



## BRAD DEHAYS, JOEL LILLY AND TED FOSTER CENTRAL OHIO UPCOMING COMMERCIAL DEVELOPMENTS

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### Brad DeHays, Joel Lilly and Ted Foster

presented an update of current commercial developments under construction or on the drawing boards in central Ohio. Each presenter had slides accompanying their remarks and each discussed projects in which they are involved. The emphasis was on current projects – not past projects.

This program is part of the 2018-19 initiative to occasionally hear from more club members about their activities in the community and in their respective businesses.

We learned about a number of projects underway in the area. Some of them are summarized here.

**Joel Lilly** led off. He is CFO at Schiff Capital Group. Joel noted that much of their construction is in the Short North and downtown Columbus.

The first project he summarized is next door to the Forno Restaurant in the Short North – across from the Bollinger Tower near Buttles and High Streets. It is a nine story commercial development on a former parking lot. Construction began about fifteen months ago. The building is topped out and work continues on the interiors. There will be a rooftop restaurant with a retractable roof. There will also be a restaurant on the first floor of the building. The balance of the space in the building will be offices. Parking is provided for 88 spaces in the building and a garage with 265 spots will be constructed about a block away.

A second project is Park Place – right behind Hubbard Grill on the corner of Park and Hubbard. It is one block off of High Street and a block from Goodale Park. The project contains 101 apartment

## GREETERS

July 31

Bill Hosket  
Kevin Aschliman

August 7

Bob Bracco  
Matt McClellan

August 14

Allison Russo  
Susan Moffett-Bruce

## REGISTRATION DESK

July 31

Jon Hellstedt  
Bill Mielke

August 7

Jim Hamilton  
Rich Simpson

August 14

John Hansel  
John Cleland

## CALENDAR

July 31 | *Scioto CC*

Stori Rex and Julie Nolan  
*Windermere and Livingston  
Elementary Program*  
Hosted by: Bill Cloyd

August 7 | *Scioto CC*

Tim May  
*Buckeye Football Preview*  
Hosted by: Wayne Harer

August 14 | *Scioto CC*

Chris "Beanie" Wells  
*Life after football and NFL*  
Hosted by: Brad DeHays

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Submit your volunteer opportunity to [herb@herbgillen.com](mailto:herb@herbgillen.com) for inclusion in the Rotaryview Newsletter.

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## OUR NEXT MEETING

July 31st  
Scioto CC

Upper Arlington  
Rotary  
Club



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units. A four story flats section and a seven story tower with a rooftop pool are components of this project. The project is almost all residential with about 12,000 feet of office on the second floor. Tenants will begin moving in late August with final completion in October. Empty nesters and professionals are the target tenants. This will be the highest rents in central Ohio with rent ranging from \$3,000 to \$5,000 per month and floor plans ranging from 650 square feet to 1,800 square feet.

**Brad DeHays** shared his recent acquisition of Sax Car Wash on Fifth Avenue and suggested that he mentioned it as representative of an "impactful project" – something that would be the biggest change in the near vicinity – followed by guffaws from the crowd.

On a more serious note, he discussed a downtown development at the corner of Fourth and Long Street – near the existing Pins Mechanical. The building formerly housed the Columbus Council on Aging. The building will house "Pour My Beer" on the lower level with apartments above. The building was built in 1912 but a modern façade had covered up the original architecture. The façade has been removed to reveal the original design. The building is being placed on the National Register. The finished building will have 37 units.

He shared plans for the Trolley Barn project on the near east side. It is a brownfield site formerly owned by the City of Columbus, AEP and other owners. The plan incorporates a market (the market will be the East Market) and the Columbus Brewing Company's main taproom. A 102 unit apartment complex across the street is also in the plans. All five existing buildings on the property will be kept. The market will have 19 stalls and serve as a true incubator. Affordable housing – with restricted rents on 20% of the units – will be a feature of this development. The project will be called the Trolley District.

The final project Brad discussed was the Municipal Light Plant development. The plant is on Nationwide Boulevard – the last parcel before the river. A bridge will connect this area to the bike path across

the river. Garth's Auction House will be the major tenant in the old power plant. It will be a major event space in central Ohio. Phase two of this project is the newer generation building just to the east of the original plant. That phase will not be done for two years. Here again, this site is a brownfield.

**Ted Foster** shared information about several projects recently completed in Kentucky – one at Eastern Kentucky University in Richmond, KY. The project was a large dormitory (1,650 beds) and it featured bonded financing – a first such project undertaken by the firm. Similar projects have been undertaken at the University of Louisville and in Lexington, KY (not a University of Kentucky project).

Ted shared some details about the Marble Cliff project on Fifth Avenue which has been in the news lately. Plans to redevelop the existing mansion property were originally proposed about eight years ago – with the thought being that the mansion would have to be torn down. Those plans did not get traction and the project was dropped. Other developers proposed various plans all of which involved tearing down the mansion. Ted's firm returned to the project and, thanks to the intervention of, and pressure from, the Columbus Landmarks Foundation, plans for the property's development have been made which include keeping the existing mansion.

Townhomes along the front of the property (not including the mansion) will feature elevators in each unit. To the rear of the property will be flats. The mansion will stand in the middle and contain an estimated six units. The currently featured design is still very preliminary.

He also shared some details about a project in Cleveland on Euclid Avenue in the University District. It is a mixed use project with about 500 rental units and street level retail. The project is 5 years in the making so far.

We saw a very rough drawing of an unidentified Upper Arlington site with retail, office and apartment space on a very small lot.

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# The Meeting

**Brad DeHays** called the meeting to order and asked **John Krauss** to offer the invocation and lead us in the Pledge of Allegiance. This might have been the first unsynchronized Pledge in the history of the club – but we got it done.



**Dick Stone** introduced visiting Rotarians **Scott Cubberly** from the Delaware Noon club and **Steve Heiser** our Assistant District Governor from the Columbus club.

**Jim Nicklaus** introduced his special guest – grandson **Quentin Huxtable** from Charlotte, NC. Jim also hosted **Rick Keeler**. **Herb Gillen** introduced **Rick Stoll** and **Chip Knoop** introduced his guest **Jeanette Bradley**.

**Mike Drennen** announced that during the transition to a new Treasurer (**John Adams**) and a new bookkeeper (**Peggy Concilla**) for the club his accounting firm will be verifying account balances. Be on the lookout for an email with a current statement and reply if you see any discrepancies. He emphasized that this should not be confused with the recently emailed quarterly billing.

**Chip Knoop** presented a \$1,020.00 check payable to Second Chance Ministries to support their ongoing efforts which are part of UA Rotary's pinnacle projects program. Second Chance founder and CEO **Jeanette Bradley** accepted on behalf of the organization.

**Bill Mielke** is in intensive care at Riverside Hospital recuperating and would certainly appreciate your support. He will be at Riverside through the weekend. Brad DeHays has his contact information. Email or text would be most appreciated.

**Don Cook** is still at Sunrise Dublin and would also love to hear from you.

We attempted to view a video highlighting the recent Night of Zacapa and our club member's greetings to **Sharon Smart-Poage** at the Mayan Families Foundation. Sharon is fighting cancer and we're cheering her on in her battle. In keeping with the tradition of UA Rotary the AV component was balky and ultimately failed. We'll try again next week.



# Notes and Announcements

**Tom Davis** reminded folks about the Homeless Families Foundation painting project which was about to happen (7/26). He asked for a few more volunteers.

The Northwest Volunteer of the Year program will have a recipients reunion at the Amelita Mirolo Barn on August 22 from 5:30 to 7:00 PM. All Rotary members are encouraged to attend. More details will be forthcoming.

**Jim Winfree** happily reported the birth of a new granddaughter on July 9.

