

# Downtown Columbus Housing Report: 3rd Quarter 2012

## Summary of new downtown investments within the core of downtown

Project Name	Developer	Location	# of Units	Site Area	Units per Acre	Type of Construction	Tenure	Market Rate/ Affordable*	Mixed Use?	Est. Cost (millions)
Projects Under Construction										
Goodale Apartments	Kaufman Development	582 W. Goodale St.	180	2.00	90	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$11.0
HighPoint at Columbus Commons	Carter	High & Town	302	2.00	151	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$50.0
SECTION TOTAL:			482	SECTION TOTAL: \$61.0 million						
Projects Proposed										
Adler Building	CASTO	Front & Main	70	0.81	86	Adaptive Reuse		Market Rate	<input type="checkbox"/>	
Atlas Building	8 East Long Holdings LLC	High & Long		1.10		New/Adpative Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.0
Discovery District Commons	Berardi + Partners	Neilston & Spring	102	0.69	148	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$11.5
Flats II Apartments	NRI	Neil & Brodbelt	120	0.69	174	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$12.0
LeVeque Tower	Tower 10 LLC	Front & Broad	80	0.81	99	Adaptive Reuse		Market Rate	<input checked="" type="checkbox"/>	\$0.0
Neighborhood Launch - Long Street	Gay Street Condominiums	Normandy & Long	260	1.61	162	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$25.0
Neighborhood Launch - Sixth & Gay	Gay Street Condominiums LLC	Sixth & Gay	28	0.34	81	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$4.2
Neighborhood Launch Future Phases	Gay Street Condominiums LLC	Normandy & Gay	199	0.00		New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$29.9
463 N. High St.	Henry Price Investments	High & Vine	12	0.11	113	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$1.6
Old Deaf School	Campus Apartments	Grant & Town	71	2.23	32	Adaptive Reuse	Rental	Market Rate	<input type="checkbox"/>	\$13.0
SECTION TOTAL:			942	SECTION TOTAL: \$97.2 million						
Projects Completed Since 1/1/2002										
108 E. Main St.	Rick Wolverton	Third & Main	2	0.04	50	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.1
15 E. Gay St.	Don DeVere	Pearl & Gay	12	0.17	71	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$1.4
161 North Fourth	Dr. Robert Falcone	Fourth & Lafayette	1	0.12	8	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.0
195 South High	Capital City Brokerage	S. High & Walnut	5	0.18	28	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.5
199 S. Fifth St.	Blue Heron Land Co.	Fifth & Rich	23	0.34	68	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$2.1
225 North Fourth	DeVere LLC	Fourth & Hickory	11	0.14	77	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.5
232 S. Fourth St.	Ivan Romanoff	Fourth & Rich	1	0.03	33	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.3
65-69 East Gay	Jeff Mathes	Gay & Third	1	0.14	7	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.7
8 on the Square	CASTO	High & Broad	21	0.06	350	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$4.0
Arena Crossing	Nationwide Realty Investors	Front & Vine	252	2.00	126	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$35.0
Bishop's Walk	Gay Street Condominiums LLC	Fifth & Gay	27	0.64	42	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.9
Burnham Square Condominiums	Nationwide Realty Investors	Neil & Spring	98	1.82	54	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$28.0
Carlyles Watch	Urban Loft Ventures	Third & Gay	54	0.25	216	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$7.6
CCAD Design Square Apartments	CCAD	Cleveland & Gay	56	0.77	73	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$11.0
CityView at 3rd	Spectrum Properties	Third & Chestnut	48	0.42	114	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$9.0
Commons at Buckingham	National Church Residences	Neilston & Buckingham	100	0.96	104	New Construction	Rental	Affordable	<input type="checkbox"/>	\$14.0
Commons at Grant	National Church Residences	Grant & Fulton	100	1.05	95	New Construction	Rental	Affordable	<input checked="" type="checkbox"/>	\$8.7

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Project Name	Developer	Location	# of Units	Site Area	Units per Acre	Type of Construction	Tenure	Market Rate/Affordable*	Mixed Use?	Est. Cost (millions)
EcleXtion Lofts	Spectrum Properties	Front & Spring	57	0.40	143	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$7.1
Flats on Vine	Nationwide Realty Investors	Neil & Vine	232	4.62	50	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$22.0
Hartman Loft Condominiums	Plaza Properties/Levi	Fourth & Main	36	0.80	45	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.8
Hartman Loft Condominiums Phase II	Plaza Properties	Fourth & Main	22	0.80	28	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.5
Lafayette Lofts	Long & Wilcox	High & Lafayette	12	0.16	77	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.1
Lofts at 106	Global Development Group	High & Long	48	0.27	178	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$4.5
Neighborhood Launch Phase I	Gay Street Condominiums LLC	Fourth & Gay	9	0.76	12	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.4
Neighborhood Launch Phase II	Gay Street Condominiums LLC	Fifth & Gay	17	5.79	3	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$2.6
Neighborhood Launch Phase III	Gay Street Condominiums LLC	Fifth & Gay	21	0.41	51	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.2
Ohio Lofts	Levi & Associates	Lazelle & Main	21	0.36	58	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.2
Sixty Spring Apartments	CitySpace	Pearl & Spring	68	0.44	155	Adaptive Reuse	Rental	Market Rate	<input type="checkbox"/>	\$8.0
Sixty Spring Condos	CitySpace	Pearl & Spring	37	0.33	113	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$5.0
Terraces on Grant	Berardi LLC	Grant & Walnut	44	0.34	129	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$6.2
The Abigail	Daimler	Grant & Gay	68	0.29	237	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$7.5
The Annex - East	Lifestyle Communities	Front & Rich	137	1.90	72	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$16.0
The Annex at RiverSouth	Lifestyle Communities	Front & Town	76	1.90	40	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$9.0
The Brunson	Long & Wilcox	High & Long	22	0.26	85	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$6.0
The Buggyworks	Kyle Katz	Fletcher & Nationwide	63	7.00	9	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$13.0
The Condominiums at North Bank Park	Nationwide Realty Investors	Neil & Spring	103	1.23	84	Both	Owner Occupied	Market Rate	<input type="checkbox"/>	\$50.0
The Exchange Urban Lofts	Spectrum Properties	Third & Long	60	0.81	74	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$9.0
The Renaissance	Plaza Properties	Mound & Third	60	0.90	67	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.8
38 Jefferson Ave.	Community Housing Network	Jefferson & Broad	39	0.67	58	New Construction	Rental	Affordable	<input type="checkbox"/>	\$5.8
New French Townhouse	Jeff Darbee & Nancy Recchie	Grant & Town	1	0.13	8	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$0.4
Rich Street Walk	Homeport	Lester & Rich	18	0.52	35	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$4.4
The Courthouse Condominiums	Oxford Realty	High & Mound	6	0.23	26	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.4
The Seneca	Campus Apartments Inc.	Grant & Broad	76	0.52	146	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$12.0
Washington Rich Townhomes	CitySpace	Washington & Rich	4	0.13	31	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.8

**SECTION TOTAL: 2,169**

**SECTION TOTAL: \$331.2 million**



[www.DowntownColumbus.com](http://www.DowntownColumbus.com)

### Downtown Summary

**Total Number of Housing Units: 4,371      Estimated Downtown Population: 6,314**

\*Projects listed as "affordable" have income-based eligibility criteria.

Information believed to be accurate but not guaranteed. Some figures are estimated. Some approved projects may not have all the permits required for construction.

Sources: City of Columbus Department of Development, Developers, and Architects.