

HISTORIC NORTH MARKET

COLUMBUS, OHIO

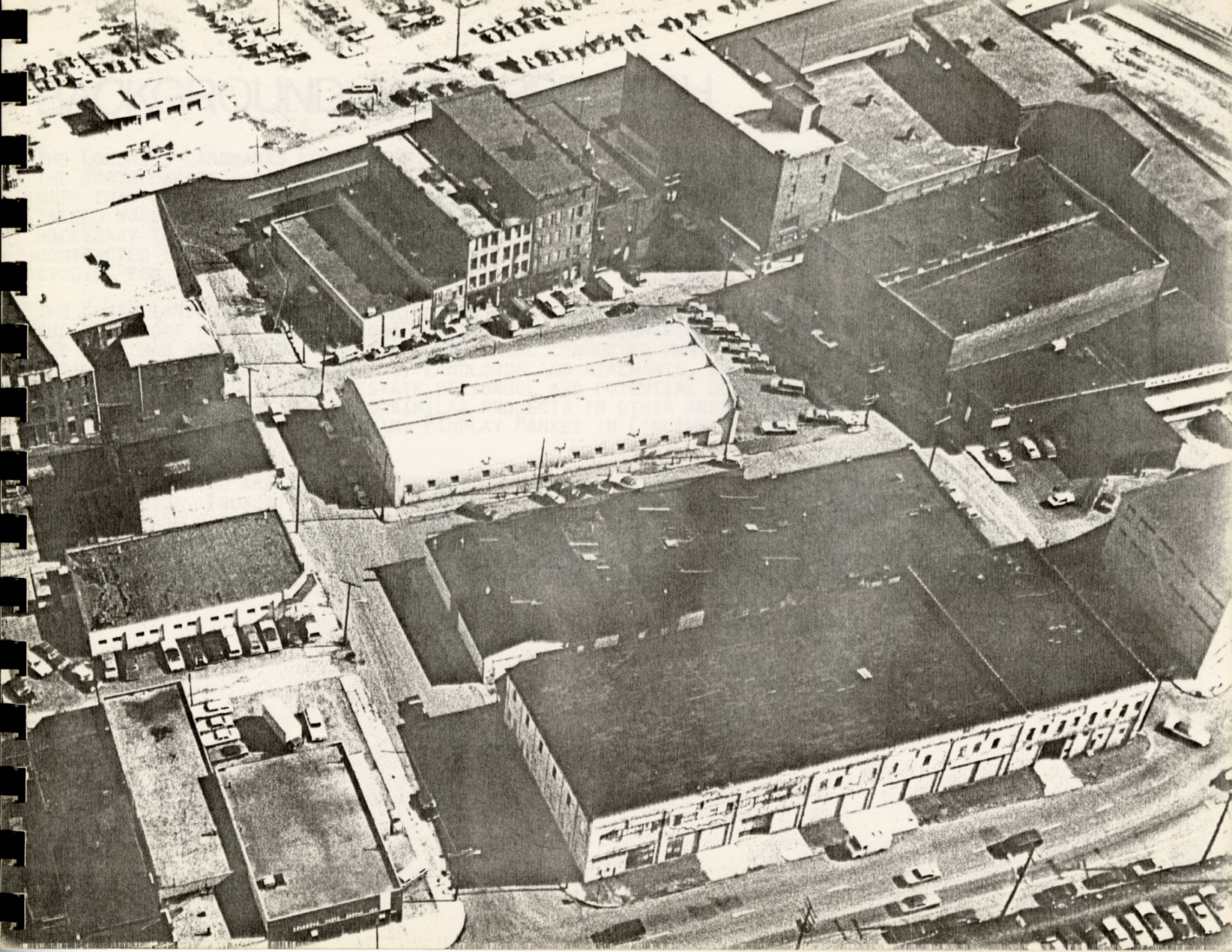
REVITALIZATION PLAN

NORTH MARKET AREA ASSOCIATION
COLUMBUS LANDMARKS FOUNDATION
WOOLPERT CONSULTANTS

PREPARED WITH A GRANT FROM:
THE GREATER COLUMBUS ARTS COUNCIL

ASSISTED BY THE CITY OF COLUMBUS :
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING
DEPARTMENT OF RECREATION AND PARKS





BACKGROUND AND APPROACH

THE COLUMBUS LANDMARKS FOUNDATION RECEIVED A GRANT FROM THE GREATER COLUMBUS ARTS COUNCIL TO ASSIST THE NORTH MARKET AREA ASSOCIATION IN THE PREPARATION OF THE NORTH MARKET DESIGN PLAN. IN ACCORDANCE WITH THIS OBJECTIVE, THE COLUMBUS LANDMARKS FOUNDATION AND THE NORTH MARKET AREA ASSOCIATION RETAINED WOOLPERT CONSULTANTS ON SEPTEMBER 30, 1981, TO PROVIDE THE TECHNICAL ASSISTANCE AND GUIDANCE NECESSARY TO PREPARE THE NORTH MARKET DESIGN PLAN. ON MARCH 11, 1982, WOOLPERT CONSULTANTS WAS CONTRACTED TO EXTEND THE CURRENT PROFESSIONAL SERVICES AGREEMENT TO INCLUDE MORE DETAILED FEASIBILITY STUDIES FOR THE REUSE OF THE PROPOSED NORTH MARKET BUILDING.

THE CONSULTANT REVIEWED AND UPDATED THE EXISTING INFORMATION PROVIDED BY THE CLIENTS AND THE CITY AND UNDERTOOK FIELD OBSERVATIONS TO DETERMINE ANY SIGNIFICANT CHANGES WHICH MAY HAVE OCCURRED SINCE THE DATA WAS ASSEMBLED. THE CONSULTANT ALSO CONDUCTED MANY IN-DEPTH INTERVIEWS OF COMMUNITY AND BUSINESS LEADERS, CITY OFFICIALS, LANDLORDS AND MERCHANTS, AND OTHER INTERESTED AND/OR KNOWLEDGEABLE PERSONS WHICH INCLUDED REAL ESTATE PERSONNEL AND POTENTIAL DEVELOPERS. DURING THIS DATA-GATHERING STAGE, THE CONSULTANT REVIEWED SIMILAR PROJECTS IN OTHER AREAS SUCH AS THE FARMER'S MARKET AND KERRYTOWN IN ANN ARBOR, MICHIGAN, FINDLAY MARKET IN CINCINNATI, OHIO, AND THE WEST SIDE MARKET IN CLEVELAND, OHIO.

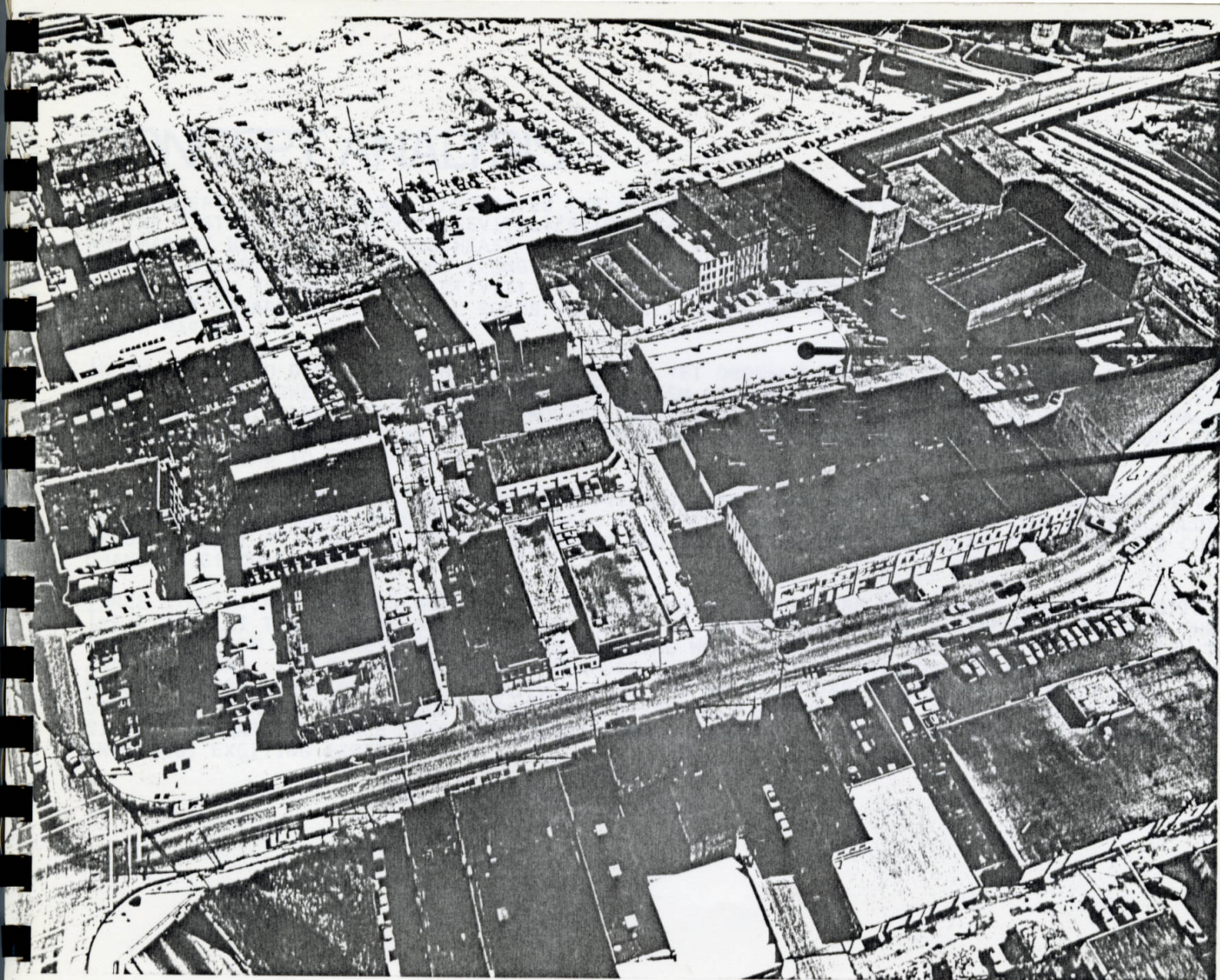
TO ILLUSTRATE AND ANALYZE THE INFORMATION GATHERED, A SERIES OF MAPS WERE PREPARED DETAILING EXISTING BUILDING USES, PROPERTY OWNERSHIP, EXISTING PARKING, BUILDING CONDITION AND ACCESS, FACADE ANALYSIS, PROPOSED LAND USES, AND PROPOSED CIRCULATION. IN ADDITION TO THESE MAPS, DRAWINGS WERE PREPARED TO ILLUSTRATE THE CONCEPT ANALYSIS REDEVELOPMENT PLAN, VIEW OF MARKET, REDEVELOPMENT PLAN, AND MARKET DEVELOPMENT PHASING PLAN. A SLIDE PRESENTATION HAS BEEN PREPARED TO INCLUDE ALL OF THE ABOVE MAPS AND DRAWINGS AS WELL AS SLIDES OF THE PROJECT AREA AND SIMILAR PROJECTS.

ISSUES AND OPPORTUNITIES

THE CREATION OF THE HISTORIC NORTH MARKET REVITALIZATION PLAN STEMMED FROM THE EFFORTS OF MANY INTERESTED AND INVOLVED PEOPLE. THE HISTORIC AND PHYSICAL VALUE OF THE NORTH MARKET AREA IS OF UNDENIABLE IMPORTANCE, AND THE PRESERVATION AND REBIRTH OF THE AREA HAS BEEN A PRIMARY GOAL OF EVERY PARTICIPANT. THE MAIN OBJECTIVE OF THE PROJECT TEAM WAS TO CAPTURE THE SPIRIT OF WHAT ALREADY EXISTS AND TO REVITALIZE IT INTO A UNIQUE, ATTRACTIVE, AND FUNCTIONAL MARKETPLACE.

THE UNIQUENESS OF THE NORTH MARKET AREA LIES IN ITS HISTORY, LOCATION AND ARCHITECTURAL BOUNTY. ITS PROXIMITY TO DOWNTOWN WILL GENERATE AN INTERCHANGE OF ACTIVITY BETWEEN BOTH DISTRICTS. THE PHYSICAL AND SOCIAL APPEAL OF THE MARKET AFTER REVITALIZATION WILL MAKE IT AN ATTRACTION UNLIKE ANY IN COLUMBUS. THE THRUST OF THE PLANNING EFFORT WAS TO CAPITALIZE ON THOSE ISSUES UNIQUE TO THE PROJECT AND MAXIMIZE THEIR POTENTIAL TO BECOME OPPORTUNITIES. THE FOLLOWING IS A LIST OF THE PRIMARY ISSUES INHERENT TO THIS PROJECT AND THE SIGNIFICANT OPPORTUNITIES THEY PRESENT:

1. RECOGNIZE THE ARCHITECTURAL VALUE OF THE BUILDINGS IN THE AREA AND DEVELOP STRATEGIES TO INCITE PRESERVATION AND RESTORATION.
2. DEMOLISH ONLY THOSE STRUCTURES THAT ARE OF QUESTIONABLE VISUAL SIGNIFICANCE AND ARE IN POOR CONDITION WHICH, BY THEIR REMOVAL, CREATE OPEN SPACE THAT CONTRIBUTES TO THE SUCCESS OF THE TOTAL PROJECT.
3. BY THE STRATEGIC CLOSING OF STREETS AND OPENING UP OF SPACE CREATE A CENTRAL INTERIOR SPACE THAT IS VISIBLE AND ACCESSIBLE, YET CONTAINED.
4. CREATE PEDESTRIAN AND VEHICULAR ACCESS POINTS THAT ALLOW SMOOTH LINKAGES TO DOWNTOWN, OHIO CENTER, AND THE ADJACENT RESIDENTIAL NEIGHBORHOODS.
5. RECOGNIZE THE IMPORTANCE OF RESIDENTIAL USES IN THE NORTH MARKET AREA AND CONSOLIDATE THE PLAN TO ALLOW FOR THESE USES TO OCCUR ADJACENT TO THE MARKET.
6. ACKNOWLEDGE THE VIABILITY AND GROWTH POTENTIAL OF EXISTING BUSINESSES AND INSTITUTIONAL OCCUPANTS OF THE SITE AND DEVELOP A PLAN WHICH ACCOMODATES THEIR NEEDS AS MUCH AS POSSIBLE.
7. CONSIDER THE REVITALIZED NORTH MARKET PLAN AS A VISUAL UPGRADING AND PHYSICAL EXPANSION OF THE EXISTING MARKET WHICH DEALS SPECIFICALLY WITH THE SHORT AND LONG TERM NEEDS OF THE MERCHANTS ALREADY OPERATING ON THE SITE.
8. EXPAND THE SERVICES, IMPROVE THE APPEARANCE, AND INCREASE THE DENSITY OF THE MARKET TO CREATE AN EXCITING AND COMPETITIVE ATMOSPHERE FOR PEOPLE TO SHOP.
9. PROVIDE CONVENIENT YET MANAGEABLE PARKING FACILITIES THAT CATER TO THE NEEDS OF PATRONS AND ARE FLEXIBLE ENOUGH TO ALLOW FOR MARKET EXPANSION AT PEAK TIMES.
10. DESIGN THE NORTH MARKET PLAN TO BE BUILT WITHIN A REALISTIC ECONOMIC FRAMEWORK AND DEVELOP STRATEGIES TO CONSTRUCT IT IN PHASES THAT RECOGNIZE STAGED FUNDING, THE CONTINUED OPERATION OF EXISTING MERCHANTS, AND PRIORITIZED CONTROLLED GROWTH.



Buildings to
be
demolished

Building to
be
renovated

PROJECT AREA

CONCEPT ANALYSIS

THE CONCEPT ANALYSIS PLAN ILLUSTRATES THE PRIMARY IDEAS OR CONCEPTS THAT ARE THE FOUNDATION OF OF THE HISTORIC NORTH MARKET REVITALIZATION PLAN. THROUGH THE DEMOLITION OF THE EXISTING QUANSET HUT MARKET BUILDING, THE NORTHEAST FOUR BAYS OF THE WAREHOUSE AT THE NORTH OF THE SITE, AND THREE SMALLER DILAPIDATED BUILDINGS ALONG SPRUCE STREET THE PRIMARY MARKET SQUARE IS CREATED. THIS SPACE, WHICH IS THE HUB OF ACTIVITY IS ESSENTIALLY DEFINED BY THE NEW INDOOR MARKET AND THE CENTER OF MARKET SQUARE IS THE VISUAL FOCUS WHICH WILL IDENTIFY AND SYMBOLIZE THE REVITALIZED HISTORIC NORTH MARKET.

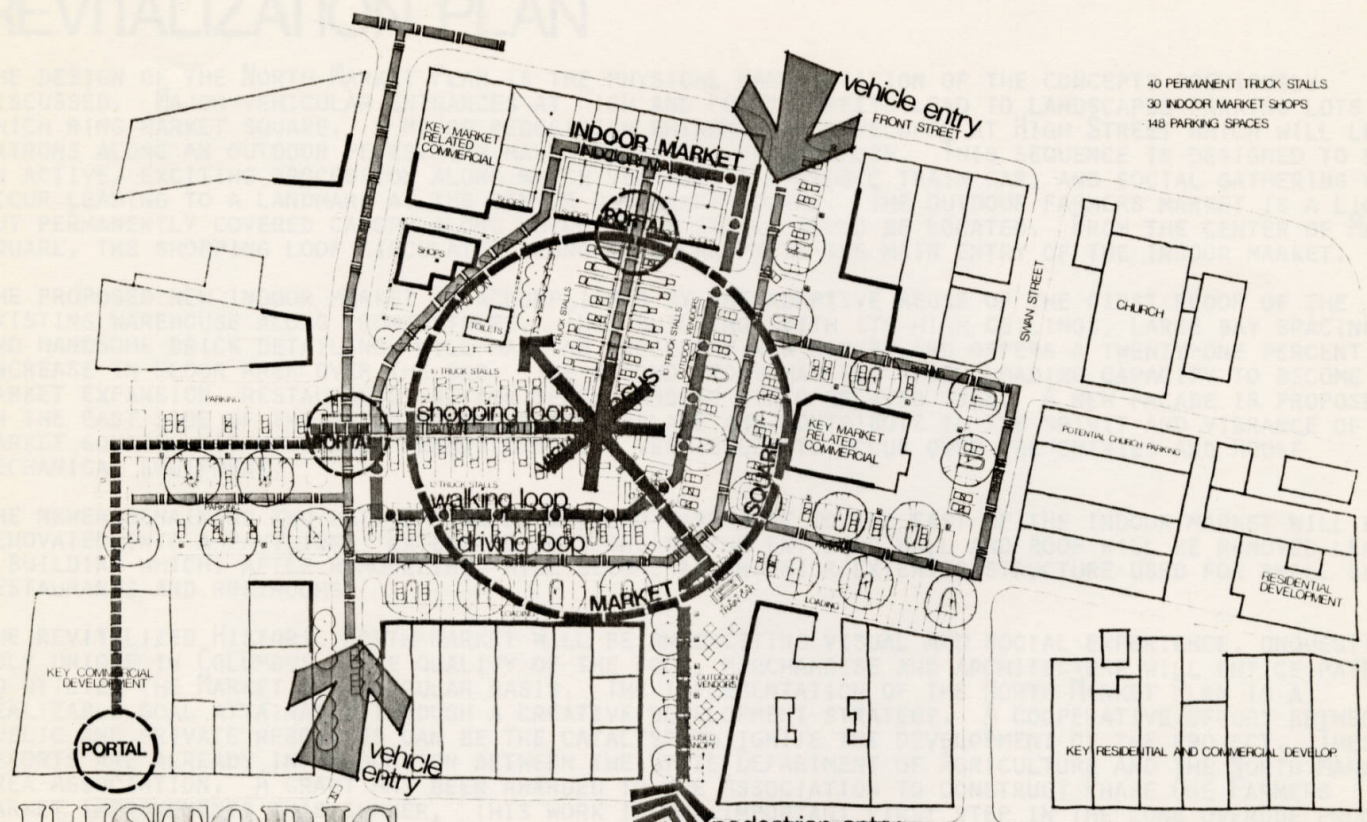
IN AN EFFORT TO DIRECT PATRONS IN AN INFORMAL YET ORDERLY FASHION, THREE PRIMARY CIRCULATION LOOPS WERE DESIGNED. THE OUTER LOOP IS A SYSTEM OF SMALLER LANDSCAPED PARKING LOTS, ACCESSED BY TWO MAJOR VEHICULAR ENTRIES WHICH PROVIDE CONVENIENT PARKING AROUND THE PROJECT. THE WALKING LOOP IS AN OUTER PEDESTRIAN SYSTEM WHICH PROVIDES A SAFE PERIPHERAL WALKWAY FOR PATRONS TO MOVE FROM THEIR CARS TO THE MARKET.

THE SHOPPING LOOP IS THE INNERMOST PEDESTRIAN SYSTEM ALONG WHICH THE CORE OF MARKET ACTIVITY IS GENERATED. THE SHOPPING LOOP IS ACCESSED BY A PEDESTRIAN MALL CREATED BY THE PARTIAL CLOSING OF SPRUCE STREET AT HIGH AND LINKS THE INDOOR AND OUTDOOR MARKET ACTIVITIES TOGETHER IN A CONTINUOUS, CHANGING CIRCULATION PATH.

THREE SIGNIFICANT PORTALS ARE CREATED THROUGH WHICH PEOPLE ARE ENCOURAGED AND DIRECTED TO PASS. THE FIRST, AT THE EXTREME SOUTHWEST OF THE SITE, IS PROPOSED TO BE A RENOVATED PASSAGE THROUGH THE REMNANT OF THE MONEYPENNEY-HAMMOND BUILDING WHICH OFFERS THE CRUCIAL LINKAGE BETWEEN THE MARKET AND DOWNTOWN. THE SECOND IS A MULTI-PURPOSE ELEMENT THAT IS INTENDED TO ENCLOSE THE SOUTH END OF MARKET SQUARE, PROVIDE A VISUAL GATEWAY INTO THE PROJECT, AND BECOME THE SPRING POINT OVER VINE STREET ONTO WHICH THE OUTDOOR MARKET CAN POTENTIALLY EXPAND TO THE SOUTH. THE THIRD PORTAL IS SIMPLY THE MAIN ENTRANCE INTO THE INDOOR MARKET BUILDING OF WHICH THE ACT OF ENTERING MUST BE AN INVITING, EXCITING EXPERIENCE.

REVITALIZATION PLAN

- 40 PERMANENT TRUCK STALLS
- 30 INDOOR MARKET SHOPS
- 148 PARKING SPACES

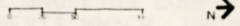


HISTORIC NORTH MARKET

COLUMBUS, OHIO

CONCEPT ANALYSIS
REDEVELOPMENT PLAN

WOOLPERT CONSULTANTS
2175 CENTER OFFICE BUILDING
CLEVELAND, OHIO 44115



REVITALIZATION PLAN

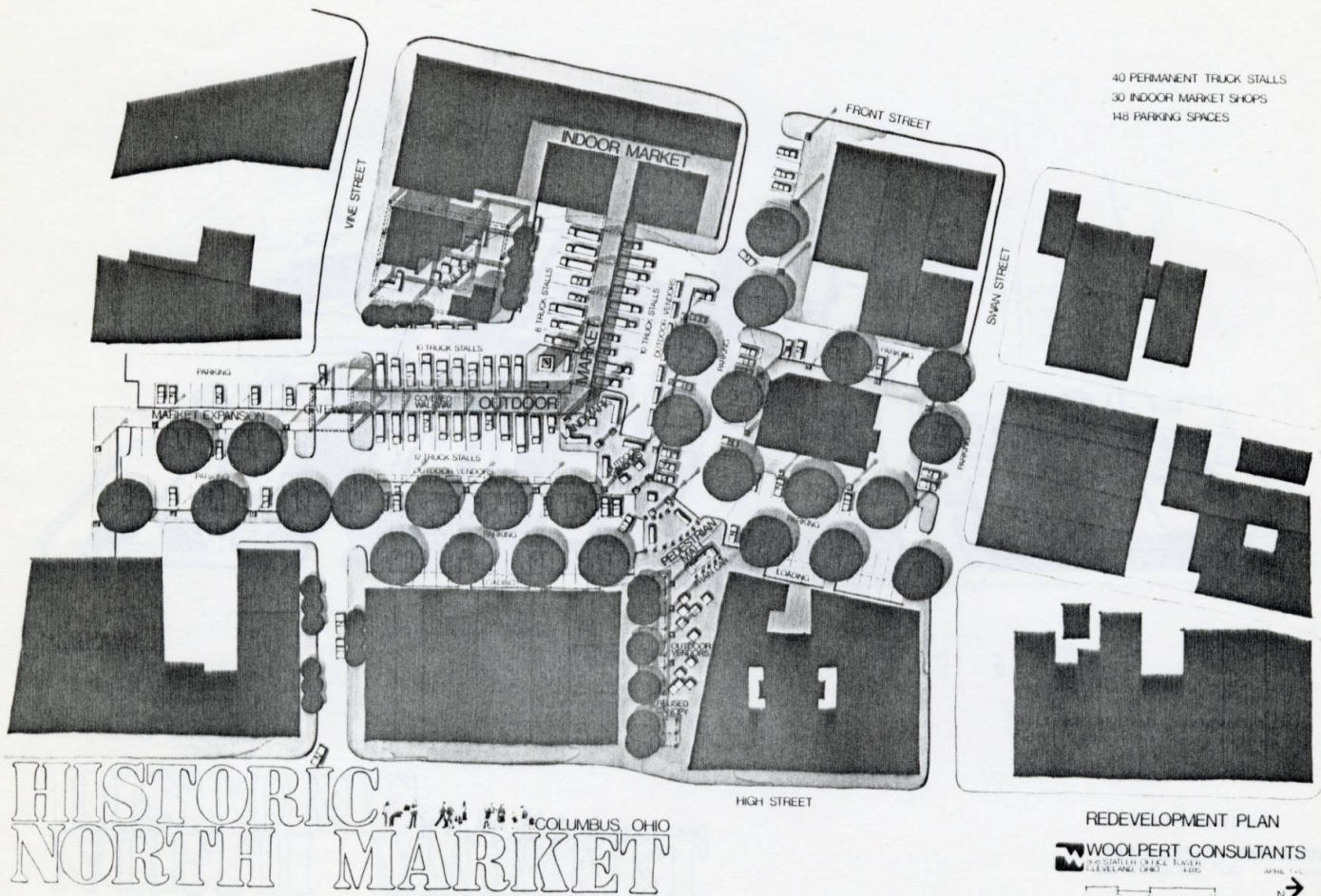
THE DESIGN OF THE NORTH MARKET PLAN IS THE PHYSICAL MANIFESTATION OF THE CONCEPTS PREVIOUSLY DISCUSSED. MAJOR VEHICULAR ENTRANCES AT HIGH AND FRONT STREETS LEAD TO LANDSCAPED PARKING LOTS WHICH RING MARKET SQUARE. A MAJOR PEDESTRIAN ENTRANCE IS DEVELOPED AT HIGH STREET WHICH WILL LEAD PATRONS ALONG AN OUTDOOR PEDESTRIAN MALL INTO THE SHOPPING LOOP. THIS SEQUENCE IS DESIGNED TO BE AN ACTIVE, EXCITING PROCESSION ALONG WHICH VENDORS, A HISTORIC TRAIN CAR, AND SOCIAL GATHERING WOULD OCCUR LEADING TO A LANDMARK AT THE CENTER OF MARKET SQUARE. THE OUTDOOR FARMERS MARKET IS A LIGHT BUT PERMANENTLY COVERED CANOPY ALONG WHICH TRUCK STALLS WOULD BE LOCATED. FROM THE CENTER OF MARKET SQUARE, THE SHOPPING LOOP CIRCULATES ALONG THIS CANOPY TO THE MAIN ENTRY OF THE INDOOR MARKET.

THE PROPOSED NEW INDOOR MARKET IS ACCOMPLISHED BY THE ADAPTIVE REUSE OF THE FIRST FLOOR OF THE EXISTING WAREHOUSE ALONG FRONT STREET. THIS BUILDING, WITH ITS HIGH CEILINGS, LARGE BAY SPACING, AND HANDSOME BRICK DETAILING, WILL MAKE AN EXCELLENT NEW MARKET AND OFFERS A TWENTY-ONE PERCENT INCREASE IN FLOOR AREA OVER THE OLD. THE SECOND STORY HAS THE FLOOR LOADING CAPACITY TO BECOME MARKET EXPANSION, RESTAURANTS, RETAIL SPACE, AND/OR OTHER RELATED USES. A NEW FACADE IS PROPOSED ON THE EAST SIDE OF THE BUILDING WHICH WILL RELATE AND CONTRIBUTE TO THE SPIRIT AND VIBRANCE OF MARKET SQUARE. IT WILL ALSO PERMIT SKYLIGHT VESTIBULES TO OCCUR OVER THE ENTRIES AND HOUSE MECHANICAL EQUIPMENT.

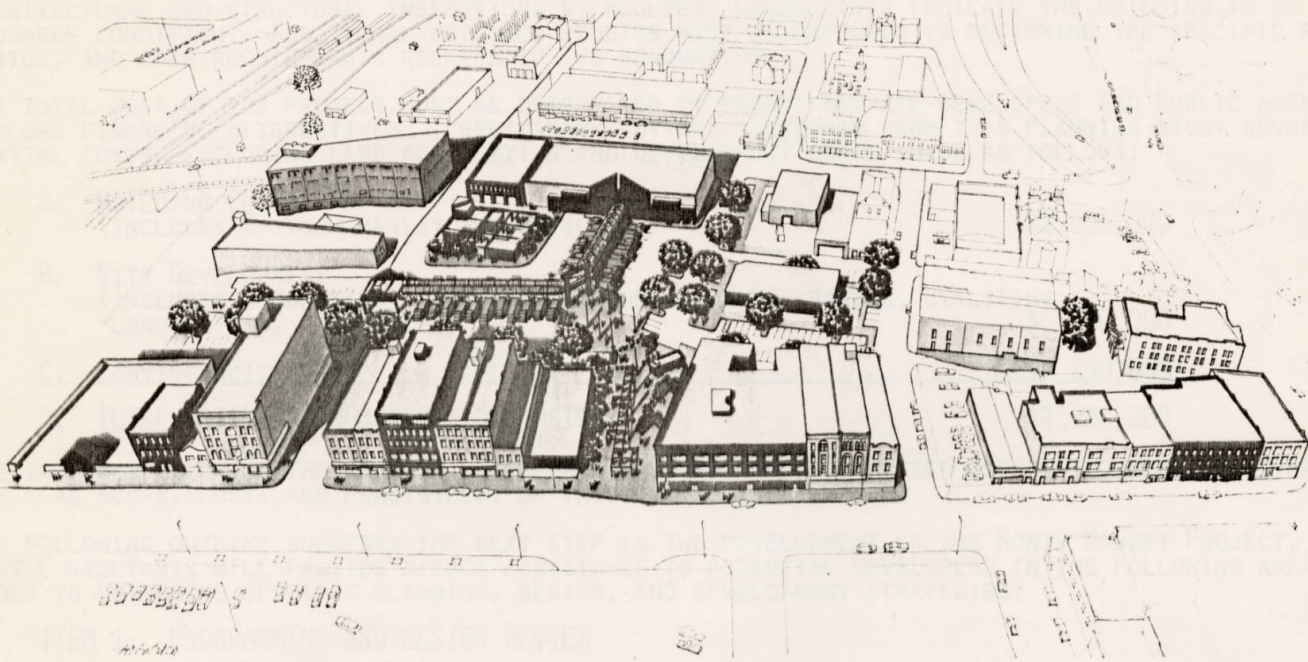
THE NEWER REMAINING TWO BAYS OF THE DEMOLISHED WAREHOUSE TO THE EAST OF THE INDOOR MARKET WILL BE RENOVATED INTO A PAVILION. EXTENSIVE PORTIONS OF THE EXTERIOR WALL AND ROOF WILL BE REMOVED LEAVING A BUILDING WHICH, AFTER REMODELING, WILL BECOME AN INTERIOR/EXTERIOR STRUCTURE USED FOR SMALL SHOPS, RESTAURANTS AND RESTROOMS.

THE REVITALIZED HISTORIC NORTH MARKET WILL BE AN EXCITING VISUAL AND SOCIAL EXPERIENCE, UNQUESTIONABLY UNIQUE IN COLUMBUS. THE QUALITY OF THE FOOD, MERCHANDISE AND ARCHITECTURE WILL ENTICE PATRONS TO UTILIZE THE MARKET ON A REGULAR BASIS. THE IMPLEMENTATION OF THE NORTH MARKET PLAN IS A REALIZABLE GOAL ATTAINABLE THROUGH A CREATIVE DEVELOPMENT STRATEGY. A COOPERATIVE EFFORT BETWEEN PUBLIC AND PRIVATE RESOURCES CAN BE THE CATALYST TO IGNITE THE DEVELOPMENT OF THE PROJECT. THESE EFFORTS ARE ALREADY IN PRODUCTION BETWEEN THE STATE DEPARTMENT OF AGRICULTURE AND THE NORTH MARKET AREA ASSOCIATION. A GRANT HAS BEEN AWARDED TO THE ASSOCIATION TO CONSTRUCT PHASE ONE FARMERS MARKET IMPROVEMENTS THIS SUMMER. THIS WORK IS THE IMPORTANT FIRST STEP IN THE LONG OVERDUE PROCESS OF REVITALIZING NORTH MARKET. SUBSEQUENT PHASES, AS OUTLINED ON THE PHASING PLAN, WILL OCCUR OVER AN EXTENDED PERIOD COMMENSURATE WITH MARKET GROWTH.

IT IS THE INTENTION OF THE PHASING SEQUENCE TO COMPLETE THE KEY ELEMENTS OF THE SHOPPING LOOP FIRST. THE INDOOR MARKET, CANOPY AND TRUCK STALLS, AND PAVILION ARE THE PRIMARY COMPONENTS WHICH, UPON COMPLETION, WILL PRESENT A FUNCTIONAL MARKET. THE PARKING AREAS AND ADDITIONAL LANDSCAPE IMPROVEMENTS WILL OCCUR IN STAGES LATER IN THE DEVELOPMENT PROCESS.



DEVELOP, DESIGN AND CONSTRUCT



HISTORIC NORTH MARKET

COLUMBUS, OHIO

VIEW OF MARKET

WOOLPERT CONSULTANTS
CONSULTANTS OF ARCHITECTS
CLEVELAND, OHIO



DEVELOP, DESIGN, AND CONSTRUCT

THE IMPLEMENTATION OF THE HISTORIC NORTH MARKET PROJECT WILL REQUIRE CONTINUED EFFORTS IN THE AREAS OF DEVELOPMENT STRATEGIES AND DESIGN TO SOLIDIFY THE REVITALIZATION PLAN. THE AVAILABILITY AND COST OF THE BUILDINGS AND LAND NECESSARY TO CREATE THE MARKET SQUARE IS OF PRIMARY IMPORTANCE. PRELIMINARY ARCHITECTURAL AND STRUCTURAL INSPECTIONS BY WOOLPERT CONSULTANTS INDICATE THE BUILDING TO BE IN SOUND, REUSABLE CONDITION. ADDITIONAL DETAILED STUDIES MUST BE EXECUTED TO DETERMINE THE SPECIFIC PLANNING, DESIGN, AND CODE REQUIREMENTS RELATED TO ITS RENOVATION.

THE TOTAL COST OF THE PROJECT MUST BE DETERMINED TO PERMIT PRIVATE DEVELOPERS AND PUBLIC AGENCIES TO EXPLORE FINANCING ALTERNATIVES. PRELIMINARY ESTIMATES DERIVED FROM THIS PLANNING STUDY REVEAL POTENTIAL COSTS, EXCLUDING LAND ACQUISITION AND DEVELOPMENT COSTS TO BE AS FOLLOWS:

A. BUILDING COSTS (INCLUDES 2-STORY MARKET AND PAVILION)	\$1,620,000
B. SITE DEVELOPMENT (INCLUDES DEMOLITION, SITE PREPARATION, PARKING, PAVING, UTILITIES, LANDSCAPING, AND CANOPY)	\$ 930,000
C. CONTINGENCIES	\$ 250,000
D. TOTAL ESTIMATED CONSTRUCTION COSTS	\$2,800,000

THE IMPLEMENTATION OF THE PROJECT WILL DEMAND A CONTINUED, COMMITTED EFFORT IN ORDER TO DETERMINE THE REAL SCOPE, COST, AND FEASIBILITY OF THIS PROJECT.

THE FOLLOWING OUTLINE SUGGESTS THE NEXT STEP IN THE DEVELOPMENT OF THE NORTH MARKET PROJECT. WOOLPERT CONSULTANTS WILL PROVIDE DIRECT ASSISTANCE TO POTENTIAL DEVELOPERS IN THE FOLLOWING AREAS IN ORDER TO DETERMINE SPECIFIC PLANNING, DESIGN, AND DEVELOPMENT STRATEGIES:

ITEM 1: PROGRAMMING AND DESIGN REVIEW

THE WORK THIS OFFICE HAS EXECUTED THUS FAR IS A BROADLY BASED CONCEPTUAL PLANNING STUDY. WE SUGGEST ONE OR MORE WORK SESSIONS TO ASSESS THE FOLLOWING:

- REVIEW DESIGN CONCEPT AND OPPORTUNITIES
- ESTABLISH MARKETING IMAGE FOR THE PROJECT AND POTENTIAL USES.
- IDENTIFY QUANTITY AND TYPE OF POTENTIAL TENANTS THAT WOULD OPERATE BUSINESSES IN THE OUTDOOR MARKET AND ESTIMATE NUMBER AND TYPE OF NON-FOOD RELATED TENANTS.
- IDENTIFY AND REVIEW PERIPHERAL DEVELOPMENT POSSIBILITIES FOR RELATED USES IN ADJACENT BUILDINGS.

ITEM 2: DETAILED BUILDING INSPECTION AND CODE EVALUATION

- CONDUCT A DETAILED INVESTIGATION OF THE PROPOSED INDOOR MARKET BUILDING AND PAVILION TO DETERMINE THEIR ADAPTIVE REUSE POTENTIAL. THIS IS IN RELATION TO STRUCTURE, UTILITIES, HVAC SYSTEMS, POWER AND LIGHTING.
- PERFORM A CODE EVALUATION OF THE BUILDINGS TO DETERMINE WHAT WE CAN AND HAVE TO DO RELATED TO THE OHIO BASIC BUILDING CODE. THIS WILL RESPOND GENERALLY TO USE GROUP, EGRESS, MATERIALS, FIRE PROTECTION, ENERGY CODE REQUIREMENTS AND HANDICAPPED USAGE.

ITEM 3: PROPERTY SURVEY AND MAPPING

- DEVELOP A DETAILED PHOTOGRAMMETRIC MAP OF THE SITE SHOWING BUILDINGS, GRADES, UTILITIES, PROPERTY LINES, STREETS, AND SIDEWALKS. THIS WILL BE USED TO VERIFY PROPERTY OWNER-SHIP, MAP UTILITY LINES, AND LAYOUT DETAILED DEVELOPMENT PLANS.

ITEM 4: SCHEMATIC DESIGN OF INDOOR MARKET AND PAVILION

- LAYOUT BASIC FLOOR PLANS SHOWING STAIRS, ELEVATORS, ENTRANCES, RESTROOMS, AND DEVELOP SCHEMES SHOWING ALTERNATIVE INTERIOR MARKET LAYOUTS AND ARRANGEMENT OF SHOPS.
- STUDY PROPOSED HVAC, ELECTRICAL, LIGHTING, PLUMBING, AND FIRE PROTECTION SYSTEMS.
- DEVELOP AND REFINE EXTERIOR DESIGN OF INDOOR MARKET AND PAVILION.
- PREPARE PERSPECTIVE SKETCHES OF INDOOR MARKET TO INDICATE POTENTIAL CHARACTER OF SPACE AND FINISHES.
- STUDY BASIC CONSTRUCTION DETAIL REQUIREMENTS SUCH AS WINDOWS, INSULATION, BRICK REPAIR, ROOFING, ETC. TO DETERMINE COST IMPACT.

ITEM 5: COST ESTIMATE OF INDOOR MARKET AND PAVILION

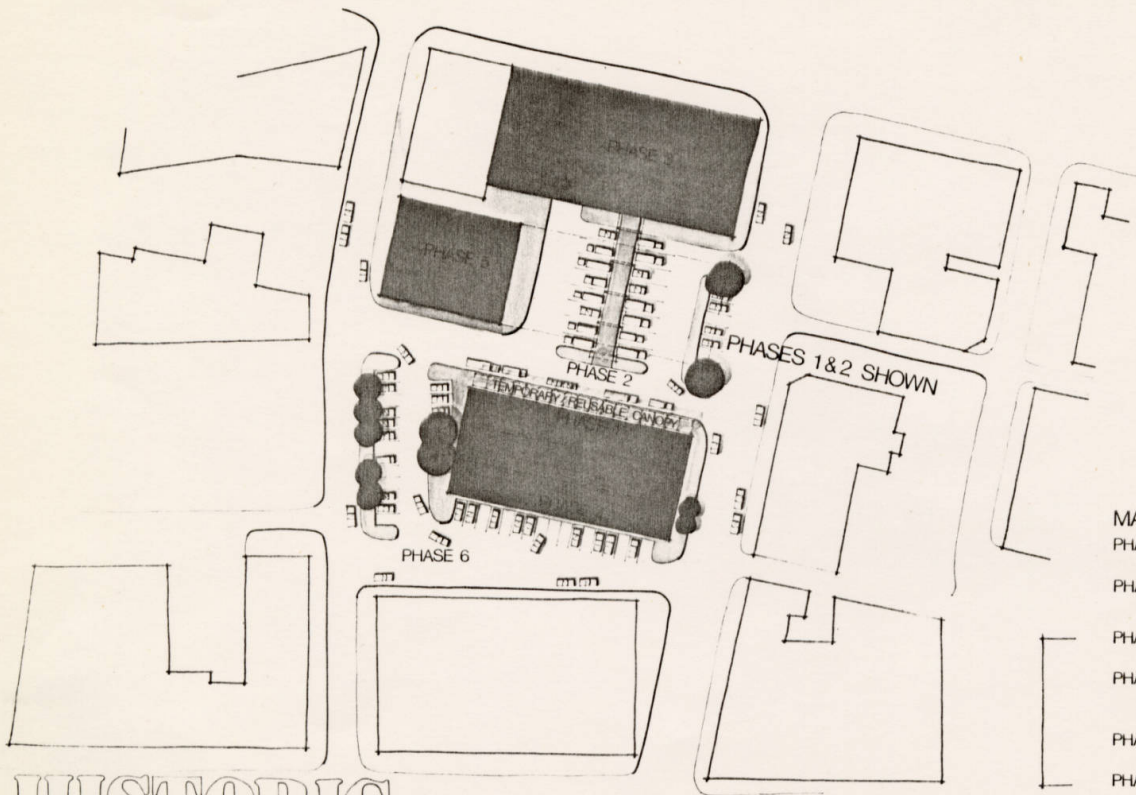
- BASED ON THE ABOVE RESEARCH AND DESIGN, DETERMINE THE BASIC CAPITAL COSTS ASSOCIATED WITH REUSE OF THESE BUILDINGS. COSTS WILL INCLUDE LAND ACQUISITION AND DEMOLITION, EXTERIOR RENOVATION AND CONSTRUCTION, UTILITY ROUGH-INS, HVAC SYSTEM, ELECTRICAL SYSTEM, FIRE PROTECTION SYSTEM, INSULATION AND BASIC FINISHES, STAIRS, ELEVATOR, TOILETS, AND CIRCULATION SPACE.
- ESTIMATE THE COSTS OF INDIVIDUAL TENANT IMPROVEMENTS RECOGNIZING VARYING DEGREES OF QUALITY AND DETAIL. THESE WOULD INCLUDE PARTITIONS, STORE FRONTS, SPECIFIC INTERIOR DECORATION AND FINISHES, EQUIPMENT, AND SPECIAL LIGHTING AND POWER REQUIREMENTS.

ITEM 6: COST ESTIMATE OF OUTDOOR MARKET AND SITE IMPROVEMENTS

- DEVELOP A DETAILED COST ESTIMATE OF AREA/QUANTITY BREAKDOWNS OF OUTDOOR MARKET MATERIALS AND EQUIPMENT INCLUDING COVERED CANOPY AND GATEWAY, ROADS, CURBING, PARKING LOTS, WALKS, PLAZAS, LANDSCAPING, LIGHTING, AND UTILITIES.
- INCLUDE AN ITEMIZED COST ESTIMATE OF SITE AMENITIES SUCH AS THE LANDMARK, FOUNTAIN, TRAIN CAR, ENTRY CANOPY, KIOSKS, BENCHES, TABLES, AND FIXED DISPLAYS.

ITEM 7: PACKAGING OPTIONS AND PHASING

- ASSEMBLE INFORMATION ACQUIRED IN ITEMS 1 THROUGH 6 AND DETERMINE THE DEVELOPMENT OPTIONS AND STRATEGIES FOR IMPLEMENTING THE PROJECT. IN THIS STAGE DESIGN SCHEMES AND COST ESTIMATES WOULD BE MODIFIED TO CONFORM TO DEVELOPMENT OBJECTIVES. PORTIONS OF THE PROJECT WOULD ALSO BE BROKEN DOWN INTO SEPARATE COST PACKAGES TO CONFORM TO POTENTIAL CONSTRUCTION PHASES.



HISTORIC NORTH MARKET

COLUMBUS, OHIO

MARKET DEVELOPMENT

PHASE 1
FARMER'S MARKET IMPROVEMENTS

PHASE 2
FIRST STAGE OUTDOOR MARKET &
LANDSCAPE IMPROVEMENTS

PHASE 3
DEVELOP INDOOR MARKET

PHASE 4
DEMOLISH EXISTING MARKET
SECOND STAGE OUTDOOR MARKET &
LANDSCAPE IMPROVEMENTS

PHASE 5
CONSTRUCT PAVILION

PHASE 6
COMPLETE PROJECT

PHASING PLAN

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