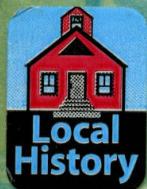


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DOWNTOWN COLUMBUS

June 1978

City of Columbus
Mayor Tom Moody

Department of Development
N. Jack Huddle, Director

FEB

1993

Columbus and It's Residents

Size & Population

Columbus is more than the mid-state capitol of Ohio. It is Ohio's major growth city with a 1978 metropolitan population of more than 1,087,000. Columbus is Ohio's largest city geographically, encompassing 173 square miles. Unique among many of its sister cities in the industrial north, Columbus growth trend is projected to continue through the 1980's with a population of 1,107,000 projected to year 2000.

Population Characteristics

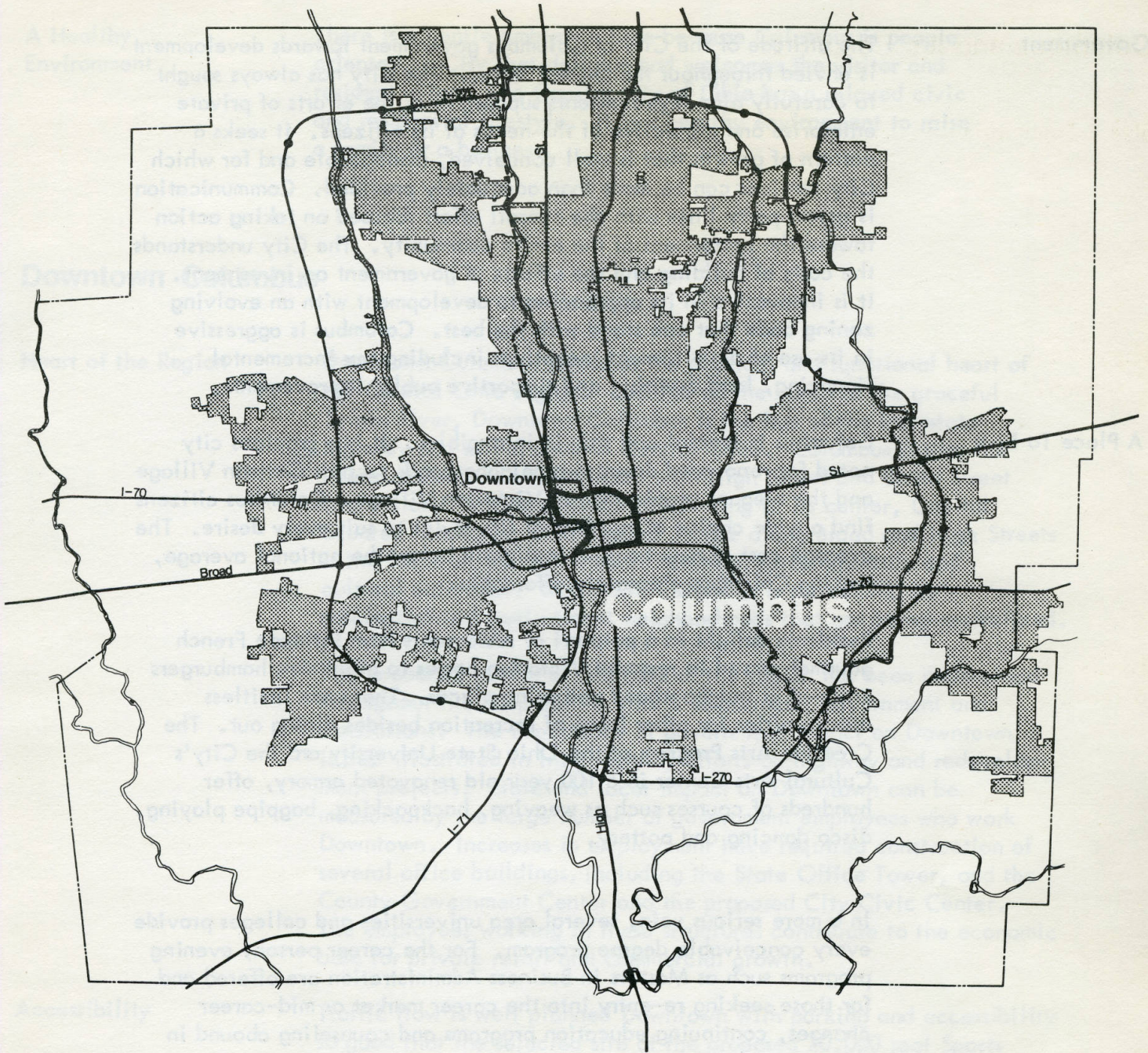
A sense of community and optimism exists in Columbus, born of the attitudes of its people and their opportunities for growth and development. It is a young city with a median age of 26.3 years compared to the national average of 28.3 years. A large percentage (54.8) of Columbus residents are between 18 and 65 years of age. At \$10,519, the median income also compares favorably with the national average of \$9,597. A greater percentage of Columbus families earn over \$15,000 in comparison to the national average. Columbus serves as a test market for product development due to the representativeness of its people.

Location, Access & Topography

Located at the crossroads of Interstate 70 and Interstate 71, Columbus is within one hour by air and 550 miles of two-thirds of the nation's population. It serves as a hub for 92 trucking carriers within city limits alone, and 70 industrial and distribution parks in the metropolitan area as a whole. Its well located airport will be completely reconstructed by 1981. Ease of access to and within the City has encouraged development, especially Downtown. Most residential areas are within a 25-minute ride to Downtown office, commercial and institutions, where over 85,000 persons work. Due to open annexation policies, the City is not landlocked by its suburban communities and encompasses many developing sections that assist in providing the City with a stable tax base. Due to a gently rolling landscape, there are few physical obstacles to evenly distributed development. Five scenic waterways flow through the urban area.

Economy

Columbus' diverse, service-oriented economy is incredibly strong and has steadily prospered. Unemployment in decline periods averaged 20-25% below the national rates. This stability of employment rests in industries traditionally not affected by national recessionary trends. The home of many national and international headquarters, Columbus is known as a center of research, education, insurance, finance, government, transportation and distribution. Indeed Columbus is the base for more than 40 insurance company headquarters, including Nationwide, whose new international headquarters headline the northern section of Downtown. Employment is vigorous in Columbus and so is the flow of cash. Effective buying income amounted to \$6.13 billion and retail sales to \$3.57 billion in 1977.



Labor

The Columbus labor force offers diverse resources to Columbus industries. Those persons with a college degree or higher comprise 13.6% of the adult population. White collar employment totals 54%. The current work force is split evenly among trade occupations (including wholesale and retail businesses), government and manufacturing with each at 20-22%. The service industries employ over 18% with construction, transportation and finance companies providing the balance of the work force. Two international centers of research and innovation, Battelle Memorial Institute and Ohio State University, in part account for the significantly higher percentage of scientists in Columbus. Government and insurance firms account for the high level of professional and technical persons.

Government

The attitude of the City of Columbus government towards development is envied throughout the United States. The City has always sought to carefully plan improvements supportive of the efforts of private enterprise and protective of the needs of its citizens. It seeks a pattern of growth that is well conceived, manageable and for which City services can be more than adequately provided. Communication is across party lines with the overall effort focused on taking action toward the betterment of the entire community. The City understands the costs of building and the effects of government on investment. It is innovative in its approaches to development with an evolving zoning code that can stand with the best. Columbus is aggressive in its use of development incentives including tax incremental financing, land assembly and supportive public improvements.

A Place To Live

Columbus is special and rich in intangibles. It is a gracious city noted for renovated downtown neighborhoods such as German Village and the elegant renaissance of Victorian Village. Columbus citizens find a wide choice of residential life styles to suit every desire. The average cost of new housing is slightly below the national average, making Columbus pleasantly affordable.

Residents delight in a potpurri of restaurants from intimate French gourmet served in restored Victorian homes to giant size hamburgers enjoyed at neighborhood gathering places. There are limitless opportunities for other forms of recreation besides dining out. The Creative Arts Program at the Ohio State University and the City's Cultural Arts Center in a 100 year old renovated armory, offer hundreds of courses such as weaving, backpacking, bagpipe playing, disco dancing and pottery.

In a more serious vein, several area universities and colleges provide every conceivable degree program. For the career person, evening programs such as Masters in Business Administration are offered and for those seeking re-entry into the career market or mid-career changes, continuing education programs and counseling abound in this academia-rich city.

Active recreational sports to be pursued in Columbus include the full range of tennis, golf, racquet ball, swimming, or even rugby and touch football. For those inclined to observe others working hard at play, there exists the Columbus Clippers (Pittsburgh's lead AAA team), and premier harness and thoroughbred races. Nothing, however, compares to an autumn Saturday at Ohio State's stadium with the Buckeyes.

There are unique shopping areas in the City including a French Continental Center. There are over 170 parks and reserves. National golf tournaments such as Jack Nicklaus Memorial Tournament and Borden's LPGA are held in Columbus, as well as one of the country's largest state fairs. The Columbus Gallery of Fine Arts and summer arts festivals on the Statehouse lawn enrich the cultural aspects of Columbus.

A Healthy Environment

There is a gentle ambience here because Columbus is people oriented, a City that delights and welcomes the visitor and resident alike. The Capitol city of Ohio has a relaxed civic and residential lifestyle. It is a healthy environment to raise a family or a business.

Downtown Columbus

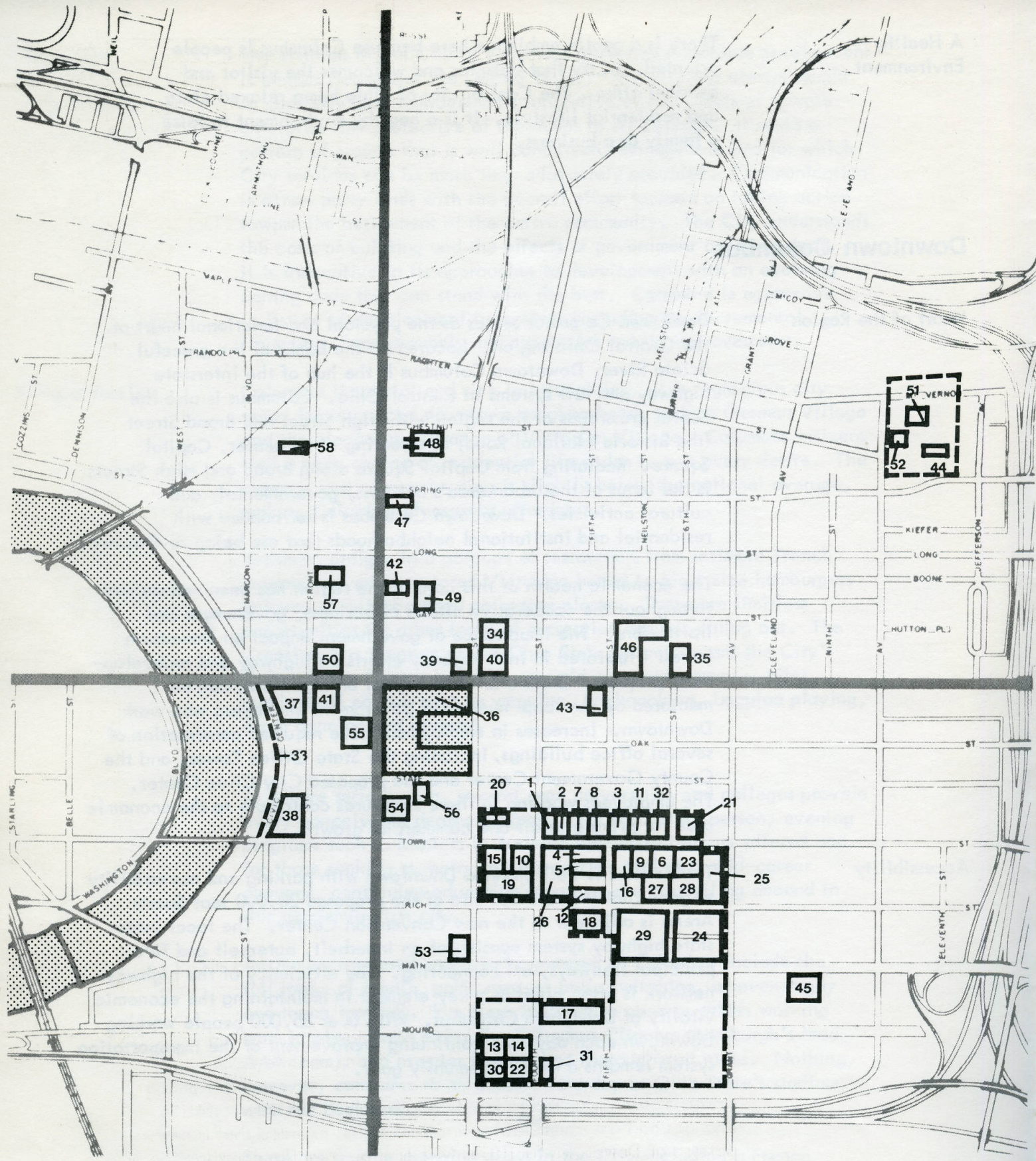
Heart of the Region

Downtown Columbus serves as the physical and functional heart of the Central Ohio region. 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 crossroads 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.

The economic health of this core of the region has been maintained throughout the cooperative efforts of business, government and institutions. The importance of government impact on Downtown is best illustrated in inter-agency efforts on highway and redevelopment projects. State and local impact on Downtown can be measured by the large number of government employees who work Downtown. Increases in employment have required construction of several office buildings, including the State Office Tower, and the County Government Center and the proposed City Civic Center. The employees working in these structures contribute to the economic base for private retail and commercial growth.

Accessibility

Traffic flow is well planned Downtown with parking and accessibility so good that the selected site of the proposed 20,000 seat Sports Arena is adjacent to the new Convention Center. The local interstate highway system consists of an innerbelt, outerbelt and five principal freeways, all connecting. The efficiency of the highway network is often cited as a key element in maintaining the economic vitality of Downtown Columbus. With over 85,000 people working Downtown each day, the continuing improvement of the transportation system remains a major community goal.



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



Downtown Development History 1961-1970

Category	Activity	Implementation Schedule	Funding Sources				Approximate Investment Totals
			Private	City	State	Federal	
Market/Mohawk Urban Renewal Project	LAND ACQUISITION, CLEARANCE & RELOCATION	1960-64	\$.20	\$2.46M		\$7.86M	\$10.52M
	PUBLIC IMPROVEMENTS OFFICE	1962-66		1.62			1.62
	1. Credit Bureau of Columbus	1964-65	.54				.54
	2. Columbus Board of Realtors	1966-67	.44				.44
	3. Town/Sixth Corporation	1966-67	.45				.45
	4. Lawyers Title Insurance Company	1966-67	.40				.40
	5. Columbus Tuberculosis Society	1966-67	.18				.18
	6. MEDCO	1966-67	.53				.53
	7. Tully & Hobbs	1968-69	.51				.51
	8. Office Development, Inc.	1968-69	.52				.52
	9. Public Employees Retirement System	1968-69	2.10				2.10
	10. John Hancock Insurance Company	1969	.87				.87
	11. Market Mohawk Center Company	1969-70	.64				.64
	12. C.V. Perry	1969-70	.38				.38
	13. Citizens Financial Corporation	1969-70	.68				.68
	14. CMEF Credit Union	1969-70	.35				.35
	15. Galbreath Mortgage Company	1970-71	1.89				1.89
	COMMERCIAL						
	16. Gilbert Shoe Company	1966-67	.49				.49
	17. A & P Store	1966-67	.37				.37
	18. Gulf Oil Company	1967	.22				.22
	19. Greyhound Lines Terminal	1968-69	2.26				2.26
	INSTITUTIONAL						
	20. Trinity Lutheran Church	1965-66	.27				.27
	21. Grant Hospital School of Nursing	1965-68	3.37				3.37
	22. Columbus Fire Station	1967-68		.37			.37
	23. Grant Hospital South	1967-68	.99				.99
	24. St. Joseph's Church & School	1967-68	.40				.40
	25. Franklin University	1968-69	1.90				1.90
	RESIDENTIAL						
	26. Holiday Inn	1964-65	2.20				2.20
	27. Towne Square Apartments	1965-66	.21				.21
28. Nazareth Tower Apartments	1968-69	2.60			(A)	2.60	
29. Jaycee Arms Apartments	1970-71	3.70			(A)	3.70	
PARKING (B)							
30. Central Presbyterian Church	1965	.02				.02	
31. National Graphics	1967	.10				.10	
32. Grant Hospital Garage Complex	1968-69	1.30				1.30	
Public Improvements	33. Avenue of the Flags	1967	\$31.08M	\$4.45M	0	\$7.86M	\$43.39M
				\$.60M			\$.60M
New Facility Construction	34. Sheraton Hotel	1961-62	\$3.60M				\$3.60M
	35. Christopher Inn	1961-62	3.40				3.40
	36. State House Underground Garage	1963-64			6.60		6.60
	37. Ohio Transportation Department	1963-64			5.30		5.30
	38. Ohio Employment Services	1963-64			4.80		4.80
	39. Rural Farm Insurance Company	1963-64	15.00				15.00
	40. Columbus Center	1963-64	18.50				18.50
	41. Huntington Trust Complex	1964-65	11.50				11.50
	42. Ohio Federal Savings & Loan	1964-65	.71				.71
	43. Ohio Educational Association	1964-65	1.60				1.60
	44. CTI - Rhodes Hall	1968			.57		.57
	45. Jack Schmidt Oldsmobile	1968-69	.40				.40
	46. Midland Insurance Complex	1969-70	7.50				7.50
	47. Lum's Restaurant	1969	.25				.25
Facility Renovation/Expansion	48. Nationwide Office Complex	1964-65	\$62.46M	0	\$17.27M	0	\$79.73M
	49. Buckeye Federal Savings & Loan	1965-70	\$7.50M				1.25
	50. LeVeque Tower	1966-68	2.00				2.00
	51. CTI - Eibling Hall	1968			2.78		2.78
	52. CTI - Administration Building	1968			.58		.58
	53. Internal Revenue Service	1968				.50	.50
	54. Union Department Store	1968	.50				.50
	55. Neil House Motor Hotel	1968	2.00				2.00
	56. Ohio Theatre	1969	2.80				2.80
	57. Byers-Hertz Garage	1970	.50				.50
	58. Waterworks Restaurant	1970-71	.10				.10
			\$16.65M	0	\$3.36M	\$.50M	\$20.51M
Note: Investment figures include land cost when information is available. Figures are in millions of dollars for year that implementation was initiated.		1961-70	\$110.19M	\$5.05M	\$20.63M	\$8.36M	\$144.23 MILLION

(A) Federal housing subsidy through section 236

(B) All facilities in project were required to provide supportive parking.

Downtown Investment Overview

Downtown Partnership

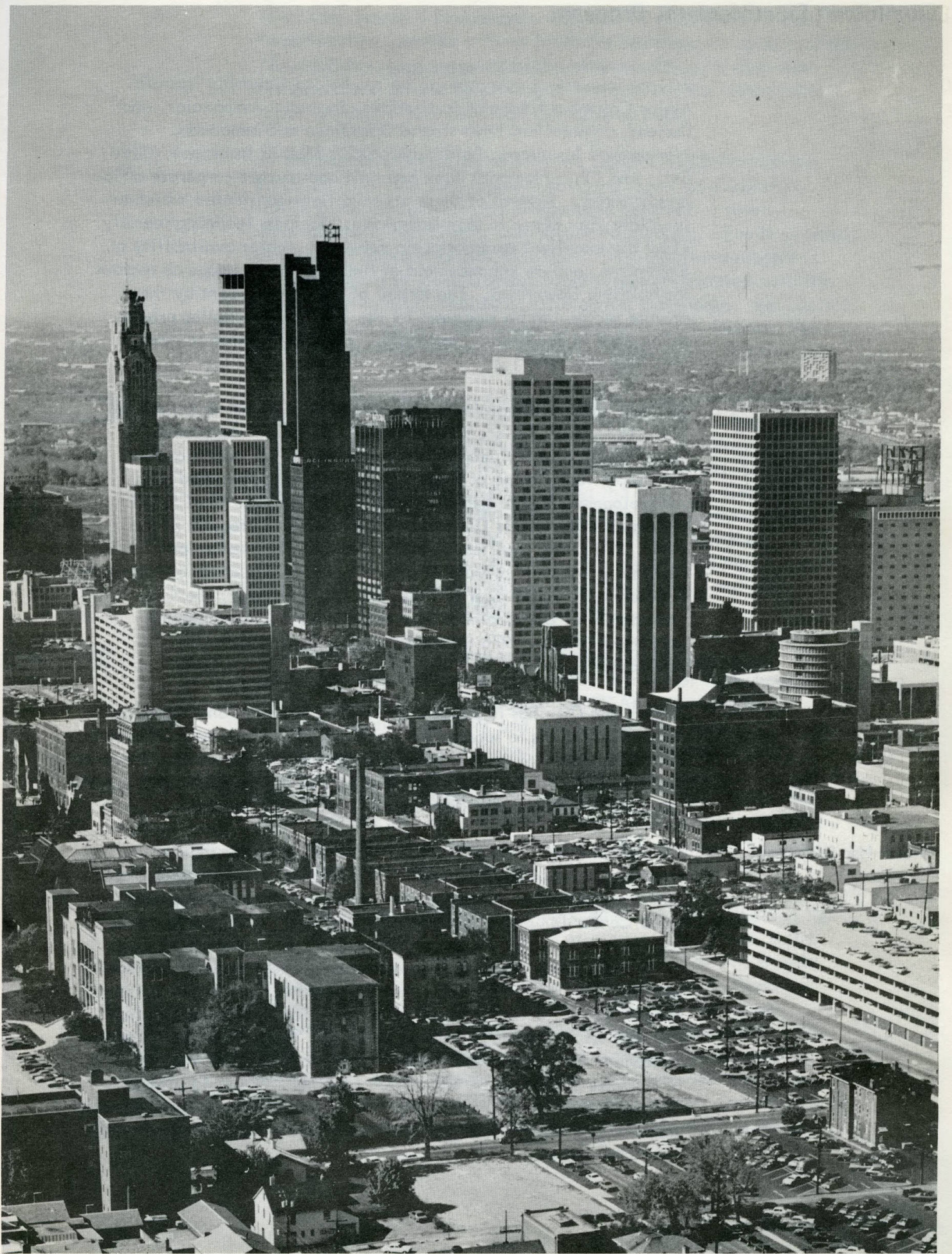
Significant development of Downtown Columbus began with the 1970's and has produced the Downtown Development Program as a partnership of government, business, and citizenry. This partnership seeks to continually improve the Downtown to the benefit of the entire urban community. To date, this program has realized over \$585 million in public/private investment with an overall total of at least one billion dollars projected through the 1980's.

Development Trends

Between 1960 and 1970, a total of \$145 million was invested in central city projects. This included major facilities of Rural Farm Insurance, Huntington Bank Complex, Columbus Center, Midland Insurance, and several State Office Buildings including the 2,000 car Statehouse underground garage. \$43 million of this investment resulted from the Market Mohawk Urban Renewal Project which produced facilities for Galbreath Mortgage, Greyhound Lines, Grant Hospital, Franklin University, and several apartment complexes, to name just a few.

In an astonishing boom of development, despite national construction declines, \$585 million dollars of development has occurred in the years of the current city administration, (1971-78). Within months of each other, shining new edifices rose including Borden's National Headquarters, the new Federal Office Building, Motorists Mutual, the 41-story State Office Tower, the Banc Ohio Plaza and Galleria complex, the Franklin County Hall of Justice, the Nationwide Plaza, and the Municipal Courthouse. Accompanying the mammoth high rises has been the comprehensive development of public parks and facilities including Bicentennial Park, Riverfront Amphitheatre and bikeway, Franklin Commons, and the new Naghten Boulevard now under construction.

Infrequent visitors are astounded by the changes in the Columbus skyline and should expect to be even more surprised in the future. Projected from now until 1999 is another \$392 million dollars of known investment in Downtown. These include major access improvements planned for Downtown and Ohio Center which includes a proposed Sports Arena and the Capitol South project centering on an Urban Activity Center just south of Capitol Square.



Downtown Development Program

Private investment continues to be the key to Columbus' growth. Major Columbus financial institutions, insurance companies, and business corporations have stayed Downtown and expanded. Nationwide Insurance, Borden, Motorists Mutual Insurance, Ohio Bell, and Ohio National Bank have all constructed corporate office headquarters. Several of these organizations considered suburban locations, but chose to stay Downtown. Business leaders generally cited the excellent transportation network, greater availability of employees, and an enhancement of their corporate image as reasons for building Downtown. The extent of the commitment by the private sector can be measured by the \$342 million dollar private investment in expansion, renovation, and construction of new facilities since 1971.

A closer look at the projects which have been begun or completed since 1971 will give a clear picture of the kind of successful development that Columbus feels is important. In order to assist the proper functioning of these types of major coordinated redevelopment and to stimulate additional projects, the City of Columbus initiated its Downtown Redevelopment Program 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 then 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. This comprehensive process has maximized a recent trend in Downtown development activity which has been to coordinate public and private investment through joint development, multi-use projects.

Multi-Use Projects

Emphasis during the 1960's and early 1970's was primarily on construction of office structures. This approach has evolved, and now there are several large scale complexes under development. Ohio Center (27 acres) and Nationwide Plaza (5 acres) known together as the High-Naghten area, and Capitol South (16 acres) all include a multi-use functional design. These projects include provisions for retail facilities, hotels, parking, as well as office space. Ohio Center will include a major convention exhibit hall (95,000 s.f.), meeting rooms and a hotel. Phase II of Ohio Center is planned to expand public usage of the complex with the addition of a Sports Arena and transportation terminal. It should also be indicated that all of these projects are being planned with adequate supplies of parking, and the assurance of the proper functioning of the street system.

The Ohio Center is immediately adjacent to Nationwide Plaza. Together these provide a focus for major development opportunities. Nationwide incorporates 40 stories of home office, a high rise restaurant and ground level shops. Surrounding the Nationwide tower is a multi-level two acre landscaped park.

At the opposite end of Downtown the Capitol South Project is a proposed multi-use development covering three square blocks. Initial plans contemplate an interrelated complex of retail, entertainment, restaurant, and cultural activities, as well as hotel, commercial and residential facilities. This multi-use project is being designed to make Capitol South a people oriented activity center. Situated immediately south of the Statehouse, the Capitol South project covers three blocks adjacent to High Street. The project area comprises over 12 acres of development opportunity.

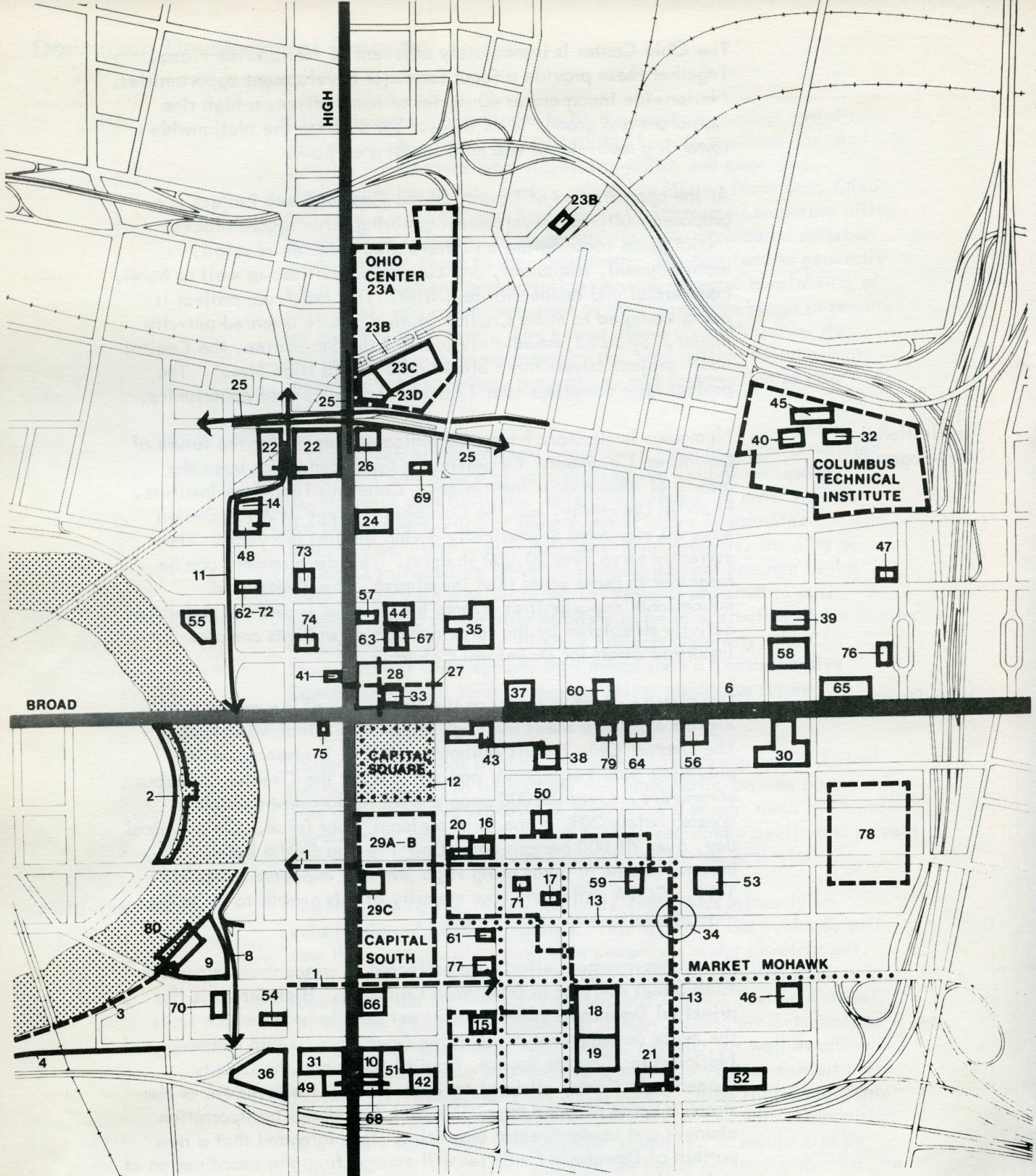
Institutional Development

Numerous institutions have also indicated support for the future of Downtown Columbus. Of particular significance has been the growth of educational institutions. Columbus Technical Institute, Franklin University, and the Columbus College of Art & Design have all expanded dramatically during the last ten years. They currently serve over 10,000 students. This development can be measured in terms other than investment. The diversity of educational opportunities offered by the schools and the pedestrian activity stimulated by the large numbers of students are also important assets for Downtown Columbus.

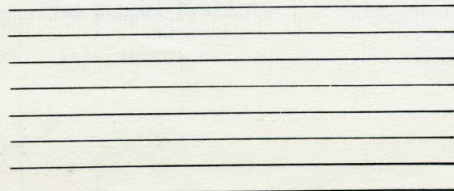
High Street

Downtown Columbus serves as the transit hub of the region. All express and local buses use High Street as a spinal interchange. 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 day, over 20,000 persons come Downtown on COTA buses. 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.

Future improvement efforts are projected to concentrate along the High Street corridor in Downtown Columbus. High Street is the principal Downtown commercial street and the spine which links the major development areas in the Downtown. Ohio Center, Nationwide, Capitol Square, Capitol South and the County Government Center all front on High Street. Improvement of the street is being planned to involve both functional transportation changes and environmental amenities. It is intended that a new pattern of Downtown facilities will emerge from the coordination of major private redevelopment and the linking of public projects.



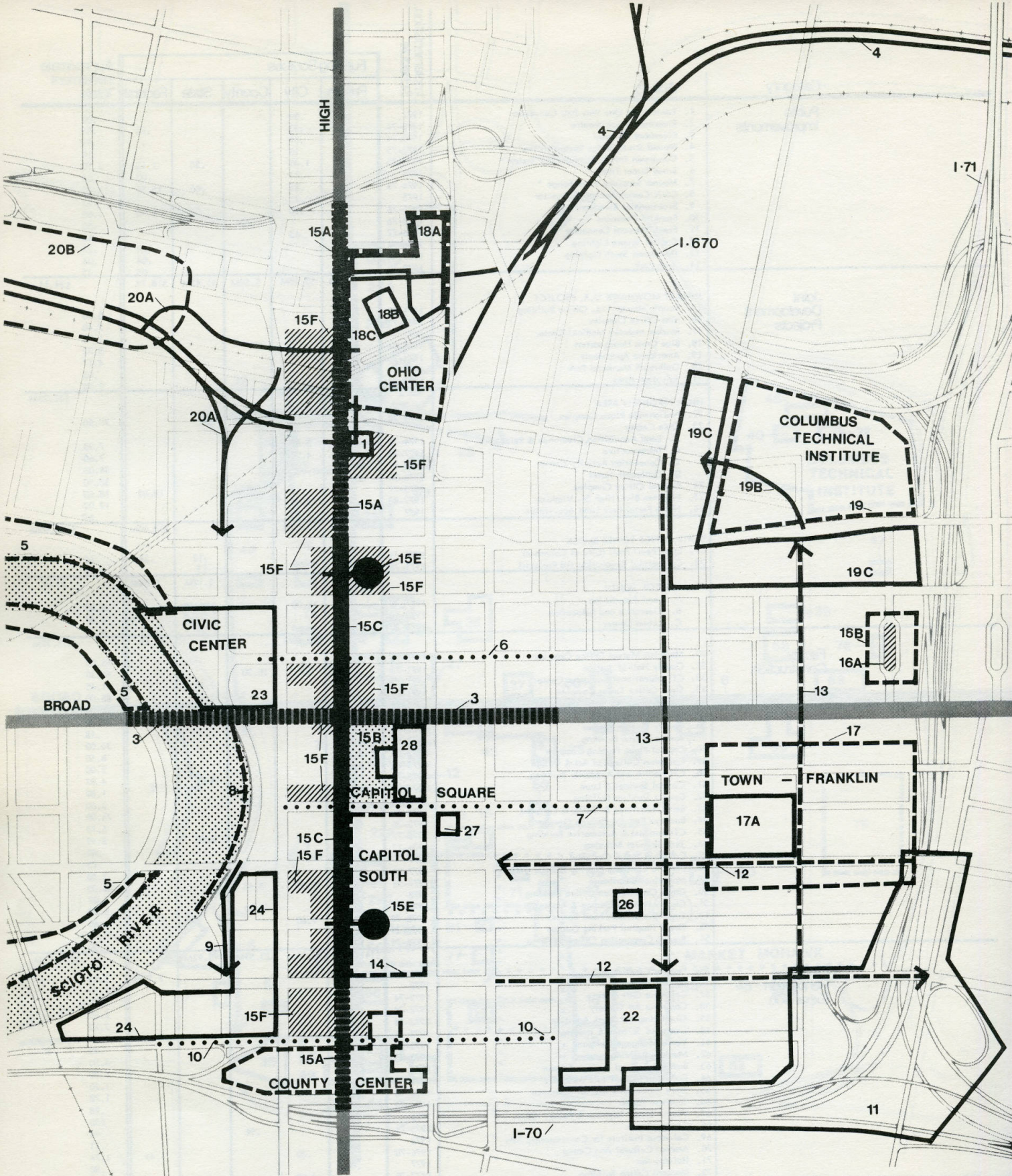
Columbus, Ohio
 Mayor Tom Moody
 Department of Development
 N. Jack Huddle Director
 Division of Planning



Downtown Development Program 1971-78

June 1978

Category	Activity	Implementation Schedule	Funding Sources					Approximate Investment Totals	
			Private	City	County	State	Federal		
Public Improvements	1. Town/Main One Way Pair Conversion	1972		.00				.00	
	2. Riverfront Amphitheatre	1973-74		.33			.26	.59	
	3. Riverfront Bikeway	1973-74		.09				.09	
	4. Mound Street Bridge Reconstruction	1973-75		.10				.10	
	5. Downtown Traffic Management System *	1973-75		1.00		.55	1.15	2.70	
	6. Broad Street Trees	1974		.03			.03	.06	
	7. Mound/Sandusky Interchange *	1974-76		.85		.85	15.30	17.00	
	8. Civic Center/Second Connector	1975		.35				.35	
	9. Bicentennial Riverfront Park	1975-76	.50	.00			1.10	1.60	
	10. Franklin Commons	1975-76			.50			.50	
	11. Front/Marconi Connector	1976-77		.65				.65	
	12. Capitol Square Lighting	1976-77					.23	.23	
	13. Downtown South Lighting	1977					.04	.04	
	14. Arch Park	1978-79	.10				.05	.15	
Joint Development Projects	MARKET MOWHAWK U.R. PROJECT		\$6.60M	\$3.40M	\$5.50M	\$1.45M	\$18.16	\$24.11	
	15. Fourth/Mound Ltd. Office Building	1971-72	3.46					3.46	
	16. IBM Office Complex	1971-73	7.40					7.40	
	17. Market Mohawk Medical Center	1972	1.16					1.16	
	18. Blue Cross Headquarters	1973-74	3.72					3.72	
	19. Americana Apartments	1974-75	4.17					4.17	
	20. Galbreath Memorial Park	1977	.05					.05	
	21. Salvation Army	1971-78	2.00					2.00	
	HIGH NAGHTEN AREA		\$22.23M					\$22.23M	
	22. Nationwide Plaza Complex	1974-78	77.50					77.50	
	23. Ohio Center								
	A. Land Acquisition, Clearance & Relocation	1974-78	1.10	6.85				7.95	
	B. Infrastructure	1977-78	3.60	4.00				7.60	
	C. Convention Activity Center	1978-81	34.00					34.00	
	D. Galbreath Hotel	1978-81	35.50					35.50	
	24. Federal Office Complex	1975-77					18.60	18.60	
	25. Naghten Blvd/High St. Viaduct	1977-80		12.00				12.00	
	26. North Portal Park Land Acquisition	1977		.80				.80	
	STATE OFFICE TOWER BLOCK		\$151.70M	\$23.45M			\$18.60M	\$193.95M	
	27. Lynn/Pearl Mall (City of Columbus)	1977-79	.10			.12	.38	.60	
	28. Commercial Renovation (18 Projects)	1971-78	4.87					4.87	
	29. CAPITOL SOUTH		\$4.97M			\$5.12M	\$5.38M	\$5.47	
	A. Land Acquisition	1977-79		18.00				18.00	
	B. Clearance and Relocation	1978-79	1.85				.72	2.57	
	C. Urban Center	1978-80	.40				3.70	4.70	
	Facility Construction	30. Motorists Mutual Office Complex	1971-73	15.00	\$18.60M			\$4.42	\$25.27M
31. County Hall of Justice		1971-73			10.30			10.30	
32. CTI Educational Resources Center		1971-73				1.45		1.45	
33. State Office Tower Complex		1971-74				85.00		85.00	
34. Franklin University Parking		1971-78	1.00					1.00	
35. Ohio Bell Complex		1972-75	43.70					43.70	
36. County License Bureau		1972-73			.18			.18	
37. Borden Office Building		1973-74	30.00					30.00	
38. Capitol Plaza Parking Complex		1973-74	8.50					8.50	
39. Columbus College of Art & Design		1973-75	2.00					2.00	
40. CTI Health and Academic Building		1973-75				4.07		4.07	
41. Central Savings & Loan		1974-75	1.80					1.80	
42. County Services Building		1974-75			3.60			3.60	
43. BancOhio Plaza & Galleria Complex		1974-76	25.00					25.00	
44. Buckeye Federal Parking Garage		1975-76	4.10					4.10	
45. CTI Business & Automotive Building		1975-77				3.40		3.40	
46. Jack Schmidt Bodyshop		1976-77	.40					.40	
47. Columbus Motor Car Sales		1977	.25					.25	
48. Electric Company Parking Garage Complex		1977-78	3.50					3.50	
49. Municipal Courthouse		1977-78		19.55	3.45			23.00	
50. Casto Organization Office Building		1978	2.00					2.00	
51. County Parking Garage & Walkway		1978-79			6.00			6.00	
52. Columbus Schools Food Service		1978-79		1.60				1.60	
53. Grant Hospital Parking Garage		1978-79	3.20					3.20	
54. Russell Corporation Office Building	1978-79	1.00					1.00		
Facility Renovation Expansion	55. Federal Courthouse	1971-74	\$141.45M	\$20.15M	\$23.53M	\$93.92M		\$279.05M	
	56. Seneca Towers	1972	1.50				2.50	2.50	
	57. Columbus Gift Mart	1972-74	3.00					3.00	
	58. Columbus Art Gallery	1972-74	2.50					2.50	
	59. Grant Hospital South Addition	1973-74	3.40					3.40	
	60. Center of Science & Industry	1973-74	1.20					1.20	
	61. Yerke Mortgage Company	1973-74	.40					.40	
	62. Marconi Building	1973-75	4.50					4.50	
	63. Buckeye Federal Savings & Loan	1974	1.00					1.00	
	64. Columbus Mutual Life Insurance	1974	1.20					1.20	
	65. State Automobile Mutual Insurance	1974-78	1.70					1.70	
	66. Southern Hotel	1974-75	.28					.28	
	67. Varys, Sater, Seymour & Pease, Attys.	1975	.50					.50	
	68. County Annex	1975-76			.94			.94	
	69. Columbus Institute for Contemporary Arts	1976	.21					.21	
	70. Arsenal Cultural Arts Center	1976-78		.30			1.44	1.74	
	71. Holiday Inn	1977	.80					.80	
	72. Marconi Office Building	1977-78		4.00				4.00	
	73. Y.M.C.A.	1977-78	.40				.02	.42	
	74. Beacon Building	1978-79						2.20	
	75. Wyandotte Office Building	1978-79	1.80	2.20				1.80	
	76. Metropolitan School	1978	.60					.60	
	77. Huntington Market Exchange Bank	1978	.35					.35	
	78. Kelton Properties Rehabilitation	1977-82	.43					.43	
79. State Teachers Retirement System	1978-79	.65					.65		
80. Bicentennial Riverfront Park Steps	1978-79		.18				.18		
			\$23.02M	\$6.68M	\$5.94M		\$3.96M	\$34.62M	
* Not Mapped			1971-78	\$345.82M	7248M	\$2497M	\$9549M	\$4550M	\$584.46 MILLION



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



Proposed Downtown Development Program 1979 - 1999

June 1978

Category	Activity	Proposed Timing	Funding Sources					Approximate Investment Totals
			Private	City	COTA	State	Federal	
Public Improvements	1. North Portal Park & Walkways	1979-80		4.00				4.00
	2. I-670/Innerbelt Upgrading *	1979-80		.15		.15	2.70	3.00
	3. Broad Street Improvements	1980		1.00		+		1.00
	4. I-670 & Busway Connectors	1980-83		2.25		2.25	41.50	46.00
	5. Riverfront Development	1980-90		+			+	+
	6. Gay Street Improvements	1980-85		+				+
	7. State Street Improvements	1980-85		+		+		+
	8. Riverfront Esplanade	1985-90		+			+	+
	9. Civic Center Straightening	1985-90		+				+
	10. Mound Street Improvements	1985-90		+				+
	11. I-71/I-70 Interchange Improvements	1985-95		+		+	+	+
	12. Town/Main One Way Extension	1990-95		+				+
	13. Grant/Washington One Way Conversion	1990-95		+				+
Joint Development Projects	14. CAPITOL SOUTH			\$7.40M		\$2.40M	\$44.20M	\$54.00M
	A. Utility Relocation*	1979-80	1.50				2.50	4.00
	B. Urban Center Space Frame *	1979-80					.95	.95
	C. Parking Garages & Connections *	1979-81				25.00	5.00	30.00
	D. 400 Room Hotel *	1979-81	20.00					20.00
	E. Land Acquisition from City *	1979-85	18.00					18.00
	F. Four Mid-Rise Office Buildings *	1979-85	45.00					45.00
	G. Retail with Link to Lazarus *	1980-82	23.00					23.00
	H. Limited Line Department Store *	1980-82	6.00					6.00
	I. Pedestrian Galleria *	1980-82	6.00					6.00
	J. 300 Apartment Units *	1980-85	9.00					9.00
	K. Hi-Rise Office Building *	1980-85	40.00					40.00
	L. Visual & Performing Arts Center *	1980-85	7.50					7.50
	15. HIGH STREET		\$176.00M			\$25.00M	\$8.45M	\$209.45M
	A. Environmental Improvements	1979					2.80	2.80
	B. Capitol Square Improvements	1979-85				+		+
	C. Transit Semi-Mall	1980-85	+	6.00	+	+	+	6.00
	D. Special Mass Transit *	1980-85	+		+		+	+
	E. Express Bus Nodes	1980-85	+		+		+	+
	F. Related Multi-Use Development	1980-90	+				+	+
	16. JEFFERSON CENTER			\$6.00M	+	+	\$2.80M	\$8.80M
A. Public Improvements	1979-80		+			.04	.04	
B. Residential Rehabilitation	1979-85	+					+	
17. TOWN FRANKLIN NEIGHBORHOOD			+			\$5.04M	+	
A. State Property Renovation	1979-82	+	+		+		+	
B. Public Improvements *	1979-85	+	.33			+	.33	
C. Residential Rehabilitation *	1979-85	+				+	+	
18. OHIO CENTER			\$5.33M		+	+	\$5.33M	
A. Multi-Use Development	1980-90	+					+	
B. Indoor Sports Arena & Parking	1982	+	+				26.22	
C. Mass Transportation Center	1985-90	+		+		+	+	
19. COLUMBUS TECHNICAL INSTITUTE			+	+	+	+	\$26.22M	
A. Campus Expansion/Development *	1979-83				8.28		8.28	
B. Washington/Mt. Vernon Connector	1980-85		+		+		+	
C. Area Redevelopment	1980-90	+					+	
20. INDUSTRIAL CORRIDOR			+	+		\$8.28M	\$8.28M	
A. SR-315 Connector w/Reconstructed Spring/Sandusky Interchange	1983-86	+	6.20		6.20	49.60	62.00	
B. Area Development	1985-90	+					+	
21. WORLDS FAIR *	1985-92	+	\$6.20M		\$6.20M	\$49.60M	\$62.00M	
Facility Construction	22. United Redevelopment Corporation	1979-80	+					+
	23. City Civic Center	1979-85		48.16				48.16
	24. Riverfront Residential	1980-90	+					+
	25. Fire Station *	1981-		.80				.80
Facility Renovation/Expansion	26. Franklin University	1979	+	\$48.96M				\$48.96M
	27. Old Post Office	1979-80	.45			+		.45
	28. State House Parking/Offices	1980-90				+		+
			\$5.45M			+		\$5.45M
			\$176.00M	\$68.89M	+	\$41.88M	\$105.09M	\$391.86 Million

* Not mapped
+ Not calculated at this time

1979-1999

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 under way a design and feasibility study of High Street. This activity will develop an improvement program for High Street that has the concensus 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.

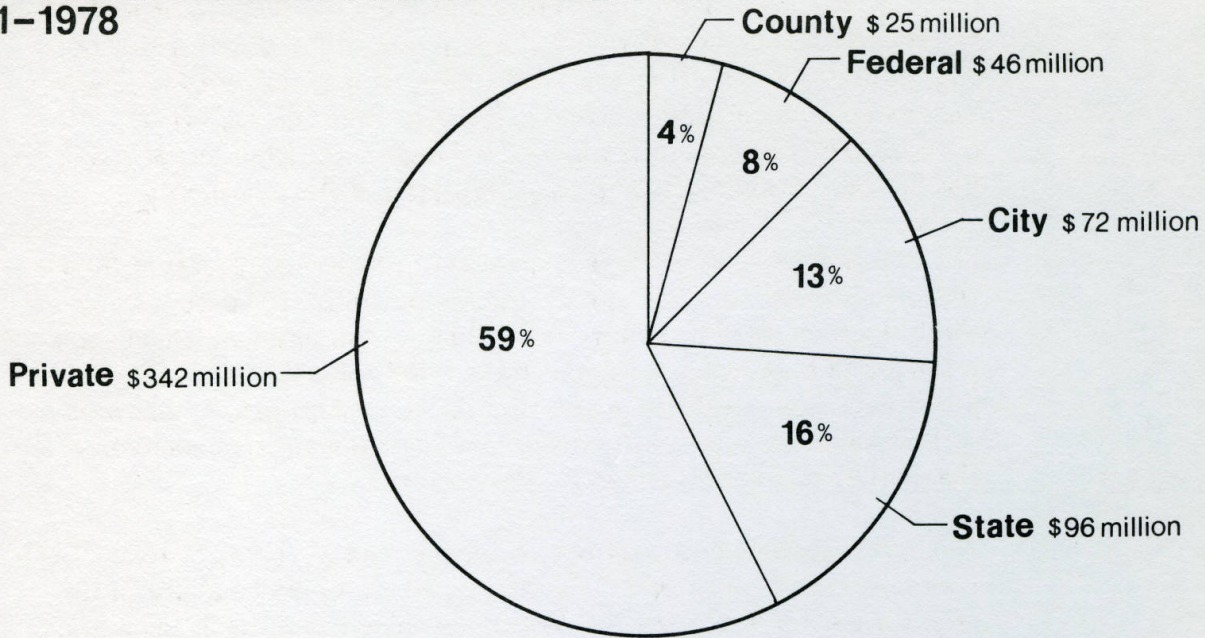
Planning for the Future

The participation of institutions, business, and government in the improvement of Downtown Columbus is not expected to abate in the near future. In fact, the level of development activity is expected to continue at a steady pace over the next 15-20 years. It is also anticipated that the type of improvements which will take place will upgrade the environmental quality of Downtown Columbus. The Columbus Civic Center, including a major public park, and residential units are being planned for along the Scioto riverfront. In the north sector of Downtown, another public open space, the North Portal Park, and a major boulevard will establish high environmental quality for the High/Naghten Area encompassing Ohio Center and Nationwide. Expenditures for public improvements and amenities has accelerated rapidly in recent years and is expected to continue through the 1980's as necessary to maintain a quality infrastructure for development.

Development Opportunities

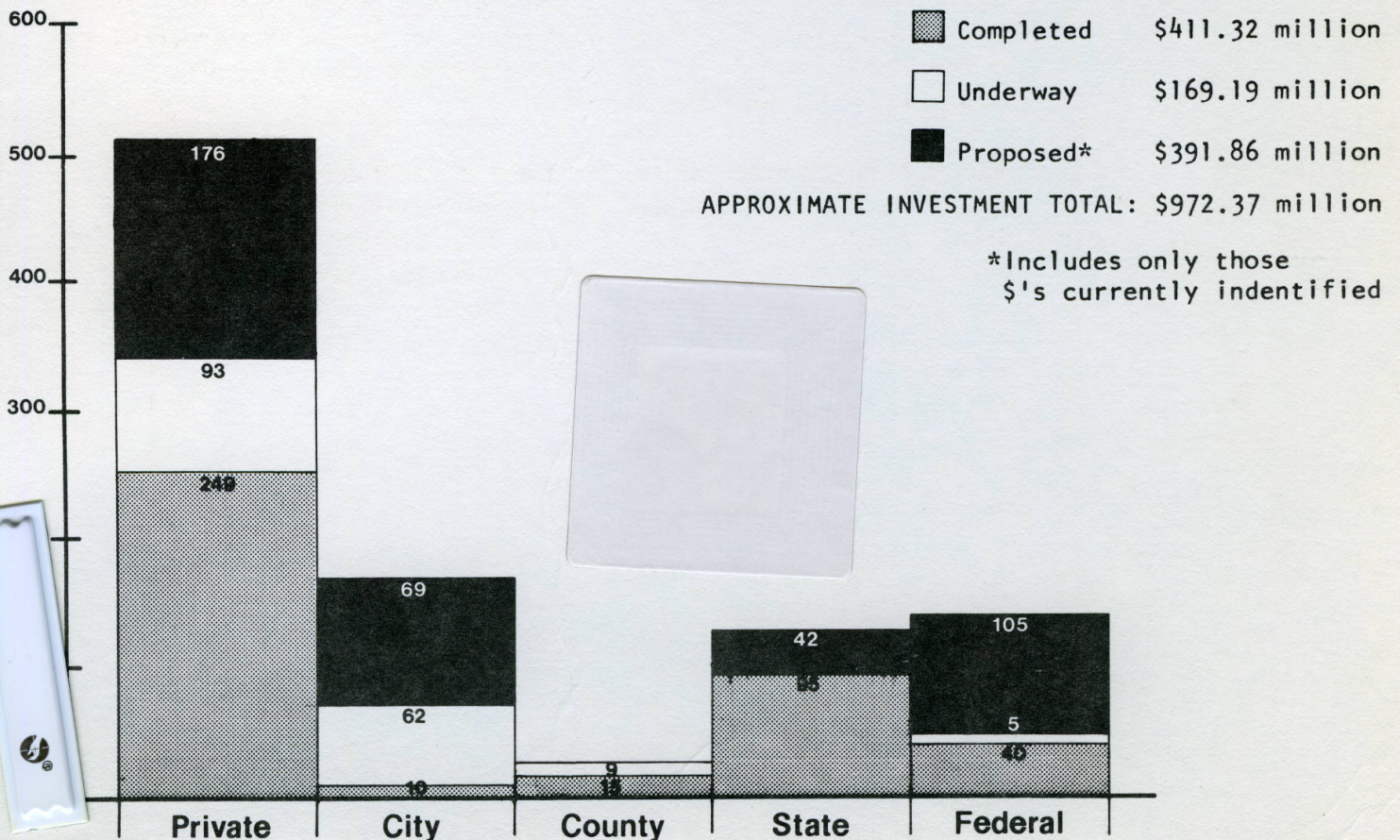
Extensive opportunities exist today for investment and development across the City of Columbus. These range from restoration to initial development of farmland. Downtown contains some of the most exciting opportunities for quality development that can service the urban area.

DOWNTOWN DEVELOPMENT PROGRAM 1971-1978



APPROXIMATE INVESTMENT TOTAL \$580.5 MILLION

DOWNTOWN DEVELOPMENT PROGRAM OVERVIEW 1971-1999



numbers in
millions of \$'s

