been vacant since a fire destroyed several two-five story buildings which contained retail, office and restaurant uses. The remainder of the site includes two small office buildings and four stores, one of each being vacant. Over 80% of the existing building area is currently vacant and the site has been determined to be blighted for redevelopment purposes by the Department of Development. All utilities except gas are available.

Surrounding Area

The site is two blocks north of the State Capitol and a block to the west is the site of the proposed Columbus Civic Center that the City anticipates developing in the early 1980's. The site is central to an area of High Street that provides supportive commercial and office facilities. Within one block of the High Street frontage are five banking institutions and the headquarters of the Central Ohio Transit Authority. Within several blocks are numerous office buildings housing over 1500 employees. Southwest of the site is a one acre parcel now being used for surface parking, but with potential for parking garage and mixed use development. The many transit lines which pass the site on High Street provide excellent access for commuters and the site fronts on the proposed semi-mall.

Public Objectives

1. Stimulate economic revitalization of North High Street with a direct stimulus provided by the proposed semi-mall.
2. Develop quality, multi-use facilities on this site as an integral part of the downtown fabric.
3. Maintain and reinforce pedestrian activity, particularly retail, along High and Gay Street frontages.
4. Upgrade the pedestrian environment along both High and Gay Streets and provide, through new developments, opportunities for extension of the second level walkway system which is emerging to the north.

Land Ownership, Cost and Taxes

Land costs are undetermined at this time. Current ownership, assessed value and tax revenues are as follows:

22 E. GAY STREET
Charles Mac Realty Corp.
22 W. Gay Street
Columbus, Ohio 43215

65 N. HIGH STREET
67 Corporation
c/o Dollar Savings & Loan
35 E. Gay Street
Columbus, Ohio 43215

68 - 75 N. HIGH STREET
Lucretia S. Hart et. al.
c.o First National Trust Dept.
Box 2668
Zanesville, Ohio 43701

77 N. HIGH STREET
1st Trust Company of Ohio
100 E. Broad Street
Columbus, Ohio 43215

79 - 81 N. HIGH STREET
Charles & Stephen Young
42 E. Long Street
Columbus, Ohio 43215

84 - 89 N. HIGH STREET
S.S. Kresge Company
3100 West Big Beaver
Troy, Michigan 48084

97 - 103 N. HIGH STREET
W. Schottenstein Realty Co.
c/o Dollar Savings & Loan
35 E. Gay Street
Columbus, Ohio 43215

111 NORTH HIGH STREET
Edward M. Nichols
653 Canyon Road
Santa Fe, New Mexico 87501

113 - 119 N. HIGH STREET
William S. Kimmel, et. al
c/o Huntington National Bank
Trust Department
37 W. Broad Street
Columbus, Ohio 43215

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$424,200	\$15,059
1969	\$262,070	\$11,137
1975	\$454,100	\$17,982

Availability

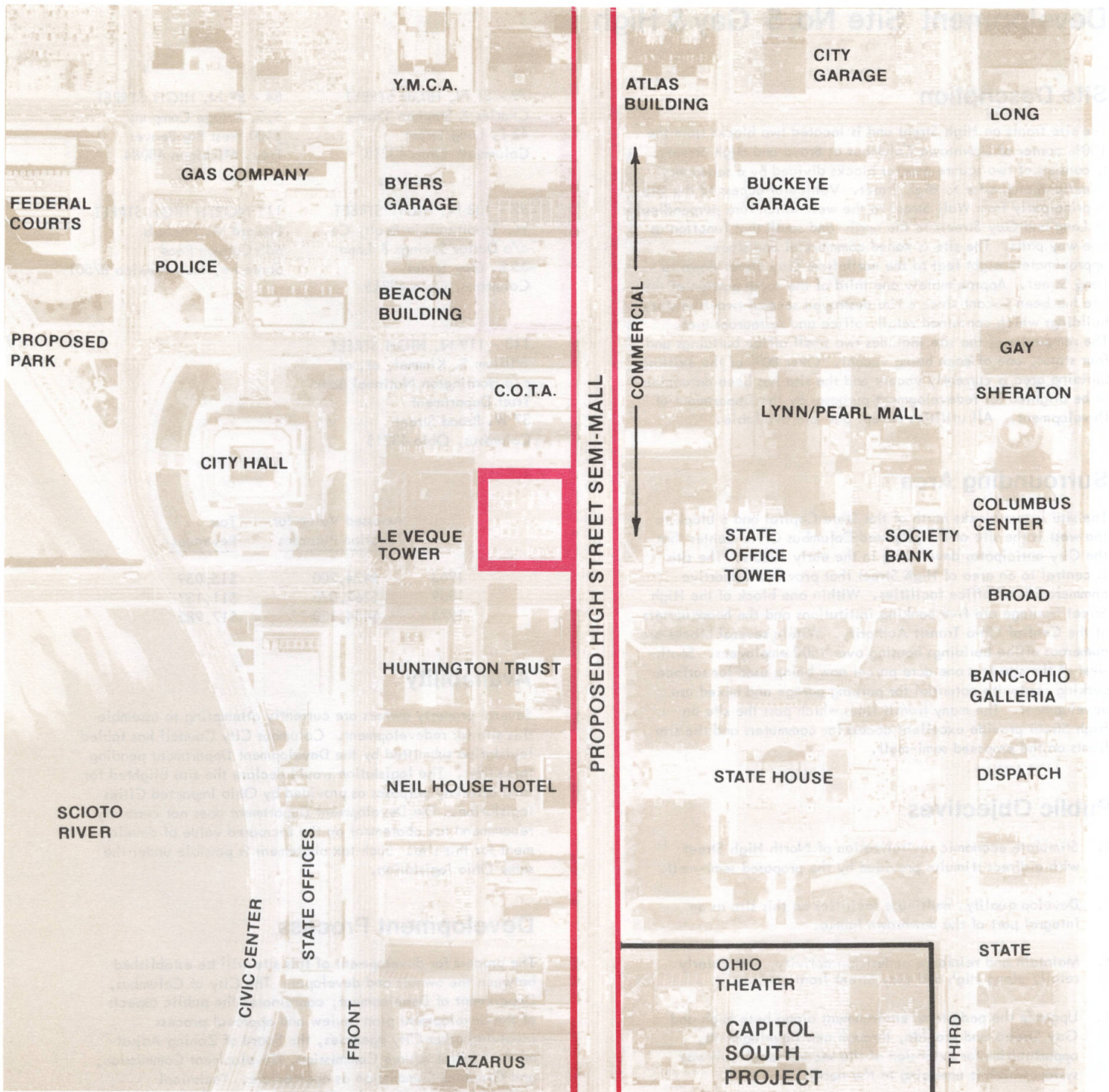
Several property owners are currently attempting to assemble this site for redevelopment. Columbus City Council has tabled legislation submitted by the Development Department pending this effort. The legislation would declare the site blighted for land assembly purposes as provided by Ohio Impacted Cities legislation. The Development Department does not currently recommend tax abatement on the increased value of development for this site. Such tax abatement is possible under the same Ohio legislation.

Development Process

The process for development of this site will be established between the owners and developer. The City of Columbus, Department of Development, coordinates the public aspects of the development plan review and approval process involving other City agencies, the Board of Zoning Adjustment, Capitol Square Commission, Development Commission, and Graphics Commission as appropriate. Technical assistance and additional information are available from the Department.

Challenges and Incentives

Land assembly and development of a site central to a portion of High Street that has not significantly provided renovation or redevelopment activities is a challenge. Land assembly assistance from the owners or the City is a possibility. Re-use of the site will be enhanced through City efforts to improve High Street with the proposed transit semi-mall. Parking will be needed to support the site but actual spaces can be determined by the developer as parking requirements of the current Zoning Code are exempted in this area of the Central Business District. Secondary streets may be vacated to provide an unencumbered half block for development. City approval of such vacations is dependent on their impact on surrounding streets, and the provision of utility relocation and off street service/delivery access to the site.



Development Site No.6 Broad & High

Location

A .80 acre site (187.50 feet square) adjacent to the proposed High Street semi-mall and located at the 100% corner in the center of the Downtown Core. It is bounded by High Street on the east, Lynn Street on the north, Wall Street on the west, and Broad Street on the south.

Contact

Mr. Larry Green, Vice President
 Huntington Trust Company
 37 West Broad Street
 Columbus, Ohio 43215
 614-469-7181

Development Site No.6 Broad & High

Site Description

The site fronts on both Broad and High Streets, the crossroads of Columbus. This square is considered to be the 100% corner of Downtown. The entire site is cleared and used for surface parking. A hotel and several retail shops were formerly on the site. The hotel used to tie in to the west by second level walkway with a major office building (LeVeque Tower, 350,000 sq.ft.). The site slopes down eight feet to the northwest from the corner of Broad and High. Vehicular access is from the two secondary streets bounding the site to the north and west. All utilities except gas are available. The site has been declared by City Government to be blighted for redevelopment purposes.

Surrounding Area

Being in the heart of Capitol Square, the site has considerable assets. Immediately southeast of the site is the State Capitol building and grounds that include a 2000 car underground garage. Directly across Broad Street from the site is the Huntington Bank Complex (3000 employees) and the historic Wyandotte Building which is scheduled for renovation this summer. One block west of the site is City Hall which is planned to be the focus of a new Civic Center to be developed in the early 1980's. North of the site are many commercial and office facilities. Across High Street from the site is the State Office Tower (4000 employees) and the Lynn/Pearl Mall which is currently under construction by the City. As a result of these facilities and their central Capitol Square location, 18 private renovation projects have been implemented within that block since 1971. The intersection of Broad and High Streets continues to demonstrate one of the highest pedestrian volumes within the downtown. This intersection is also the center of the High Street transit spine with its proposed development into a semi-mall.

Northwest of the site is another square quarter block site now used for surface parking. This second site at the southeast corner of Gay and Front Streets could be developed for multi-uses, including parking. This development could be related to and support a development at Broad and High Streets through the second levels of either the LeVeque Tower or the adjacent secondary streets.

Public Objectives

1. Develop quality multi-use facilities on this site as the predominant corner of Capitol Square.
2. Reinsert pedestrian activity, particularly retail, along the High and Broad Street frontages.
3. Upgrade the pedestrian environment along both High and Broad Streets and provide for extension of the existing below grade walkway system which connects the Huntington Trust Complex to the State Capitol and State Office Tower.

Land Ownership, Cost and Taxes

Land costs are undetermined at this time. Current ownership and tax values are as follows:

Broad & High Corp. A. Patrick Tonti 1921 Harwitch Road Columbus, Ohio 43221	Huntington Trust Company c/o Larry Green 37 W. Broad Street Columbus, Ohio 43215
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	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$1,019,970	\$36,208
1969	\$1,054,860	\$44,831
1975	\$1,409,760	\$55,826

Availability

This site is available for development pending land assembly. Columbus City Council has passed legislation that declares the site blighted to assist in land assembly if necessary as provided by Ohio Impacted Cities legislation. The Department of Development does not currently recommend tax abatement on the increased values of development for this site. Such tax abatement is possible under the same Ohio legislation.

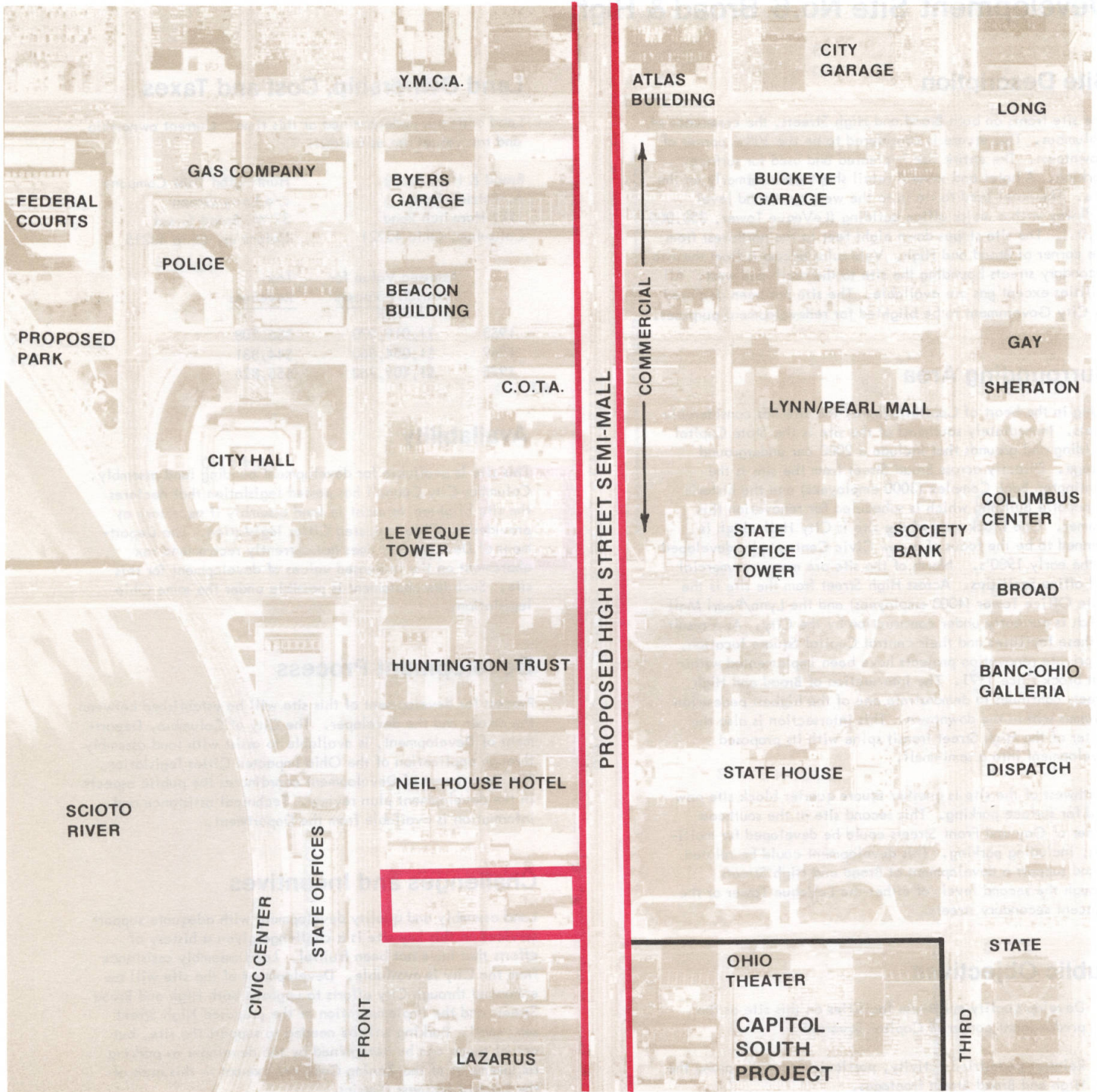
Development Process

Process for development of this site will be established between the owner and the developer. The City of Columbus, Department of Development, is available to assist with land assembly through application of the Ohio Impacted Cities legislation. The Department of Development coordinates the public aspects in the development plan review. Technical assistance and information is available from the Department.

Challenges and Incentives

Land assembly and quality development with adequate support services on this key site is a challenge given a history of efforts that have not been fruitful. Land assembly assistance from the City is available. Development of the site will be enhanced through City efforts to upgrade both High and Broad Streets and the implementation of the proposed High Street semi-mall. Parking will be needed to support the site, but actual space can be determined by the developer as parking requirements of the Zoning Code are exempt in this area of the Central Business District.





Development Site No.7 State & High

Location

A 1.08 acre split site (125 x 408) adjacent to Capitol Square, the Neil House hotel and the proposed High Street semi-mall in the center of the Downtown Core. It is bounded by High Street on the east, State Street on the south, Front Street on the west, and adjoining properties on the north.

Contact

Mr. A. Charles Brooks,
 Vice President
 United Redevelopment Corporation
 180 E. Broad Street
 Columbus, Ohio 43215
 614-460-4444

Development Site No. 7 State & High

Site Description

This rectangular site fronts on Capitol Square and the State House grounds. It is composed of two half acre sections separated by Wall Street, which is a north/south secondary street. There is 125 feet of frontage on High Street and Front Street with a total of 375 feet along State Street. The east portion of the site includes two to three story structures now being used for a drug store, camera shop, and state liquor store. The west segment is cleared and currently used for surface parking. The site is zoned commercial. It slopes approximately 26 feet from High Street down to Front Street. Vehicular access is good from State Street (one-way west), High Street (one-way north) and Broad Street (via Wall Street).

Surrounding Area

The site is located in the center of major downtown office, retail, and government activity. The site fronts on the center portion of the proposed High Street semi-mall. The intersection of State and High Streets measures among the top pedestrian volumes in Downtown. The State Capitol building and grounds immediately east of the site also include a 2,000 car underground garage. A half block south of the site is Lazarus Department Store with approximately 1.3 million sq. ft. of retail space. Also within one half block is the Union Department Store (300,000 sq. ft.). Both Lazarus and the Union Department stores will be tied along High Street and through second level walkways into the Capitol South redevelopment project. This project begins just southeast of the subject site. The project will include retail shops, office buildings, residential units, parking garages, and a cultural arts center. Construction will begin this summer and is estimated at over \$200 million worth of development by the mid 80's. Just east of the site on State Street is the restored 3,000 seat, historical Ohio Theatre. North of the site are retail shops and the Neil House Motor Hotel (300 rooms) all in the same block. West of the site are three major State Office buildings with interconnecting plazas that overlook the Scioto River.

Public Objectives

1. Develop quality, multi-use facilities on the site as an integral part of the Downtown fabric.
2. Maintain and reinforce pedestrian activity, particularly along the High Street frontage.
3. Develop a project which is in proper scale and design relationship to Capitol Square.

4. Upgrade the pedestrian environment along High and State Streets, and provide, through new development, opportunities for extension of the existing below grade walkway system in the Capitol Square area.

Land Ownership, Cost and Taxes

Land costs are undetermined at this time. The land is assembled for development purposes through the United Redevelopment Corporation which is a joint venture of the Nationwide Mutual Insurance Company and the Galbreath Mortgage Company. Assessed value and tax revenues are as follows:

	Assessed Value for Taxation Purposes	Tax Revenues
1963	\$724,550	\$25,721
1969	\$725,710	\$30,849
1975	\$1,027,390	\$40,683

Availability

The parcel is immediately available for commercial development. The method is open for discussion.

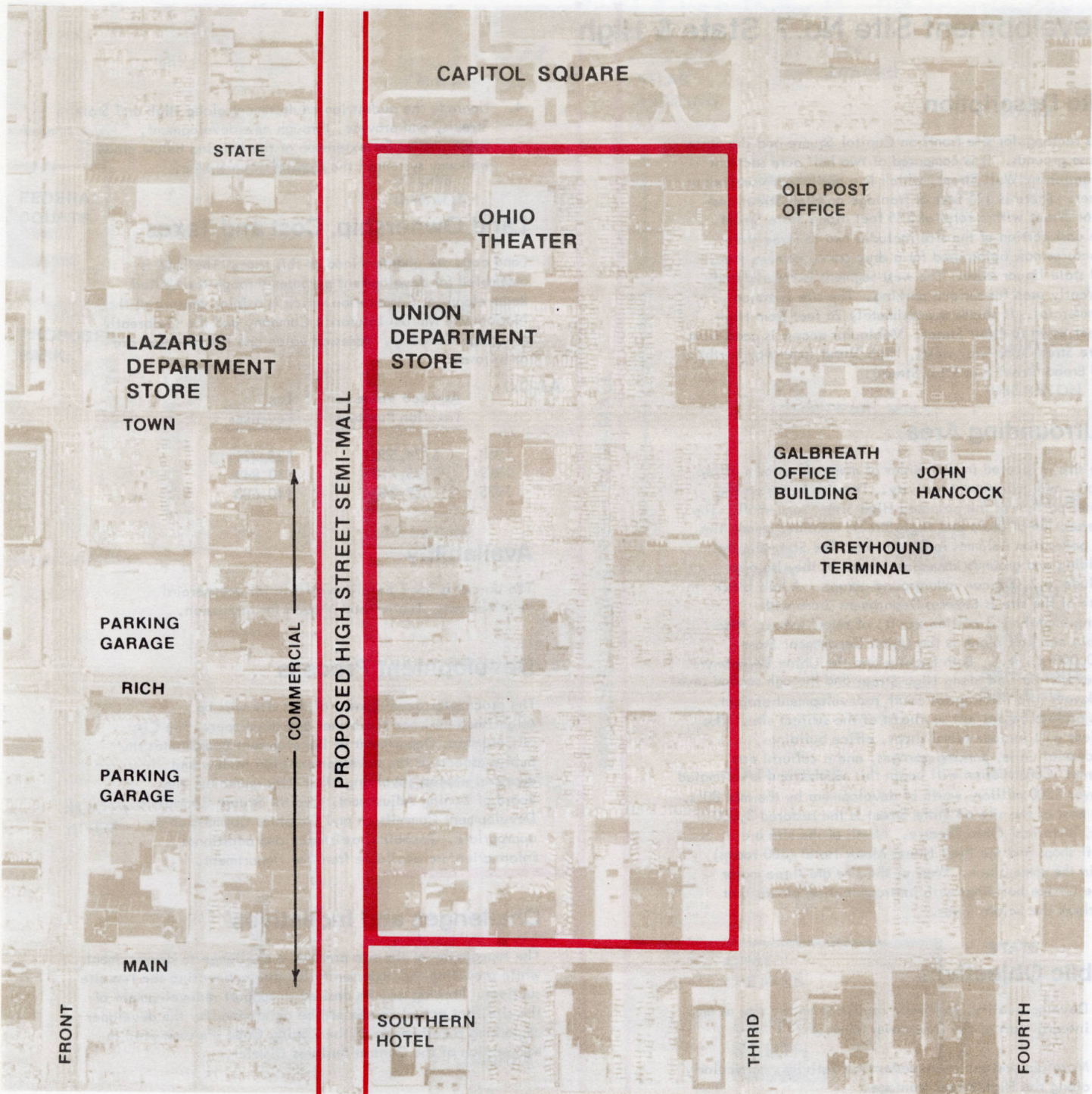
Development Process

The process for development of this site will be established between the owner and developer. The City of Columbus, Department of Development coordinates the public aspects of the development plan review and approval process involving other City agencies, the Board of Zoning Adjustment, Capitol Square Commission, Development Commission and Graphics Commission as appropriate. Technical assistance and additional information are available from the Department.

Challenges and Incentives

The topography of the site presents a challenge to development while providing the opportunity for interconnecting the two site sections. Parking may be desired to support redevelopment of the site, but actual spaces can be determined by the developer as parking requirements of the Zoning Code are exempted in this section of the Central Business District.





Development Site No.8 Capitol South

Location

An assembled three block area containing 12.14 acres of redevelopment sites. The project area is adjacent to Capitol Square, Lazarus Department Store and the proposed High Street semi-mall in the south central sector of the Downtown Core. It is bounded by State Street on the north, Third Street on the east, Main Street on the south and High Street on the west.

Contact

Mr. Joseph G. Madonna,
 Executive Director
 Capitol South Community
 Urban Redevelopment Corp.
 101 East Town Street
 Columbus, Ohio 43215
 614-461-4440

Development Site No.8 Capitol South

Site Description

This is the major site available for development in Downtown that fronts on High Street. The three block area is characterized by dilapidated low-rise commercial and mid-rise office structures with approximately 65% of the land being used for surface parking. It has been declared blighted for redevelopment purposes by City government. The site slopes away approximately eight feet from High and State Streets. It is zoned commercial and all public services, except natural gas, are available. Access from all sectors of Downtown to the site is excellent via the one-way pair street system with Third, Town and Main Streets directly engaging the site. With Lazarus Department Store across High Street, the site is located adjacent to the area of highest Downtown pedestrian and mass transit volumes. Also, with three blocks facing the southern portion of the proposed High Street semi-mall, development of the site has a major impact on the feasibility of upgrading High Street.

The northwest portion of the site will be retained as development occurs. It contains the Union Department Store, (300,000 s.f.) and the Ohio Theatre (3,000 seats). The theatre is restored on the National Register of Historic places, and is the center of performing arts in Downtown.

The City of Columbus has executed financial and lease agreements as provided by State Impacted Cities legislation with the Capitol South Community Urban Redevelopment Corporation for development of this three block site. The Corporation is responsible for coordinating and causing development to occur by 1985. Demolition and relocation is underway by the Corporation for the entire site. They will also be responsible for expanding the Ohio Theatre into a visual and performing arts center, and constructing a major Urban Activity Center at High and Town Streets. Ground was broken in April, 1978 for the \$4.7 million Urban Center which is funded by the Federal Economic Development Administration, local private foundations, and the City. It will consist of a winter ice skating rink convertible to sports and cultural exhibitions in the summer, an outdoor cafe and restaurants in a landscaped environment including water and sculpture.

The Capitol South Corporation is working with the State Underground Parking Commission to immediately provide 3,500 spaces of structured parking, primarily underground, and interconnected throughout the three block site. The City of Columbus has a sound UDAG application currently being reviewed by HUD to provide this \$11 million that would make feasible the increased costs associated with this underground parking.

Further, the Corporation is working with Tartan/Morstan to develop a 300-400 room hotel in 1979, and a total 1.2 million gross square feet of office space over the next decade. They anticipate 150,000 s.f. of office space to begin construction in the southwest portion of the site by 1979. Also by 1979, they are pursuing a 300,000 - 400,000 s.f. building in the northwest corner of the site. They envision additional office space to be constructed in the middle and southern blocks of the site in increments of 100,000-400,000 s.f., as market conditions warrant. An office tower site accommodating up to 800,000 s.f. has been reserved east of and adjacent to the Urban Center.

The Capitol South Corporation is also working with the Rouse Company to begin development in 1980 of approximately 200,000 s.f. of satellite retail space plus a third department store south of the Urban Center in the area of 150,000 to 180,000 square feet. All development is being planned to be interconnected by a multi-level pedestrian Galleria with access from High, Third and State Streets. The proposed retail will connect with the existing Lazarus and Union

Department Stores by second level walkway to form a retail complex of approximately 1.8 million square feet.

Surrounding Area

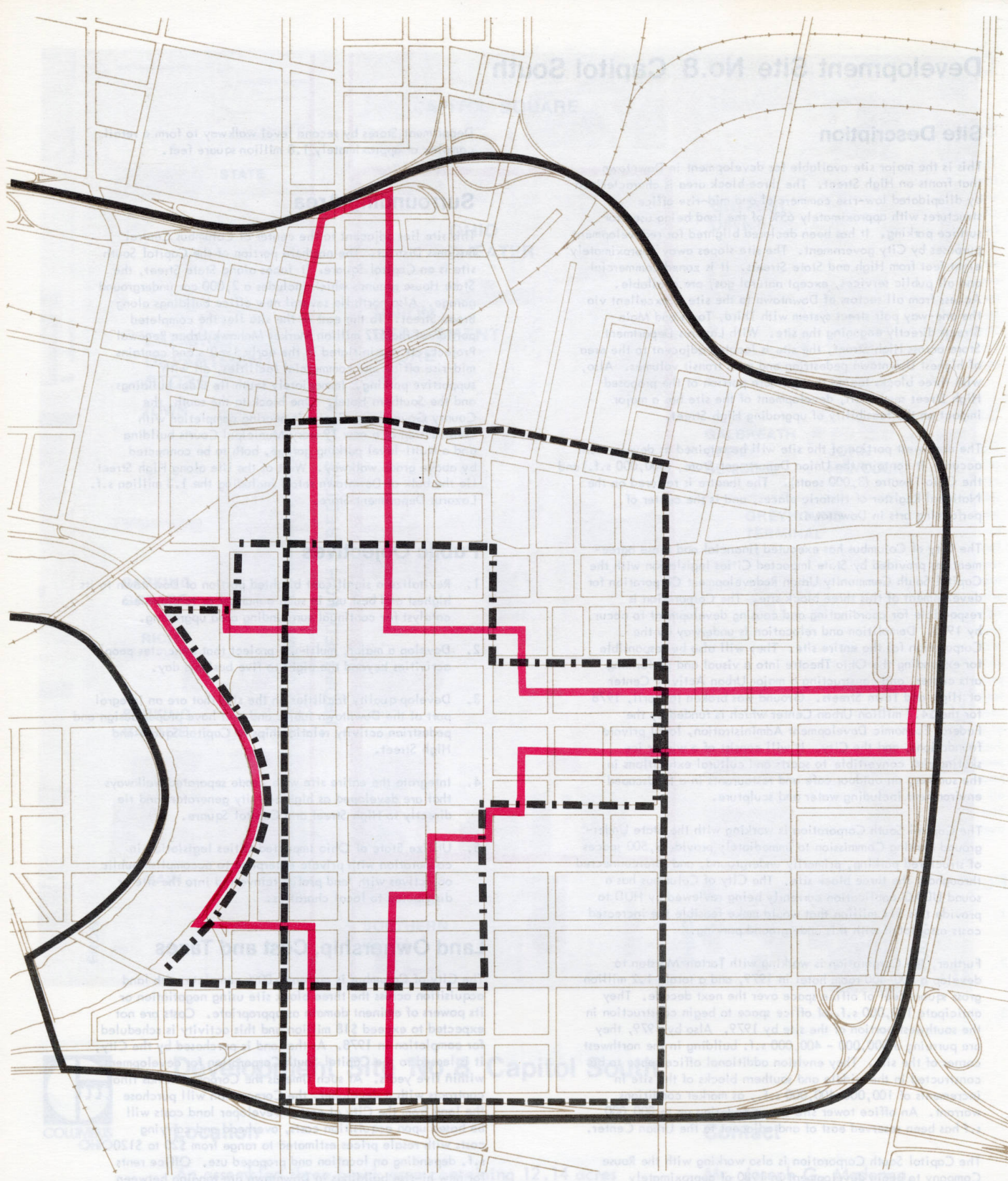
This site lies adjacent to the center of Columbus Central Business District. The northern portion of the Capitol South site is on Capitol Square. It faces along State Street, the State House grounds which includes a 2,000 car underground garage. Also north lie several new office buildings along Broad Street. To the east of the site lies the completed portion of the \$72 million Market Mohawk Urban Renewal Project. It was initiated in the early 1960's and contains mid-rise office and commercial facilities, all with supportive parking. Immediately south lie older buildings and the Southern Hotel. One block to the south, the County Government Center is nearing completion with construction of a new 19 story Municipal Courts building and a multi-level parking garage, both to be connected by above grade walkway. West of the site along High Street lie the bulk of Downtown retail including the 1.3 million s.f. Lazarus Department Store.

Public Objectives

1. Revitalize a significant blighted portion of Downtown to its highest and best use in such a manner as to provide a catalyst for continual surrounding area upgrading.
2. Develop a major, multi-use project that generates people activities beyond the eight to five business day.
3. Develop quality facilities on the site that are an integral part of the Downtown fabric and that have proper design and pedestrian activity relationships to Capitol Square and High Street.
4. Integrate the entire site with grade separated walkways that are developed as high activity generators and tie directly to High Street and Capitol Square.
5. Utilize State of Ohio Impacted Cities legislation in cooperation with private enterprise to accomplish public objectives with land profits reinvested into the site or distributed to local charities.





Land Ownership, Cost and Taxes

The City of Columbus is currently 80% complete with land acquisition across the three block site using negotiation or its powers of eminent domain as appropriate. Costs are not expected to exceed \$18 million and this activity is scheduled for completion in 1978. As the land is purchased by the City, it is leased to the Capitol South Corporation for development within five years. At such time as the Corporation has final contracts with a developer, the Corporation will purchase the land from the City at cost. Developer land costs will be based upon acquisition costs, overhead and carrying costs with resale prices estimated to range from \$20 to \$120 s.f. depending on location and proposed use. Office rents for new hi-rise buildings in Downtown are ranging between \$11 and \$12 for net rentable area. Currently the office market is strong since the substantial Class A, hi-rise office developments since 1970 are all operating at capacity. The City has provided tax abatement on the increased value of redevelopment for the entire site to the Capitol South Corporation over the maximum periods allowable by law.



Columbus, Ohio
 Mayor Tom Moody
 Department of Development
 N. Jack Huddle Director

Division of Planning

- Parking Exemption Boundary 
- Downtown Planning Area 
- Capitol Square District 
- CBD 



Downtown Planning Areas

Development Site No.8 Capitol South (Continued)

Tax abatement may be passed on to developers by the Corporation if needed to make proposed improvements economically viable. Present taxes are averaging around 40¢/s.f. of land area and are summarized for the entire site as follows:

	<u>Assessed Value for Taxation Purposes</u>	<u>Tax Revenues</u>
1963	\$4,111,311	\$143,952
1969	\$3,571,280	\$151,777
1975	\$5,007,220	\$198,296

Availability

Multi-use sites will be available for mid to hi-rise developments between 1981 and 1983. Sites will be made available through the Capitol South Corporation and their principal developers Tartan/Morstan and the Rouse Company. Disposal of development sites by the Corporation will be either through outright sale or land lease dependent on the most mutually advantageous arrangements.

Development Process

The specific process for development of the site will be established between the Capitol South Corporation and the developer. All improvements will be subject to local codes and reviews. The City of Columbus, Department of Development, provides technical assistance and coordinates the public review process. The Corporation requires all development to be in accord with a land use plan and urban design standards now under development.

Challenges and Incentives

Coordinated development and revitalization of a major segment of Downtown is a special challenge. Large buildable sites in an active area of the Central Business District are being assembled and tax abatement may be given for up to 20 or 30 years dependent on the type and economic feasibility of a proposed facility. Long term land leases are possible at favorable rates. The Capitol South Corporation is making maximum use of public funds that can be made available to increase the effectiveness and viability of the site.



This publication was prepared and financed by the City of Columbus, Department of Development, as authorized by City Council on May 22, 1978. It was prepared by Department staff under the direction of Bruce Miller, Planning Assistant Administrator, and Fred Myer, Visual Communications Coordinator.

Site Information:

Wmmons Company for Community Urban Redevelopment
th Community Urban Redevelopment Corporation
Mutual Insurance Company
lopment Corporation