

YEAR
END
2020

STATE OF DOWNTOWN COLUMBUS



Prepared by
**CAPITAL CROSSROADS & DISCOVERY
SPECIAL IMPROVEMENT DISTRICTS**

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ABOUT THIS REPORT

The Capital Crossroads and Discovery Special Improvement Districts track information that gauges the vitality of the central business district. Unless otherwise specified, the content included is specific to the Downtown District: the area bounded by I-670, I-71, I-70 and the CSX railroad tracks.

All information is believed accurate at the time received. Where outside sources are used, attribution is provided. SID staff monitors and interprets downtown data covering a variety of areas, and every effort is given to provide the most accurate information possible.

SID staff is available to provide custom research. Please contact Marc Conte at mvconte@sidservices.com or (614) 591-4507 for more information.

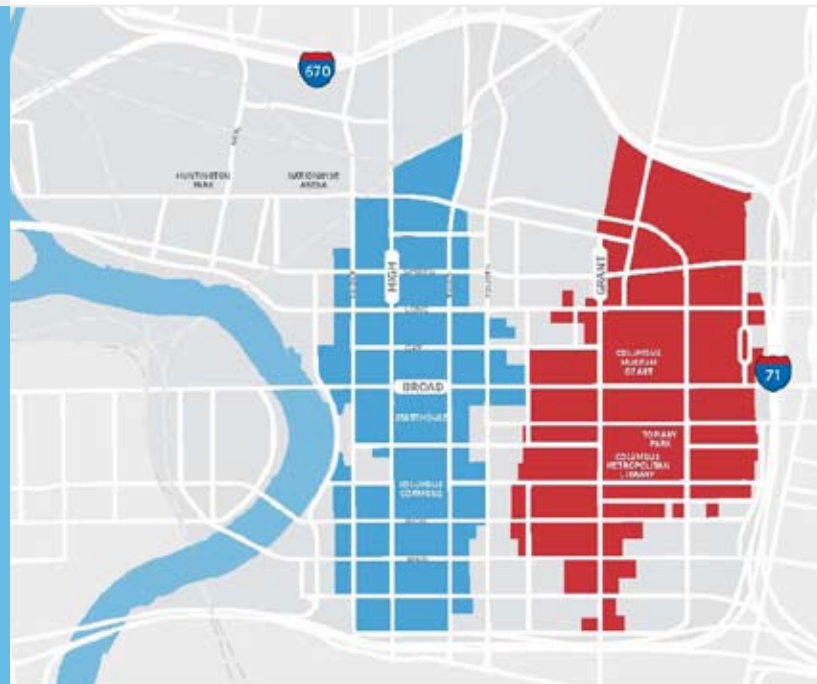
ABOUT US

Capital Crossroads Special Improvement District (CCSID) is an association of more than 500 commercial and residential property owners in 38 square blocks of downtown Columbus. Its purpose is to support the development of downtown Columbus as a clean, safe and fun place to work, live and play.

Discovery Special Improvement District (DSID) helps property owners maintain a safe, vibrant, diverse, distinctive and walkable mixed-use neighborhood. DSID was formed in 2005 by property owners in the eastern area of downtown.



Photo credits:
Andy Spessard (front and back cover)



- Capital Crossroads Special Improvement District
- Discovery Special Improvement District
- Downtown District



MAJOR INVESTMENTS

PROPOSED
\$1.5 BILLION
36 PROJECTS

UNDER CONSTRUCTION
\$1 BILLION
32 PROJECTS

COMPLETED
\$221 MILLION
25 PROJECTS



HOUSING & RESIDENTS

9,855
RESIDENTS

85.7%
APARTMENT OCCUPANCY



EMPLOYMENT & OFFICE

89,199
WORKERS

19.2%
VACANCY RATE (CLASS A, B, & C)



EDUCATION

4
COLLEGES & UNIVERSITIES

38,723
COLLEGE STUDENTS



RETAIL

8
AVERAGE NET NEW RETAILERS SINCE 2010

240+
RETAIL GOODS & SERVICES BUSINESSES



HOSPITALITY & ATTRACTIONS

1,160
HOTEL ROOMS PROPOSED OR UNDER CONSTRUCTION

23.7%
OCCUPANCY RATE



TRANSPORTATION

14,668
EMPLOYEES ENROLLED IN DOWNTOWN C-PASS

440
COMPANIES ENROLLED IN DOWNTOWN C-PASS



HIGHLIGHTS

Despite the start of a world-wide pandemic, construction continued

on several significant projects in downtown Columbus, including the new Columbus Crew SC soccer stadium, the Hilton 2.0 and Phase II of the former Municipal Light Plant. The first phase of the seven-acre Scioto Peninsula started in September. Called “The Peninsula,” master developer Columbus Downtown Development Corporation is working with Daimler Group, Rockbridge, and Flaherty & Collins on the mixed-use development that includes an office building, hotel, parking garages, residential and retail space. Two new parking garages were completed, one at the corner of Long and Neilston fronted by a small retail space and a larger parking garage near the Greater Columbus Convention Center. The Ohio Department of Transportation completed the Cleveland Avenue improvement project in front of Columbus State in July 2020.

\$1.5 Billion Proposed Notable Projects

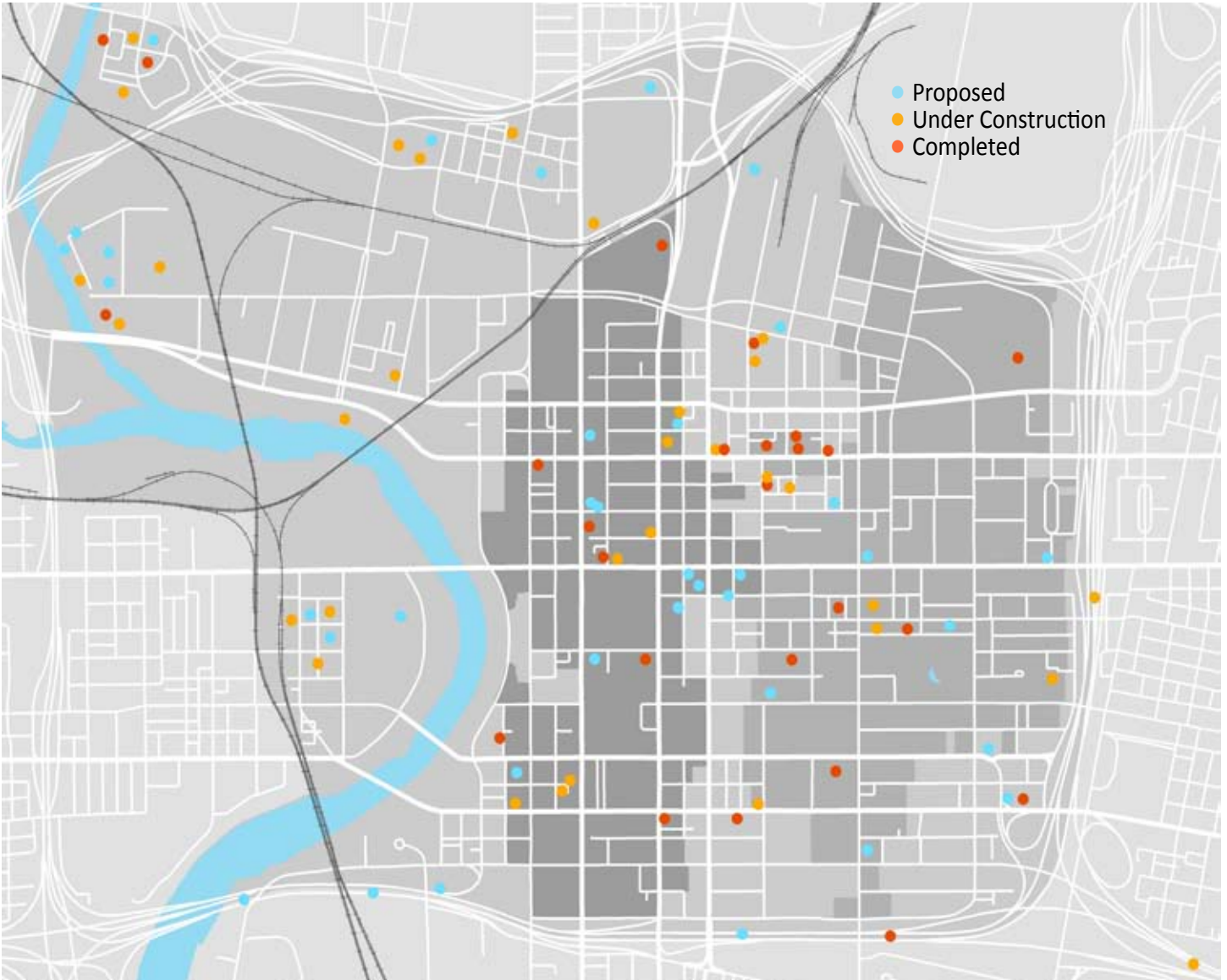
- Confluence Village Office and Residential
- The Gilbert
- Harmony Tower

\$1 Billion Under Construction Notable Projects

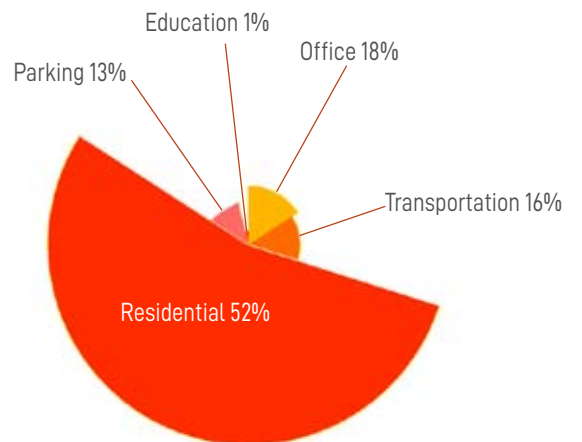
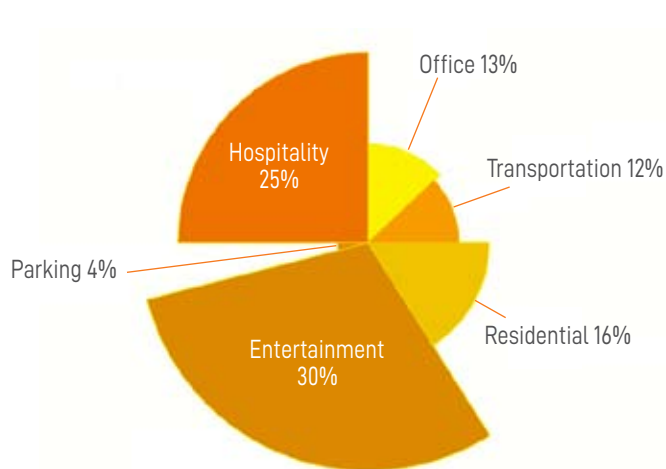
- The Peninsula (\$272 million)
- Crew Stadium (\$300 million)
- Hilton 2.0 (\$220 million)

\$221 Million Completed Notable Projects

- Municipal Light Plant Phase 1 (\$20.2 million)
- Xander on State (\$35 million)
- Industry Columbus (\$25 million)



UNDER CONSTRUCTION **COMPLETED**





MAJOR INVESTMENTS

PROPOSED PROJECTS	LOCATION	COST ESTIMATE (MILLIONS)	USE
The Peninsula Hotel	77 Belle St.	\$37.0	Hotel/Retail
Abbott Laboratories Expansion	5th & Mt. Vernon	\$62.0	Manufacturing
Capitol Square Mixed Use Project	3rd & State	NA	Mixed Use
Ice House Office	Neilston & Mt. Vernon	NA	Office
Confluence Village Office	Nationwide & Edge of River	NA	Office
250 E. Town St. Adaptive Reuse	6th & Town	\$8.5	Office/Residential
Vera on Broad	Grant & Broad	\$26.0	Office/Residential/Retail
PNC Plaza	4th & Broad	NA	Office/Residential/Retail
Harmony Tower	High & Long	\$100.0	Office/Retail/Residential/Parking
Confluence Village Park	Nationwide & Edge of River	\$1.2	Park
Confluence Village Garage	Nationwide & Edge of River	NA	Parking
ParkWalk	Young & Capital	NA	Plaza
Fifth Third Center First Floor Renovation	Capitol Square	NA	Plaza
Future Vine St. Residential	Kilbourne & Vine	\$22.5	Residential
Neighborhood Launch - 6th & Gay	6th & Gay	\$4.2	Residential
Confluence Village Residential	Nationwide & Edge of River	NA	Residential
530 East Rich Apartments	Washington & Rich	NA	Residential
600 E. Broad St. Apartments	Jefferson & Broad	NA	Residential
554 E. Main St. Apartments	554 E. Main St.	NA	Residential
The Peninsula Office/Hotel Future Phases	Starling & State	NA	Residential
E. Lafayette Residential	Lazelle & Lafayette	NA	Residential
North Market Tower	Park & Spruce	\$175.0	Residential/Office/Retail/Hospitality
Millennial Tower	Front & Rich	\$150.0	Residential/Office/Retail/Hospitality
White-Haines/Madison's	High & Gay	\$60.7	Residential/Retail
The Gilbert	Fifth & Broad	\$44.0	Residential/Retail
Grant & Mound Apartments	Grant & Mound	\$30.0	Residential/Retail
Encova Residential Project	Washington & Oak	\$20.0	Residential/Retail
COSI Connection Corridor	333 W. Broad St.	\$40.0	Retail
Former Arena Self Storage	4th & Goodale	\$1.6	Retail
White Castle Retail Building	555 W. Goodale St.	NA	Retail
66 N. High St. Retail Renovation	High & Gay	NA	Retail
PNC Plaza Ground Fl. Renovation	Capitol Square	NA	Retail/Plaza
70/71 Phase 6B-E - West Interchange	I-70 & 71	\$280.0	Transportation
70/71 Phase 4B - South Innerbelt	I-70 & 71	\$246.0	Transportation
70/71 Phase 6R - Outbound Downtown	I-70 & 71	\$120.0	Transportation
70/71 Phase 4R - Fulton Exit EB	I-70 & 71	\$115.0	Transportation
\$1.5 Billion			

PROJECTS UNDER CONSTRUCTION	LOCATION	COST ESTIMATE (MILLIONS)	USE
Crew Stadium	W. Nationwide Blvd.	\$300.0	Entertainment
Hilton 2.0	High & Ohio Center Way	\$220.0	Hospitality
AC Hotel	511 Park St.	\$30.0	Hospitality
Rhodes Tower Modernization	Capitol Square	\$50.0	Office
White Castle Office 2	555 W. Goodale St.	\$12.0	Office
278 N. 5th St. Renovations	Fifth & Naghten	\$0.8	Office
222 Neilston St. Renovation	Neilston & Spring	\$0.8	Office
33 N. 3rd St. Renovations	3rd & Lynn	NA	Office
The Peninsula Office	330 Rush St.	\$35.0	Office/Retail
500 Neil Office Building	Kilbourne & Vine	\$14.0	Office/Retail
Municipal Light Plant Phase II	555 W. Nationwide Blvd.	\$13.1	Office/Retail
15 W. Cherry St.	Wall & Cherry	\$3.0	Office/Retail
Olentangy Pedestrian Bridge	Nationwide & Edge of River	\$2.7	Park
North Bank Park Canopy	North Bank Park	\$0.2	Park
Starling Street North & South Garages	Starling & State	\$32.0	Parking
Future Spruce St. Garage	Kilbourne & Vine	\$10.5	Parking
Parks Edge Phase 3	John H McConnell & Spring	\$30.0	Residential
The Reach Apartments Phase 2	555 W. Goodale St.	\$12.0	Residential
602 E. Town St. Apartments	Lester & Town	\$7.0	Residential
83 Normandy Ave. Residential	Normandy & Gay	\$3.0	Residential
Library Park Apartments East Residences	9th & Library Park	NA	Residential
220 E. Main St. Apartments	5th & Main	\$1.0	Residential
96 N. 5th St. Home	5th & Gay	\$0.8	Residential
ONE at the Peninsula	319 W. State St.	\$43.0	Residential/Retail

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



MAJOR INVESTMENTS

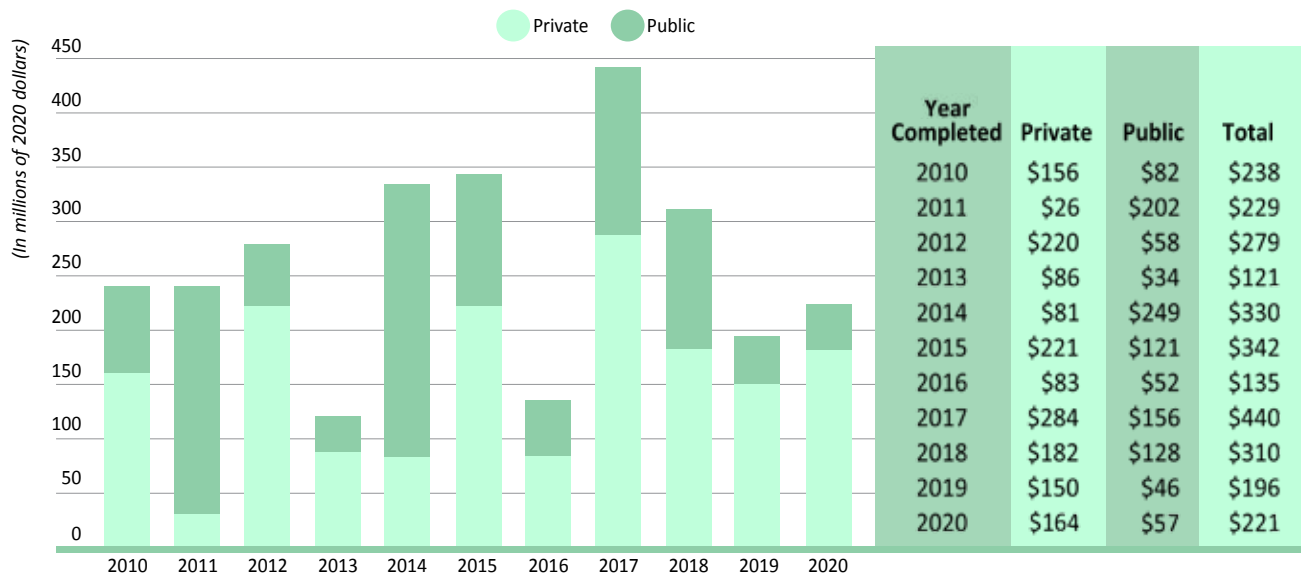
PROJECTS UNDER CONSTRUCTION	LOCATION	COST ESTIMATE (MILLIONS)	USE
High & Cherry Apartments	255 N. High St.	\$18.0	Residential/Retail
Lifestyle Communities Matan Block	261 S. Front St.	\$15.0	Residential/Retail
@150 North Third	3rd & Long	\$15.0	Residential/Retail
174 E. Long St. Micro Living	4th & Long	\$12.0	Residential/Retail
Library Park Apartments North Residences	Grant & Oak	NA	Residential/Retail/Parking
Freedom a la Cart Café & Bakery	Lazelle & Spring	\$1.4	Retail
70/71 Phase 2E - Fulton, ramps, widening	I-70 & 71	\$82.0	Transportation
70/71 Phase 3B - East IB Broad to Long	I-70 & 71	\$41.0	Transportation

\$1 Billion

COMPLETED PROJECTS	LOCATION	COST ESTIMATE (MILLIONS)	USE
Aquinas Hall Restoration	Jefferson & Spring	\$3.0	Education
The Hayden Renovation	Capitol Square	\$18.5	Office
Capitol Square Office Tower Upgrades	3rd & State	\$3.5	Office
562 E. Main St.	Lester & Main	\$1.9	Office
Former Winders Motor Sales Co.	4th & Long	\$1.6	Office
266 N. 5th St. Renovation	5th & Naghten	\$0.4	Office
200 Civic Center Upgrades	Civic Center & Rich	\$0.1	Office
Municipal Light Plant Phase I	555 W. Nationwide Blvd.	\$11.1	Office/Retail
101 E. Main St. Renovation	3rd & Main	\$2.6	Office/Retail
Reach Park	Goodale & Olentangy River	NA	Park
Convention Center East Garage	3rd & Nationwide	\$18.0	Parking
6th & Long Garage	6th & Long	\$6.0	Parking/Retail
Parking Garage	Neilston & Long	\$3.5	Parking/Retail
Franklin Univ Courtyard	Grant & Rich	\$0.5	Plaza
The Reach Apartments Phase 1	555 W. Goodale St.	\$16.0	Residential
The Pierce	330 E. Oak St.	\$10.0	Residential
92 N. 5th St. Renovation	5th & Gay	\$0.4	Residential
Xander on State	Sixth & State	\$35.0	Residential/Office/Retail
Industry Columbus	5th & Long	\$25.0	Residential/Retail
Library Park Apartments South Residences	Grant & Oak	NA	Residential/Retail
The Harlow	4th & Main	\$15.0	Residential/Retail
Microliving @ Long and Front	55 W. Long St.	\$11.0	Residential/Retail
274 E. Long St.	Neilston & Long	\$1.0	Residential/Retail
The Lofts at 44	High & Gay	\$1.0	Residential/Retail
70/71 Phase 2G - Fulton, Grant & Mound	I-70 & 71	\$36.0	Transportation

\$221 Million

DOWNTOWN INVESTMENTS BASED ON YEAR COMPLETED



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



Photo of Industry Columbus by Benjamin Ammon

HIGHLIGHTS

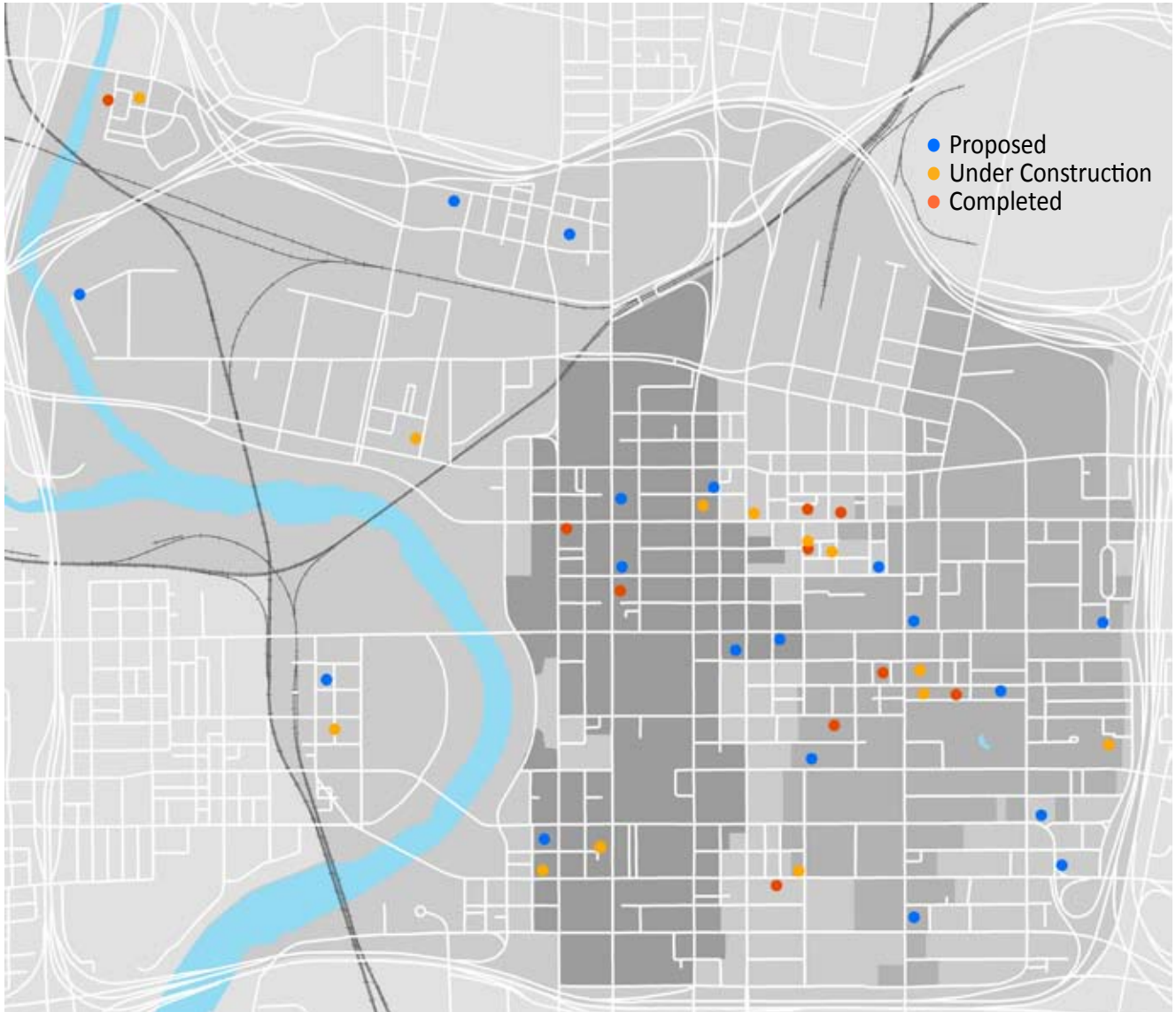
Six new apartment buildings opened in downtown Columbus including the Harlow on Main, Industry Columbus, the first two phases of Library Park Apartments, Microliving at Long and Front, The Pierce, and Xander on State. The first units in the Reach on Goodale project were completed, but work remains on the overall development. Schottenstein Property Group continues construction on the new-build portion of @150 North Third Street, the residential development near the corner of Third and Long, as well as Crawford Hoying on the seven-story High & Cherry Street project.

- 9,855 Residents
- 8,062 Residential Units
- 85.7 % Apartment Occupancy

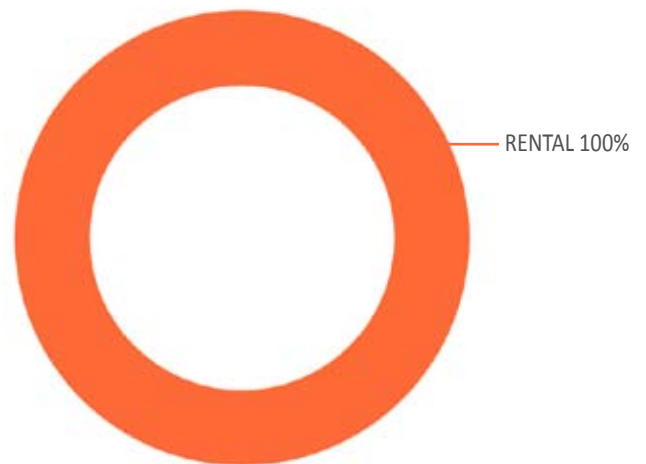
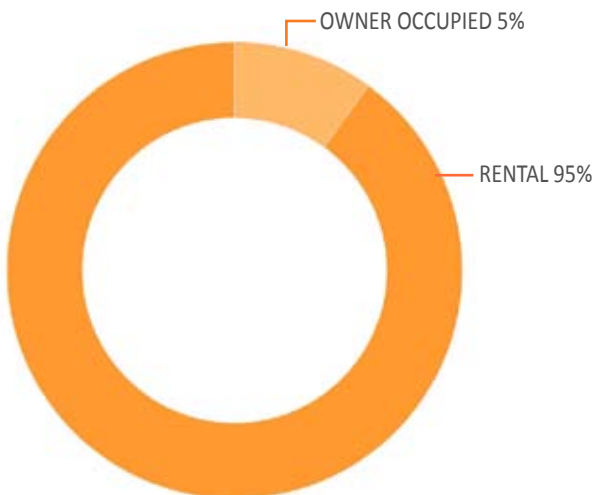
- \$506 Million Proposed
- 1,591 Units Proposed

- \$128 Million Under Construction
- 1,169 Units Under Construction

- \$147.4 Million Completed
- 1,056 Units Completed



UNDER CONSTRUCTION **COMPLETED**



PROPOSED	ADDRESS	NUMBER OF UNITS	TENURE
Confluence Village Residential	555 W. Nationwide Blvd.	444	Rental
Grant & Mound Apartments	340 S. Grant Ave.	220	Rental
Millennial Tower	Front & Rich	179	Mix
North Market Tower	45 Spruce St.	150	NA
The Gilbert	199 E. Broad St.	133	Rental
Vera on Broad	366 E. Broad St.	114	Rental
PNC Plaza	155 E. Broad St.	105	Rental
Encova Residential Project	65 S. Washington Ave.	92	Rental
White-Haines/Madison's	72 N. High St.	48	Rental
530 East Rich Apartments	530 E. Rich St.	30	Rental
Neighborhood Launch - 6th & Gay	304 E. Gay St.	28	Owner Occupied
554 E. Main St. Apartments	554 E. Main St.	23	Rental
600 E. Broad St. Apartments	600 E. Broad St.	15	Rental
250 E. Town St. Adaptive Reuse	250 E. Town St.	6	Rental
E. Lafayette Residential	106-112 E. Lafayette St.	4	Rental
Harmony Tower	High & Long	NA	NA
The Peninsula Office/Hotel Future Phases	Scioto Peninsula	NA	NA
Future Vine St. Residential	Kilbourne & Vine	NA	NA
		1,591	Total Units

UNDER CONSTRUCTION	ADDRESS	NUMBER OF UNITS	TENURE
ONE at the Peninsula	319 W. State St.	329	Rental
Lifestyle Communities Matan Block	261 S. Front St.	150	Rental
Library Park Apartments North Residences	56 S. Grant Ave.	145	Rental
High & Cherry Apartments	255 S. High St.	120	Rental
The Reach Apartments Phase 2	555 W. Goodale St.	100	Rental
Library Park Apartments East Residences	409 Oak St.	80	Rental
@150 North Third	150 N. 3rd St.	79	Rental
602 E. Town St. Apartments	602 E. Town St.	54	Rental
Parks Edge Phase 3	245 Parks Edge Pl.	50	Owner Occupied
174 E. Long St. Micro Living	174 E. Long St.	45	Rental
220 E. Main St. Apartments	220 E. Main St.	14	Rental
83 Normandy Ave. Residential	83 Normandy Ave.	2	Owner Occupied
96 N. 5th St. Home	96 N. 5th St.	1	Owner Occupied
		1,169	Total Units

COMPLETED	ADDRESS	NUMBER OF UNITS	TENURE
The Reach Apartments Phase 1	555 W. Goodale St.	270	Rental
Industry Columbus	230 E. Long St.	236	Rental
Xander on State	265 E. State St.	222	Rental
The Harlow	195 E. Main St.	121	Rental
The Pierce	330 E. Oak St.	93	Rental
Library Park Apartments South Residences	66 S. Grant Ave.	70	Rental
Microliving @ Long and Front	55 W Long St.	36	Rental
The Lofts at 44	44 N. High St.	4	Rental
274 E. Long St.	274 E. Long St.	3	Rental
92 N. 5th St. Renovation	92 N. 5th St.	1	Owner Occupied
		1,056	Total Units

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

POPULATION & HOUSING UNITS	2019	2020
Rental Units	5,417	6,590
Owner Occupied Units	1,471	1,472
Housing Units	6,888	8,062
Population	9,270	9,855

SALES OF OWNER OCCUPIED UNITS	2019	2020
Sales of New Units	47	17
Median Sale Price - New	\$915,270	\$424,000
Median Price/Sq. Ft. - New	\$400	\$296
Sales of All Units	198	149
Median Sale Price - All	\$392,000	\$316,500
Median Price/Sq. Ft. - All	\$282	\$277

Area	AVERAGE RENT		AVERAGE UNIT SF		Percent Occupied
	1-Br and Smaller	2-Br and Larger	1-Br and Smaller	2-Br and Larger	
Downtown	\$1,165	\$1,736	615	1,145	85.7%
Central Ohio*	\$856	\$1,100	716	1,171	95.4%
US	\$1,330	\$1,623	740	1,095	95.3%

*Excludes downtown area

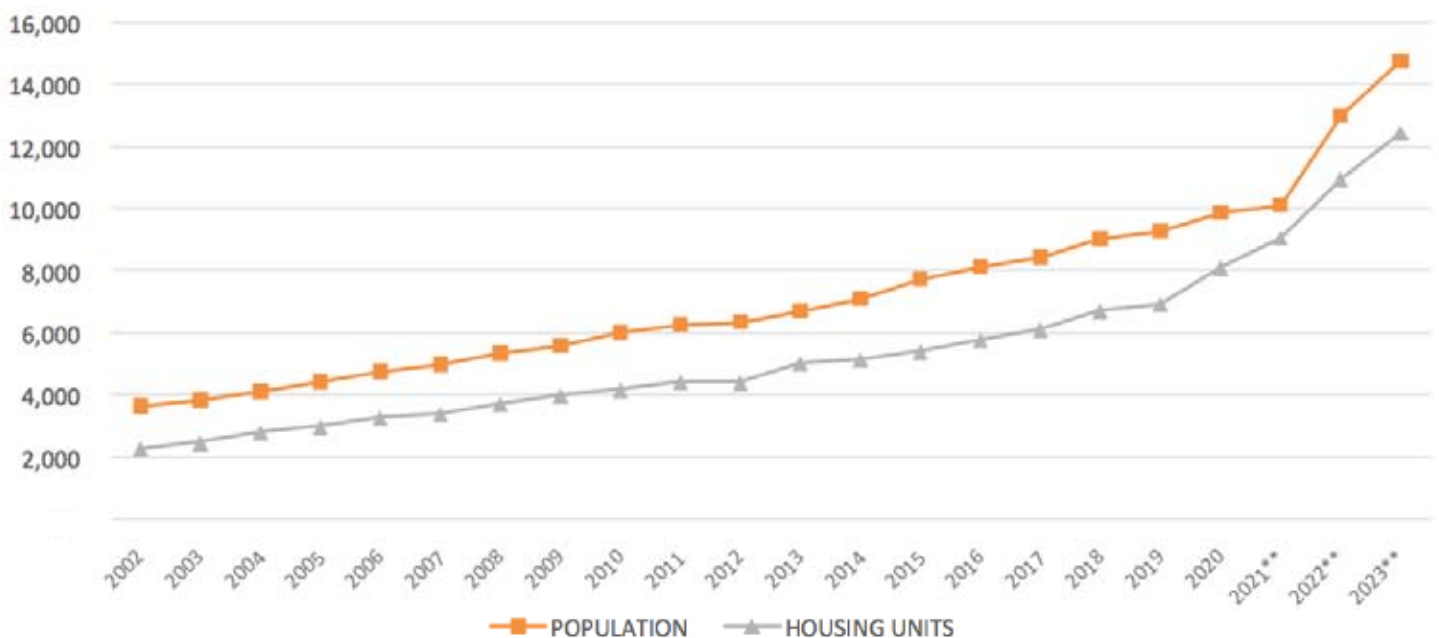
DOWNTOWN POPULATION COMPARISON

	2000 POPULATION	2020 POPULATION	2020 PEOPLE PER ACRE	PERCENT CHANGE	LAND AREA (ACRES)
Columbus	3,488	9,855	6.6	183%	1,500
Cleveland	11,060	20,000	15.0	81%	1,332
Cincinnati	11,941	10,140	9.3	-15%	1,086

YEAR	POPULATION	HOUSING UNITS
2002	3,619	2,251
2003	3,793	2,418
2004	4,078	2,764
2005	4,402	2,943
2006	4,722	3,247
2007	4,943	3,356
2008	5,314	3,670
2009	5,576	3,957
2010	5,991	4,127
2011	6,249	4,382
2012	6,322	4,371
2013	6,675	4,984
2014	7,080	5,109
2015	7,716	5,366
2016	8,100	5,743
2017	8,400	6,084
2018	9,000	6,678
2019	9,270	6,888
2020	9,855	8,062
2021**	10,100	9,044
2022**	13,000	10,921
2023**	14,750	12,421

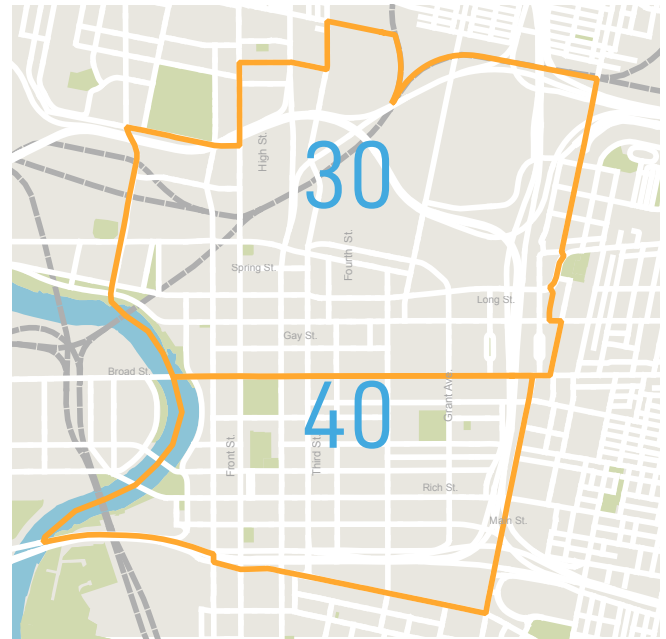
** Projection 2021 - 2023

DOWNTOWN RESIDENTS AND HOUSING UNITS 2002-2023 (includes projection)



Downtown Residential Demographics
US Census ACS 2019 Five-Year Estimates

RACE	DOWNTOWN TRACTS	FRANKLIN COUNTY
One Race	94%	96%
White	67%	66%
Black or African American	20%	23%
American Indian and Alaska Native	0.5%	0.2%
Asian	5%	5%
Native Hawaiian and Other Pacific Islander	0%	0.04%
Some other race	1%	2%
Two or more races	6%	4%
Hispanic or Latino origin (of any race)	5%	6%
COMMUTING HABITS		
Workers 16 years and over	5,387	664,580
Drive Alone	64%	81%
Carpool	7%	8%
Public Transportation	3%	2%
Walk	19%	3%
Bike	1.0%	0.5%
Other Means	1.1%	0.9%
Work at home	5%	5%
Mean travel time (minutes)	17.8	22.2
EDUCATIONAL ATTAINMENT		
Population 25 years and over	6,080	861,585
High school graduate or higher	94%	91%
Bachelor's degree or higher	66%	40%

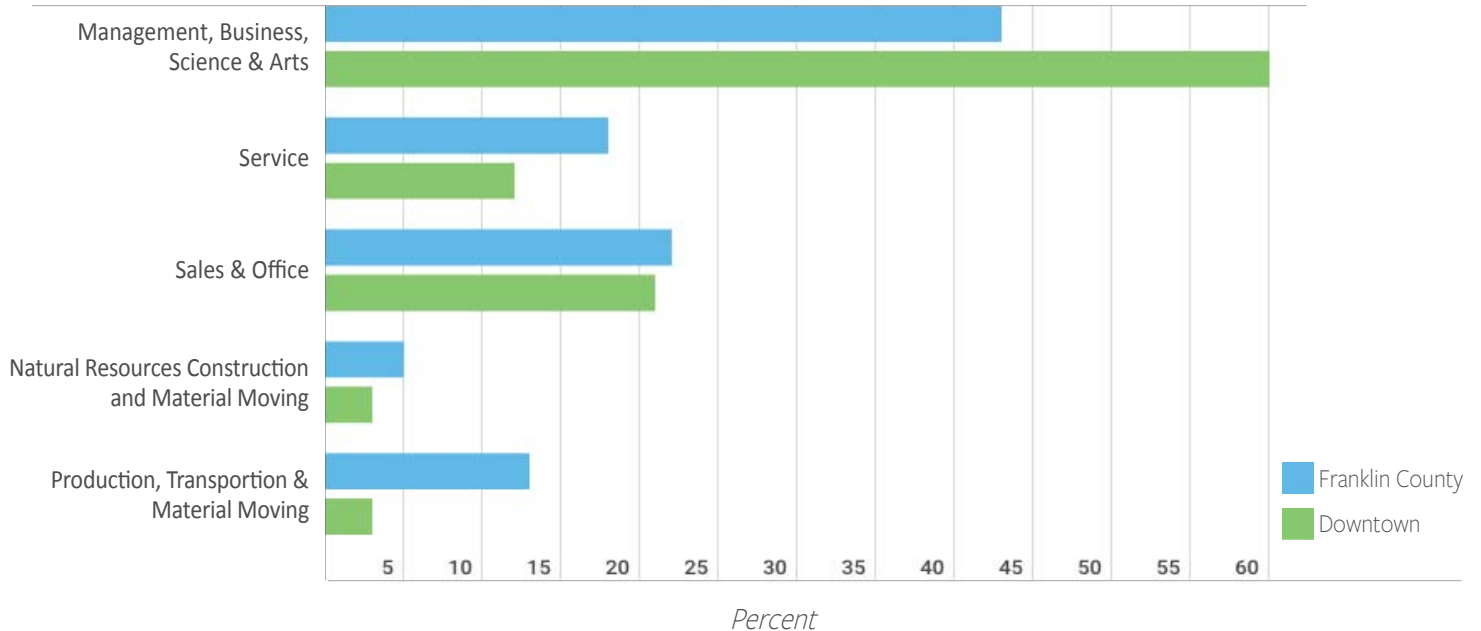


Data for Tracts 30 and 40 have been combined for this report and referred to as Downtown Tracts to represent the downtown residential population.

POPULATION	DOWNTOWN TRACTS	FRANKLIN COUNTY
Total	7,602	1,290,360
Median Age	30.5 and 34.0	34.1
Male/Female	53%/47%	49%/51%

INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)	DOWNTOWN TRACTS	FRANKLIN COUNTY
Median household income	\$72,091 and \$38,432	\$ 61,305
Mean household income	\$81,417	\$ 83,201

OCCUPATION



HIGHLIGHTS

The adaptive reuse of two historic buildings added nearly 68,000 square feet of office space in downtown Columbus. The Hayden, comprised of two historic buildings with nearly 33,000 square feet of office space on Capitol Square, greeted its first four tenants in 2020. The Municipal Light Plant project by Connect Realty offers 35,000 square feet of office space. The “stay at home” order issued by Governor Mike DeWine due to the pandemic meant that most employees worked from home starting March 23. Except for essential employees, employers were required to allow employees to work from home. Several employer surveys indicate that teleworking will be an option for employees even after the vaccine is widely available and offices reopen, but the extent is unknown.

- 89,199 Workers
- 19.2% Office Vacancy Rate
- 42% Downtown Workforce lives in the City of Columbus

Notable Building Sales

- Capitol Square Office Tower acquired by Manhattan-based Group RMC for \$36.8 million
- Chase Tower acquired by Richmond, Virginia-based Lingerfelt Commonwealth Partners LLC.



Photo Source: The Hayden

QUARTERLY DATA (CLASS A, B, & C)

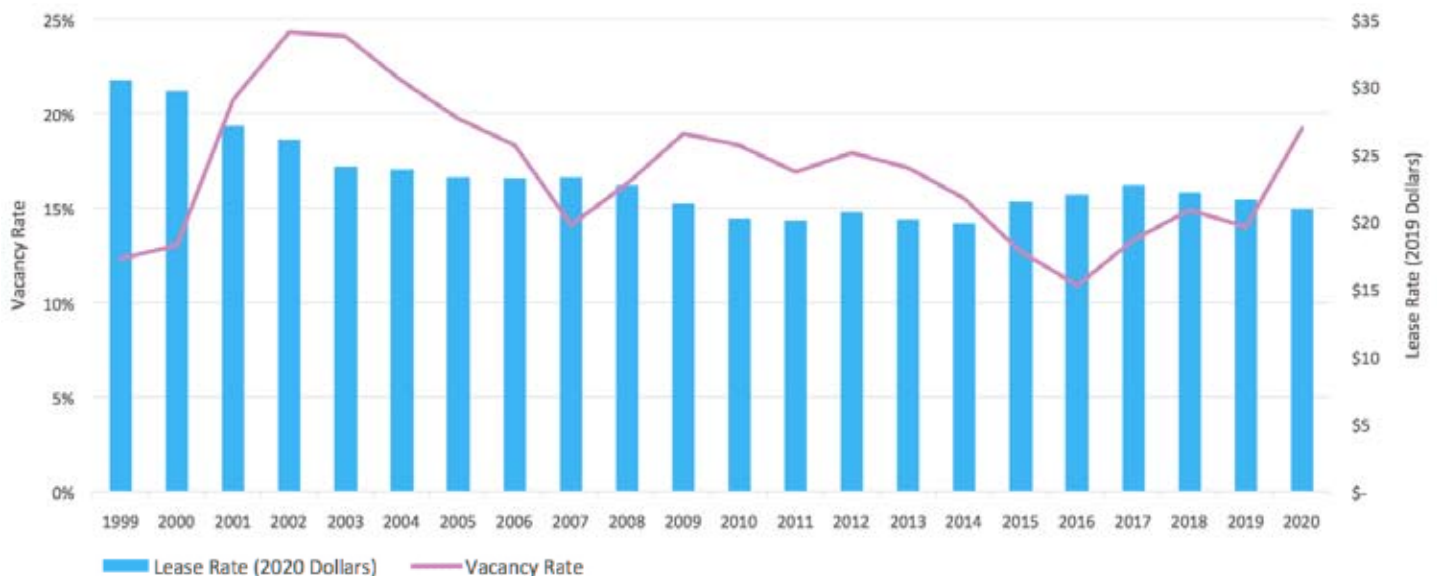
	1Q 2019	2Q 2019	3Q 2019	4Q 2019	1Q 2020	2Q 2020	3Q 2020	4Q 2020
Net Absorption	(23,829)	231,780	14,475	93,664	25,762	9,004	133,441	(222,036)
Vacancy Rate	15.1%	14.7%	14.8%	14.0%	13.8%	13.9%	15.0%	19.2%

COMPARISON WITH OTHER DOWNTOWNS (CLASS A, B, & C)

CITY	NET RENTABLE BUILDING AREA (SF)	VACANCY RATE	2020 NET ABSORPTION	AVERAGE LEASE RATE
Columbus	13,125,744	19.2%	(338,719)	\$20.92
Cleveland (A & B only)	16,084,332	18.9%	(59,827)	\$19.84
Cincinnati	10,644,506	14.6%	(57,700)	\$21.51
Indianapolis	12,597,599	17.4%	(17,530)	\$22.96
Nashville	11,102,853	16.4%	22,261	\$31.75

COMPARISON WITH SUBURBAN MARKET (CLASS A, B, & C)

LOCATION	NET RENTABLE BUILDING AREA (SF)	VACANCY RATE	2020 NET ABSORPTION	AVERAGE LEASE RATE
Downtown Columbus	13,125,744	19.2%	(338,719)	\$20.92
Suburban Columbus	26,552,178	19.5%	(708,160)	\$19.18

DOWNTOWN OFFICE VACANCY RATES AND LEASE RATES 1999 - 2020


Source: CBRE



EMPLOYMENT & OFFICE

	DOWNTOWN		FRANKLIN COUNTY		METRO	
Total All Jobs	Count	Share	Count	Share	Count	Share
	89,199	100%	773,431	100%	1,057,472	100%

Jobs by Worker Age

Age 29 or younger	15,943	18%	188,042	24%	262,034	25%
Age 30 to 54	52,279	59%	427,208	55%	577,484	55%
Age 55 or older	20,977	24%	158,181	20%	217,954	21%

Jobs by Earnings

\$15,000 per year or less	11,558	13%	158,555	21%	225,894	21%
\$15,000 - \$40,000 per year	20,222	23%	245,010	32%	339,623	32%
\$40,000 per year or more	57,419	64%	369,866	48%	491,955	47%

Jobs by Worker Race

White Alone	70,810	79%	595,072	77%	843,743	80%
Black or African American Alone	13,453	15%	130,478	17%	152,378	14%
American Indian or Alaska Native Alone	147	0.2%	1,695	0.2%	2,280	0.2%
Asian Alone	3,330	4%	31,863	4%	40,467	4%
Native Hawaiian or Other Pacific Islander Alone	25	0.03%	425	0.05%	574	0.1%
Two or More Race Groups	1,434	2%	13,898	2%	18,030	2%

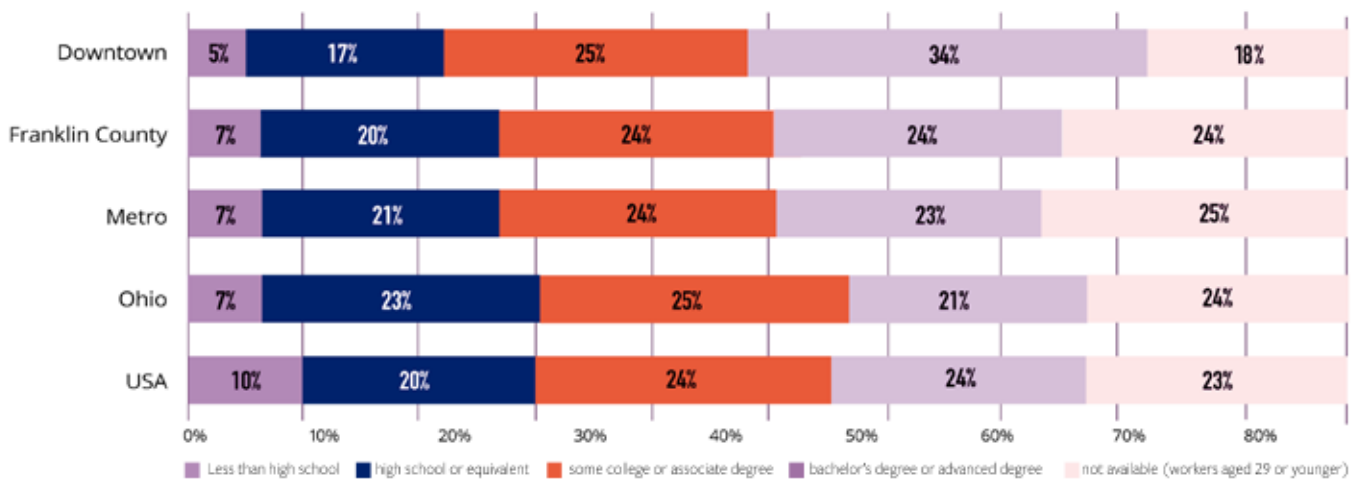
Jobs by Worker Ethnicity

Not Hispanic or Latino	86,945	97%	747,863	97%	1,024,149	97%
Hispanic or Latino	2,254	3%	25,568	3%	33,323	3%

Jobs by Worker Sex

Male	42,715	48%	381,227	49%	527,929	49.9%
Female	46,484	52%	392,204	51%	529,543	50.1%

Jobs By Worker Educational Attainment



Source: US Census Bureau, On The Map Application, 2018

HIGHLIGHTS

Higher education institutions were impacted by the pandemic in 2020. Following the “stay at home” order in March 2020, many institutions turned to remote instruction to help decrease the spread of the COVID-19 virus. The **Columbus College of Art and Design** was named a **Top Graphic Design School by Graphic Design USA** in March. The publication compiled a list of their favorite institutions that prepare students to work in professional graphic design, based on a mix of objective and subjective factors.

4 Institutions with 38,723 students

Columbus State Community College

- 27,964 Students
- Top Major: Health Sciences

Franklin University

- 9,235 Students
- Top Major: Business

Columbus College of Art & Design

- 961 Students
- Top Major: Animation

Capital University Law School

- 473 Students
- Top Major: Juris Doctor

Sources: Capital University Law School, Columbus College of Art & Design, Columbus State Community College and Franklin University



Photo credit: POP Columbus

HIGHLIGHTS

After several delays, the POP Columbus retail space opened on High Street and Pearl Alley. The Gay Street Collaborative, which operates POP Columbus, is a nonprofit business association that serves the needs of the businesses and organizations in the Gay Street area. The goal of the Downtown Pop-Up Retail Incubator Program is to connect small businesses and entrepreneurs with short term ready-to-lease retail opportunities. The lack of ready-to-lease space and affordable retail space continues to be a barrier for retail growth in downtown Columbus. Two restaurant concepts were announced for 2021 by The Edwards Companies in partnership with Josh Dalton from Veritas.

Net new retailers: -11

Average net new retailers since 2010: 8

New Retailers:

Jackie O's Brewery

Just Love Coffee*

Nancy's Home Cooking*

Palmas Tropical Escape

Pierogi Mountain

Restalgic

Tasty Dawg (inside Zoup Arena District)

Wario's Beef and Pork

240+ Retail Goods & Services Businesses

*closed in 2020

Sources: Columbus Underground, CCSID, DSID

HIGHLIGHTS

The pandemic impacted Downtown's hospitality and attractions the hardest with downtown visitors dropping from 10 million in 2019 to 1.3 million in 2020. A "stay at home" order issued by Ohio Governor Mike DeWine on March 23 that extended through May 1 shut down all cultural and sports venues in the state. Even after the order was lifted in May, the continuation of the pandemic along with capacity restrictions and fear of catching COVID-19 hindered bringing visitors back. Some institutions, like Thurber House, Ballet Met and the National Veterans Memorial and Museum found ways to reach their audience virtually though at a lower capacity. The Crowne Plaza Columbus transitioned to the Sonesta in the fall.

Downtown Visitors

- 1.3 million (10 million in 2019)

Visitors to Nationwide Arena

- 316,331 (1.2 million in 2019)

17 Hotels Downtown

- 4,223 Rooms
- 23.7% Occupancy (66.5% in 2019)
- \$128.49 Average Daily Rate (\$106.61 in 2019)

New Hotels Rooms

- 623 Under Construction
- 537 Proposed

Sources: Experience Columbus and Cultural Institutions



HIGHLIGHTS

The Central Ohio Transit Authority (COTA) was seeing its highest ridership in more than 30 years prior to the COVID-19 pandemic, in part due to the wide adoption of the Downtown C-pass program. On March 19, COTA suspended fare collection and drastically shifted its service to meet the needs of essential riders. Other available modes, including CoGo Bike Share and scooters also experienced a significant drop in the number of trips. Despite the decreases in transit use, the Downtown C-pass received the Pinnacle Award for Economic Development from the International Downtown Association in October, the highest recognition the organization offers, and downtown property owners decided to continue the program for an additional five years beginning in 2021.

Central Ohio Transit Authority

- 10,322,492 rides in 2020
(19,141,454 in 2019)

CoGo Bike Share

- 85,043 trips taken
- 93,573 miles ridden

Scooter Rides

- 127,386 trips originated in Downtown
(320,514 trips in 2019)

Downtown C-pass

- 440 companies enrolled
- 14,668 employees registered
(15,165 employees in 2019)

Sources: City of Columbus, COTA, CoGo Bike Share, CCSID



Photo credit: COTA

We're Here to Help

Learn more at DowntownServices.org

Downtown Ambassadors help with:

- ✓ Safety Escorts
- ✓ Homeless Outreach
- ✓ Aggressive Panhandling
- ✓ Litter Removal & Clean-Up
- ✓ First Floor Graffiti Removal
- ✓ Private Property Trespassing



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