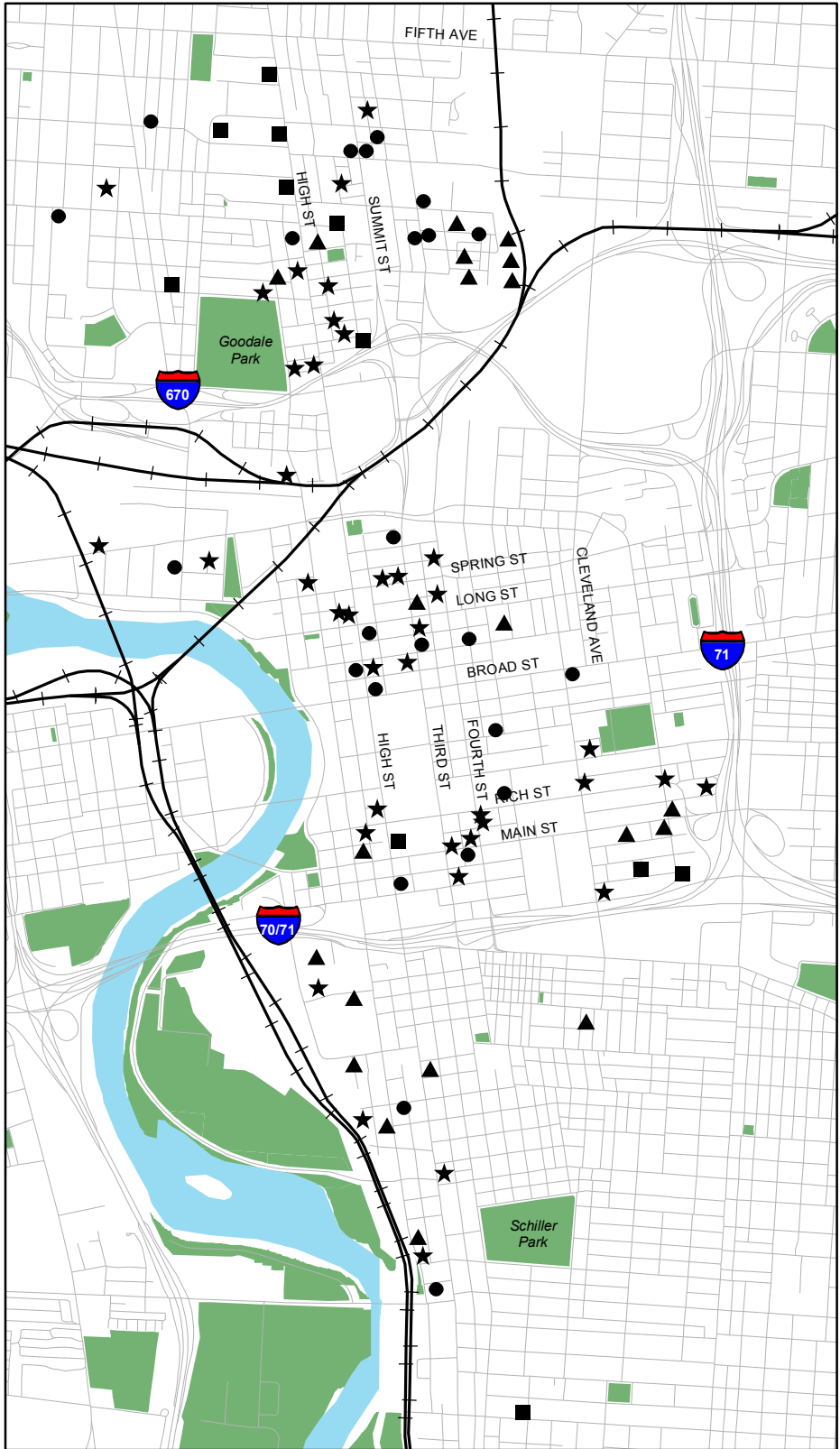


# Downtown Area Housing Proposed, Under Construction, & Recently Completed

## April 1, 2007

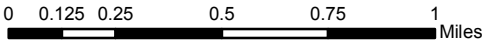


**Project Status**

- Under Construction
- Approved/Not Under Construction
- ▲ Proposed/Needs Final Approval
- ★ Completed Since 1/1/2002

**Note:**  
This map covers the major new housing projects in the Downtown effective market area which includes Downtown and the surrounding neighborhoods.

**Sources:**  
City of Columbus Architectural Review Commissions, developers, and architects



Downtown Development Resource Center  
20 E. Broad St. Suite 100  
Columbus OH 43215  
(614) 645-5001  
[www.downtowncolumbus.com](http://www.downtowncolumbus.com)

# DOWNTOWN AREA HOUSING: AS OF APRIL 1, 2007

## Summary of new housing units in the effective market area (downtown and surrounding neighborhoods)

Project Name	Developer	Location	# of Units	Site Area (acres)	Units per Acre	Type of Construction	Tenure	Market Rate/Affordable*	Includes Commercial?	Total Cost (millions)	Commission Area	Approval Date
<b>Projects Under Construction</b>												
199 S. Fifth St.	Blue Heron Land Co.	Fifth & Rich	20	0.34	59	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$2.1	Downtown	3/2006
45 N. High St.	Giannopoulos Properties	High & Gay	6	0.13	45	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$1.1	Downtown	3/2005
8 on the Square	CASTO	High & Broad	23	0.06	383	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$4.0	Downtown	
Carlyles Watch	Urban Loft Ventures	Third & Gay	56	0.25	156	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$7.6	Downtown	2/2005
CityView at 3rd	Spectrum Properties	Third & Chestnut	48	0.42	114	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$9.0	Downtown	
Gay Street Condominiums Phase I	Gay Street Condominiums LLC	Fourth & Gay	29	0.76	38	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$8.1	Downtown	
Lofts at 106	Global Development Group	High & Long	43	0.27	159	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$4.5	Downtown	
Nisthauz Residence	Nisthauz Group LLC	Fifth & State	2	0.07	29	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.2	Downtown	
Ohio Lofts	Levi & Associates	Lazelle & Main	18	0.36	50	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.2	Downtown	10/2005
The Condominiums at North Bank Park	Nationwide Realty Investors	Neil & Spring	109	1.23	89	Both	Owner Occupied	Market Rate	<input type="checkbox"/>	\$50.0	Downtown	3/2006
342-346 S. High St.	Oxford Realty	High & Mound	6	0.23	26	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.4	Downtown/HRC	02/2004
The Seneca	Campus Apartments Inc.	Grant & Broad	77	0.52	148	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$12.0	Downtown/HRC	4/2006
1070 S. Front St.	Muncie D'Elia Development Ltd.	High & Greenlawn	7	0.59	12	New/Renovation	Owner Occupied	Market Rate	<input type="checkbox"/>		Brewery District	
Wall & Frankfort	Front/Frankfort Ltd.	Wall & Frankfort	4	0.11	37	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	Brewery District	
128 E. Second Ave.	Frank Elmer & Ruth Gless	Summit & Second	8	0.49	16	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village	
Courtyard Townhomes at Jeffrey Place	National Community Builders	Fourth & Auden	74	2.97	25	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village	
Kramer Place	Highland Management Group	Fourth & Warren	46	0.92	57	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$10.2	Italian Village	3/2006
Punta Alley	New Victorians	Summit & Punta	11	0.60	18	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village	2/2004
Second & Summit	Rob Blunk	Summit & Second	9	0.39	23	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.7	Italian Village	8/2002
The Jeffrey	CitySpace	Fourth & First	76	3.34	23	Adaptive Reuse	Rental	Market Rate	<input type="checkbox"/>	\$8.0	Italian Village	
The Lofts at Jeffrey Place	National Community Builders	Civitas & Yeats	60	0.80	75	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>		Italian Village	
Highland Square	Pantheon Homes	Highland & Third	5	0.19	26	New/Renovation	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.1	Victorian Village	10/2001
The Dakota	RMRW Ltd.	High & Hubbard	44	0.46	96	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$6.5	Victorian Village	9/2005
Avenue One Lofts	Santer Communities	Thurber Dr. W. & W. Fi	24	0.39	62	New	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	No Commission	
Flats of Harrison Park	Wagenbrenner Realty	Perry & First	126	0.00	0	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		No Commission	
Homes of Harrison Park	Wagenbrenner Realty	Perry & First	65	2.41	28	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		No Commission	
<b>SECTION TOTAL:</b>			<b>996</b>									
										<b>SECTION TOTAL:</b>	<b>\$127.7 million</b>	
<b>Projects Approved/Not Under Construction</b>												
439 E. Mound St.	Larry Schottenstein	Washington & Mound	9	0.39	23	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.9	Downtown	4/2006
509-515 E. Mound St.	Grady Enterprises	Washington & Mound	2	0.11	18	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.2	Downtown	
The Lofts on High	CASTO	High & Rich	75	0.38	197	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$14.0	Downtown	5/2003
68 E. Prescott St.	68 E. Prescott LLC	Kerr & Prescott	6	0.25	32	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village	
Russell Square	Highland Management Group	Kerr & Russell	3	0.08	38	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.0	Italian Village	3/2002
1037 N. High St.	Buckeye Real Estate	High & Starr	4	0.22	18	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$2.0	Victorian Village	11/2003
242 Buttles Ave.	Urban Restorations	Highland & Buttles	7	0.18	39	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Victorian Village	11/2004
941 North High	The Wood Companies	High & Second	20	0.53	38	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$2.5	Victorian Village	7/2001
Jackson on High	JBH Holdings LLC	High & Fourth	43	0.49	88	New	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$11.0	Victorian Village	
The Valerian	Plaza Properties	Dennison & Starr	89	1.68	53	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	Victorian Village	5/2006
Lofts of Merion Village	Doug Tennenbaum	Fourth & Moler	33	0.71	47	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	No Commission	
<b>SECTION TOTAL:</b>			<b>291</b>									
										<b>SECTION TOTAL:</b>	<b>\$31.6 million</b>	
<b>Projects Proposed/Need Final Approval</b>												
154 N. Third St.	Urban Loft Properties LLC	Third & Lafayette	8	0.20	41	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.7	Downtown	
2 Market Exchange Apts.	CitySpace	Washington & Main	48	0.22	218	New Construction	Rental	Market Rate	<input type="checkbox"/>		Downtown	
421 East Main St.	CitySpace	Washington & Main	59	0.40	148	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$8.0	Downtown	3/2002
Adler Building	CASTO	Front & Main	80	0.81	99	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$10.0	Downtown	6/2002
Body Shop Apartments	CitySpace	Washington & Main	30	0.54	56	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.0	Downtown	
Gay Street Condominiums Phase II	Gay Street Condominiums LLC	Fifth & Gay	221	5.79	38	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$61.9	Downtown	
771 S. Front St.	Arshot	Front & Columbus	5	0.19	26	Both		Market Rate	<input type="checkbox"/>		Brewery District	10/2003
95 Liberty St.	Charles Natoli	Front & Liberty	20	0.35	58	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	Brewery District	
Brewers Yard Condominiums	Capitol Square Ltd.	Bank & Sycamore	32	3.93	8	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Brewery District	
Clarmont Condominiums	Thom Coffman	High & Sycamore	54	0.54	100	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.0	Brewery District	
Columbus Jack Condos	Columbus Jack Homes LLC	Front & Deshler	5	0.12	41	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>		Brewery District	
Liberty Place Phase II	Winther Investments	Fulton/Short/Liberty	178	4.00	45	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$20.2	Brewery District	
Beck Place	Point Investment Company	Grant & Beck	20	1.00	20	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		German Village	

— CONTINUED ON NEXT PAGE —

Project Name	Developer	Location	# of Units	Site (acres)	Units per Acre	Type of Construction	Tenure	Market Rate/Affordable*	Includes Commercial?	Total Cost (millions)	Commission Area	Approval Date		
Ibiza Urban Oasis	Roy G. Biv Inc.	High & Hubbard	179	1.37	131	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.0	Italian Village			
Neighborhood Homes at Jeffrey Place	National Community Builders	Auden & Yeats	24	2.00	12	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village			
North Block Townhomes & Lofts I at Jeffrey PI	National Community Builders	Fourth & First	62	1.44	43	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>		Italian Village			
Park Homes at Jeffrey Place	National Community Builders	Sixth & Cornelius	8	0.75	11	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village			
The Foundry at Jeffrey Place (Apartments)	National Community Builders	Civitas & Yeats	216	3.25	66	New Construction	Rental	Market Rate	<input type="checkbox"/>		Italian Village			
The Foundry at Jeffrey Place (Condominiums)	National Community Builders	Civitas & Yeats	96	2.25	43	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village			
The Foundry Custom Townhomes at Jeffrey P	National Community Builders	Civitas & Yeats	12	0.75	16	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Italian Village			
Park Street Condominiums	Lahoti Properties	Park & Lundy	7	0.03	246	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		Victorian Village			
Park Place Lofts	Wagenbrenner Realty	Perry & First	36	0.00	0	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>		No Commission			
<b>SECTION TOTAL:</b>			<b>1,400</b>										<b>SECTION TOTAL:</b>	<b>\$101.8 million</b>

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	Downtown	2/2004		
15 E. Gay St.	Don DeVere	Pearl & Gay	12	0.17	71	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$1.4	Downtown			
161 North Fourth	Dr. Robert Falcone	Fourth & Lafayette	1	0.12	8	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.0	Downtown	11/2002		
195 South High	Capital City Brokerage	S. High & Walnut	5	0.18	28	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.5	Downtown	11/2002		
225 North Fourth	DeVere LLC	Fourth & Hickory	11	0.14	77	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.5	Downtown	3/2005		
232 S. Fourth St.	Ivan Romanoff	Fourth & Rich	1	0.03	33	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.3	Downtown	1/2004		
246 S. Fourth St.	Tim Knapp	Fourth & Rich	1	0.03	33	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.1	Downtown	4/2003		
33 W. Rich St.	John Prater	Wall & Rich	2	0.05	40	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.3	Downtown			
65-69 East Gay	Jeff Mathes	Gay & Third	1	0.14	7	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$1.7	Downtown	9/2002		
Arena Crossing	Nationwide Realty Investors	Front & Vine	252	2.00	126	New Construction	Rental	Market Rate	<input checked="" type="checkbox"/>	\$35.0	Downtown	7/2002		
Burnham Square Condominiums	Nationwide Realty Investors	Neil & Spring	98	1.82	54	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$28.0	Downtown	3/2004		
Commons at Grant	National Church Residences	Grant & Fulton	100	1.05	95	New Construction	Rental	Affordable	<input checked="" type="checkbox"/>	\$8.7	Downtown	8/2001		
ConneXions Lofts	Spectrum Properties	Third & Long	60	0.81	74	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$9.0	Downtown	9/2002		
EcleXtion Lofts	Spectrum Properties	Front & Spring	55	0.40	138	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$7.1	Downtown	09/2004		
Hartman Loft Condominiums	Plaza Properties/Levi	Fourth & Main	36	0.80	45	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$0.8	Downtown	3/2005		
Lafayette Lofts	Long & Wilcox	High & Lafayette	12	0.16	77	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.1	Downtown	12/2004		
Sixty Spring Apartments	CitySpace	Pearl & Spring	68	0.44	155	Adaptive Reuse	Rental	Market Rate	<input type="checkbox"/>	\$8.0	Downtown	7/2003		
Sixty Spring Condos	CitySpace	Pearl & Spring	37	0.33	113	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$5.0	Downtown	7/2003		
Terraces on Grant	Berardi LLC	Grant & Walnut	44	0.34	129	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$6.2	Downtown	8/2002		
The Brunson	Long & Wilcox	High & Long	22	0.26	85	Both	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$6.0	Downtown	12/2003		
The Buggyworks	Kyle Katz	Fletcher & Nationwide	63	7.00	9	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$13.0	Downtown	4/2004		
The Renaissance	Plaza Properties	Mound & Third	60	0.90	67	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.8	Downtown	6/2001		
New French Townhouse	Jeff Darbee & Nancy Recchie	Grant & Town	1	0.13	8	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$0.4	Downtown/HRC	11/2002		
Rich Street Walk	Homeport	Lester & Rich	18	0.52	35	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$4.4	Downtown/HRC	6/2005		
Washington Rich Townhomes	CitySpace	Washington & Rich	4	0.13	31	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.8	Downtown/HRC	9/2002		
Brewer's Gate Condominiums	Revealty	Brewery District	35	0.85	41	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$7.0	Brewery District	6/2003		
Brewer's Yard	Capitol Square Ltd.	Kossuth & Bank	303	6.90	44	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$35.5	Brewery District	12/2002		
Liberty Place Phase I	Winther Investments	Fulton/Short/Liberty	132	2.74	48	New Construction	Rental	Market Rate	<input type="checkbox"/>	\$15.8	Brewery District	5/2001		
Treetops at German Village	Treetops at German Village LLC	High & Whittier	11	0.54	20	New/Renovation	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.8	Brewery District	6/2004		
48 E. Russell St.	Richard Bruggeman	Pearl & Russell	9	0.47	19	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.9	Italian Village	11/2003		
682 N. Pearl St.	Giannopoulos Properties	Pearl & Brickel	4	0.13	31	Adaptive Reuse	Rental	Market Rate	<input checked="" type="checkbox"/>	\$0.5	Italian Village	2003		
Mona Lisa Condos	The Wood Companies	Pearl & Warren	7	0.19	37	Adaptive Reuse	Owner Occupied	Market Rate	<input type="checkbox"/>	\$0.9	Italian Village	5/2004		
N. 4th/N. 6th/E. 3rd	New Victorians	N. 4th/N. 6th/E. 3rd	10			New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$3.5	Italian Village	varies		
New Village Place	CMHA	First/Fourth/Second	100	6.06	17	New Construction	Rental	Mixed Income	<input checked="" type="checkbox"/>	\$16.0	Italian Village	3/2002		
Delaware Place	U.S. Villages	Delaware & Second	24	1.37	18	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$5.0	Victorian Village	4/2002		
Goodale Park Place Condominiums	Freshwater Properties	Park & Buttles	7	0.41	17	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$1.5	Victorian Village	3/2003		
Mid Short North Condominiums	Lahoti Properties	High & Hubbard	20	0.58	35	New Construction	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>	\$2.5	Victorian Village	9/2002		
Parkview at Goodale Park	Long & Wilcox	Park & Poplar	28	0.42	67	New Construction	Owner Occupied	Market Rate	<input type="checkbox"/>	\$3.8	Victorian Village	11/2002		
Yukon Studio Lofts	Plaza Properties	High & Poplar	28	0.33	85	Adaptive Reuse	Owner Occupied	Market Rate	<input checked="" type="checkbox"/>		Victorian Village	6/2005		
<b>SECTION TOTAL:</b>			<b>1,684</b>										<b>SECTION TOTAL:</b>	<b>\$241.7 million</b>

**HOUSING UNITS COMPLETED SINCE 1/1/2002: 1,684**

**HOUSING UNITS IN DEVELOPMENT PIPELINE: 2,687**

\*Affordable projects have income-based eligibility criteria.  
 In some cases, costs were estimated. Some approved projects may not have all the permits required for construction.  
 Sources: City of Columbus Architectural Review Commissions, Developers, Architects. Compiled by the Downtown Development Resource Center.