



2023
STATE OF
**DOWN
TOWN**
COLUMBUS

PREPARED BY CAPITAL CROSSROADS &
DISCOVERY SPECIAL IMPROVEMENT DISTRICTS



Cover: Andy Spessard | Current Page: Columbus Book Festival



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About this Report

The Capital Crossroads & 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 areas 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. 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.



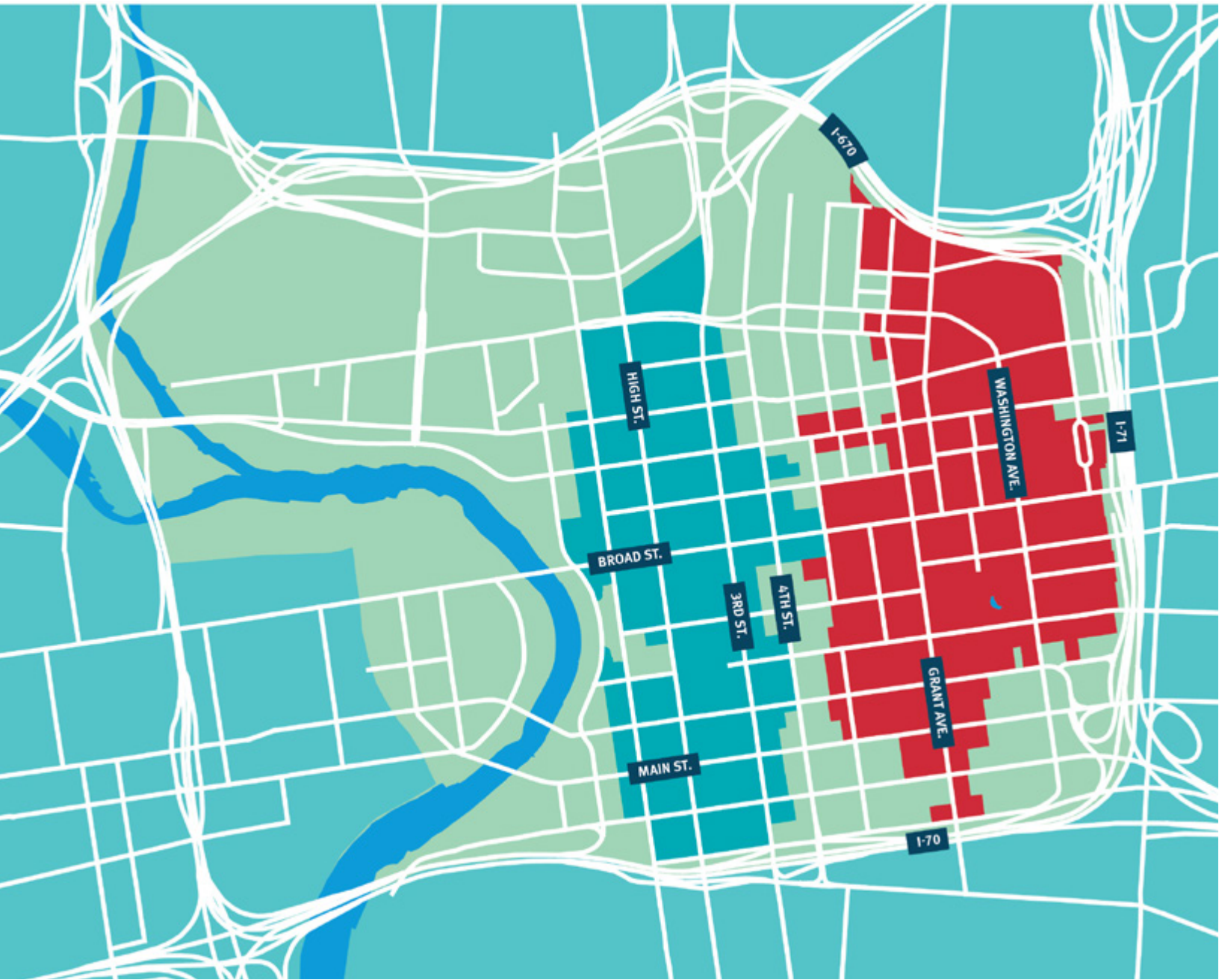
Movie Night at Topiary Park, *Andy Spessard*

ABOUT US

The Capital Crossroads & Discovery Special Improvement Districts work in partnership to support the vibrancy of downtown through services and advocacy with a keen focus on a clean, safe and excellent experience for all. We are a collective voice of downtown property owners who assess themselves to pay for public services and improvements.

Learn More at [DowntownServices.org](https://www.downtownservices.org)





Capital Crossroads Special Improvement District (CCSID)

Discovery Special Improvement District (DSID)

Downtown District

REPORT HIGHLIGHTS

MAJOR INVESTMENTS

31

Projects Proposed
\$1.7 BILLION

21

Projects Under Construction
\$1.1 BILLION

16

Projects Completed
\$228 MILLION

HOUSING & RESIDENTS

12,000

Residents

90%

Apartment Occupancy

EMPLOYMENT & OFFICE

88,366

Workers

21.1%

Vacancy Rate
(Class A, B, & C)

EDUCATION

4

Colleges & Universities

37,264

College Students

HEALTHCARE

at Grant Medical Center

18,279 Inpatients

129,782 Outpatients

RETAIL

23 New Businesses
Opened

240+ Retail Goods &
Services Businesses

HOSPITALITY & ATTRACTIONS

54.3%

Downtown Hotel Occupancy

27.7M

Total Downtown Visits

TRANSPORTATION

11,900

Employees Enrolled in
Downtown C-PASS

11.1M

Total COTA Rides



The Junto, *Andy Spessard*



MAJOR INVESTMENTS

Highlights

The dollar volume of major construction projects proposed and under construction increased from the prior year in 2023. The value of completed projects dropped to \$228 million in 2023 from \$526 million in 2022, when the \$265 million Hilton 2.0 expansion debuted. Among major projects unveiled in 2023 were the \$360 million Grant Medical Center expansion and the \$290 million Peninsula Phase 2 development.

\$1.7B
Proposed

Notable projects

- I-70/I-71 Final Two Phases: \$526 million
- Grant Medical Center Expansion: \$360 million
- Peninsula Phase 2: \$290 million

\$1.1B
Under Construction

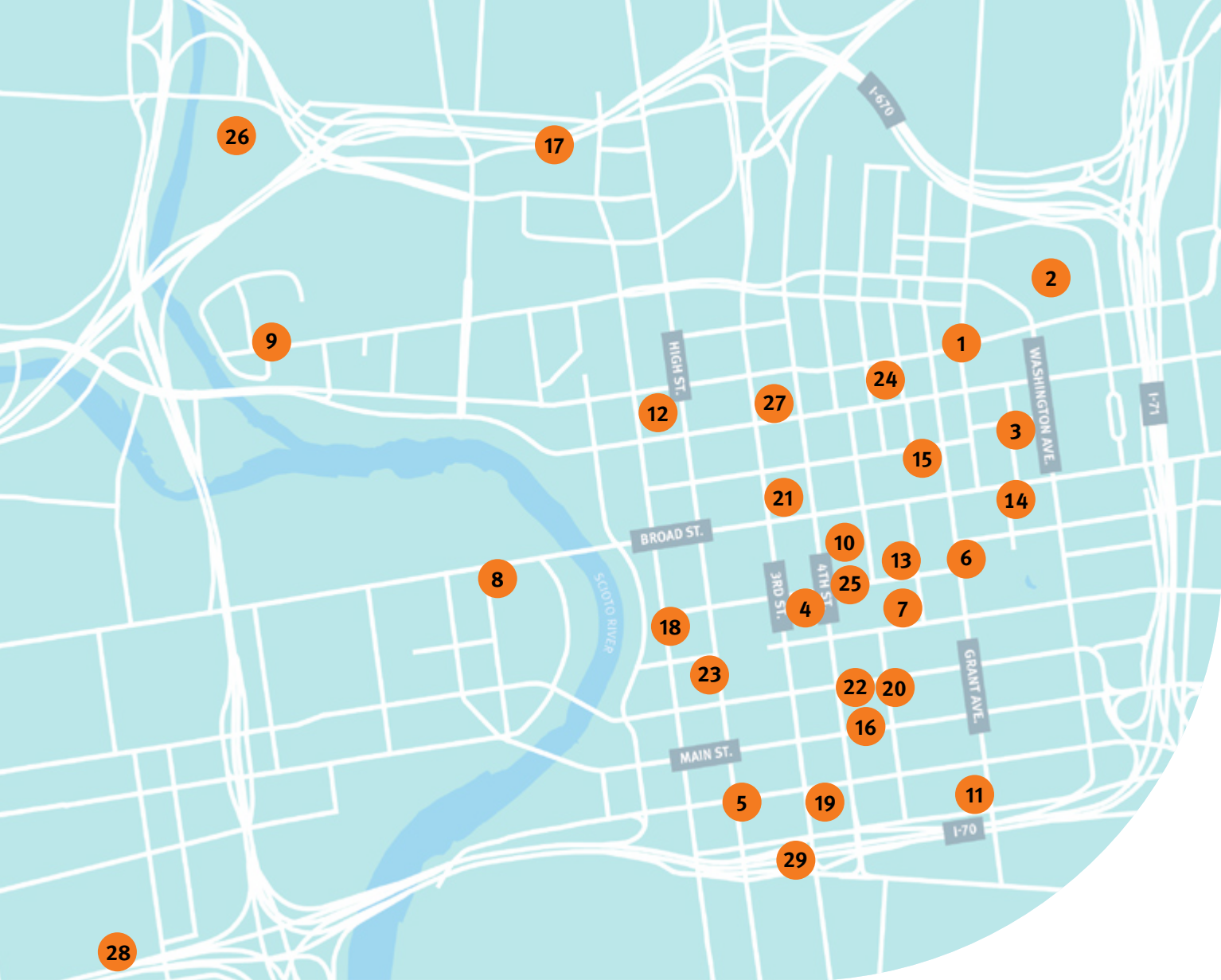
Notable projects

- The Merchant Building: \$430 million
- I-70/I-71 Front to Souder Phase: \$280 million
- Continental Centre Conversion: \$107.7 million

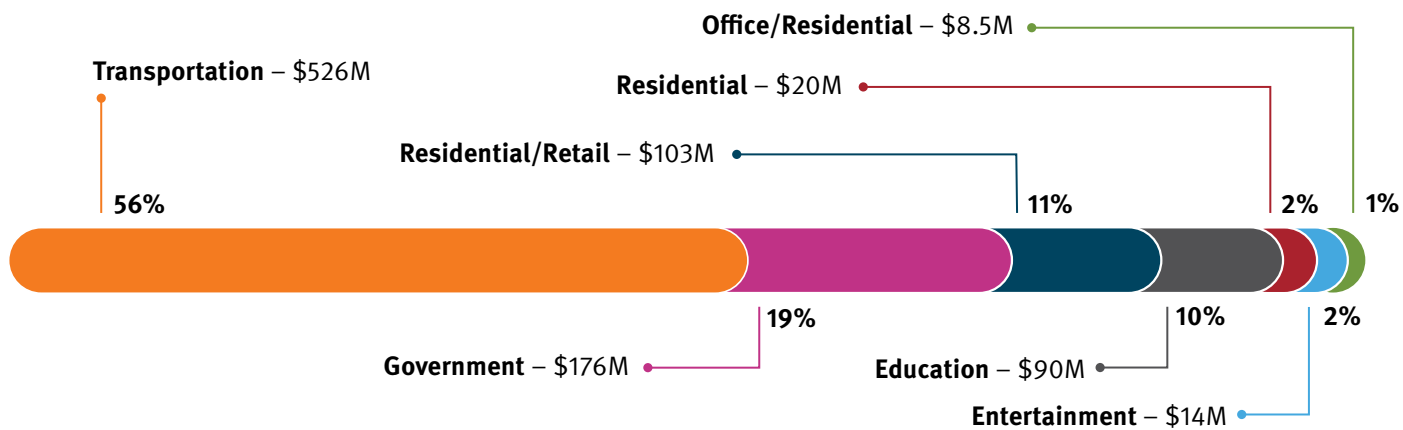
\$228M
Completed

Notable projects

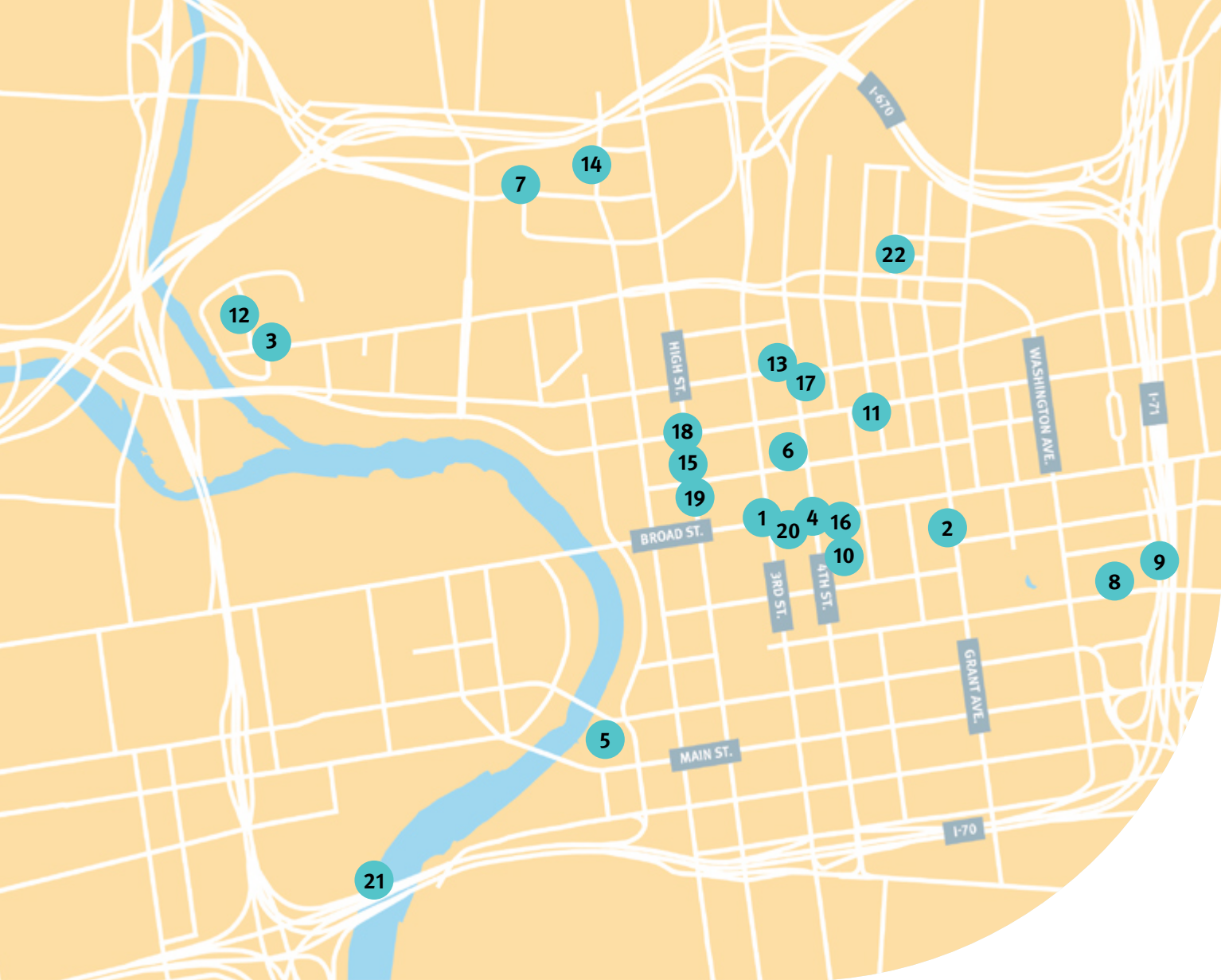
- ONE at the Peninsula: \$43 million
- The Junto Hotel: \$37 million
- Vera on Broad: \$26 million



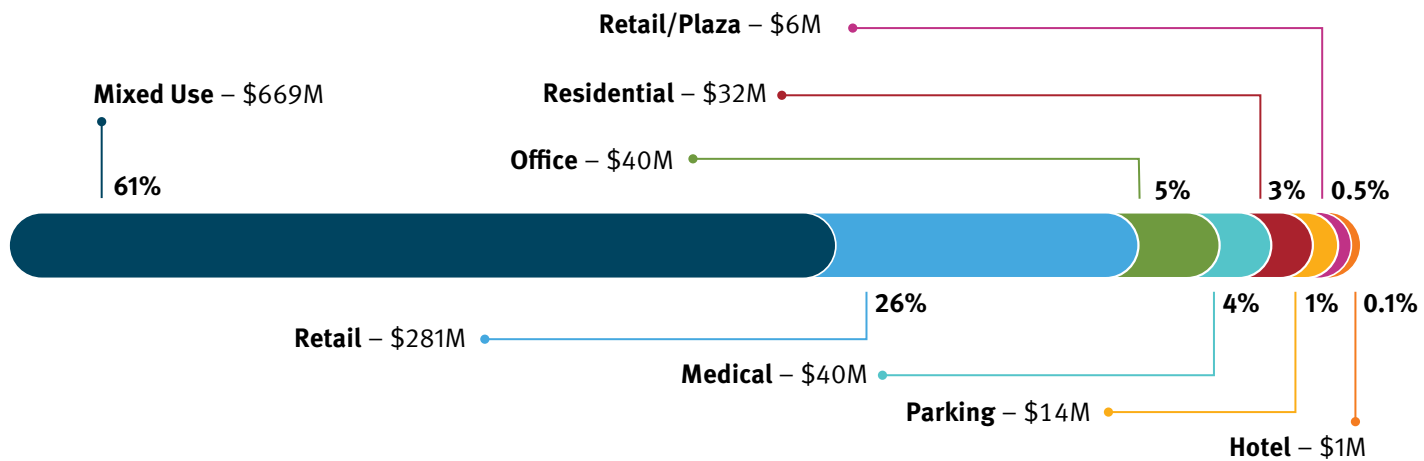
PROPOSED PROJECTS



	PROPOSED	LOCATION	COST ESTIMATE in millions	USE
1	OhioHealth Center for Health Sciences (CSCC)	Cleveland & Spring	\$85	Education
2	Nestor Hall Auditorium Renovation	Columbus State Campus	\$5	Education
3	CCAD Center for Creative Collaboration	Washington & Gay	\$15	Education
4	CAPA Music Hall	3rd & Chapel	\$14	Entertainment
5	New Municipal Court Building	High & Mound	\$175	Government
6	Grant Medical Center Expansion	Grant & State	\$360	Medical
7	250 E. Town St. Adaptive Reuse	6th & Town	\$8.5	Office/Residential
8	Peninsula Phase 2	Belle & Broad	\$290	Office/Residential/Hotel/ Retail/Parking
9	Astor Park	Neil & Nationwide	\$1.2	Park
10	ParkWalk	Young & Capital	n/a	Plaza
11	Elevate 340	Grant & Fulton	\$20	Residential
12	Former YMCA	Front & Long	n/a	Residential
13	Former Knights of Columbus Apartments	6th & State	n/a	Residential
14	Library Park - Phase 4	9th & Oak	n/a	Residential
15	Artem on Gay	Grant & Gay	n/a	Residential
16	The TwoFer	Young & Main	n/a	Residential
17	Arena District Apartments	Armstrong & Spruce	n/a	Residential
18	The Civic	Front & Town	\$73.2	Residential/Office/Retail
19	AspireColumbus	3rd & Mound	\$70	Residential/Retail
20	Jaycee Arms Expansion	5th & Main	\$33.5	Residential/Retail
21	Chase Tower Apartments	3rd & Broad	n/a	Residential/Office/Retail
22	The Estrella	Schreiner & Rich	n/a	Residential/Retail/Office/ Parking
23	161 S. High St. Apartments	High & Town	n/a	Residential/Retail/Parking
24	267 E. Spring St. Apartments	Neilston & Spring	n/a	Residential/Retail/Parking
25	Schoedinger Renovation	5th & State	n/a	Retail
26	The Reach Retail Building	Reach & Goodale	n/a	Retail
27	116-124 E. Long St. Renovation	Lazelle & Long	n/a	Retail/Office
28	70/71 Phase 6B-D - West Interchange	I-70 & 71	\$280	Transportation
29	70/71 Phase 4B - South Innerbelt	I-70 & 71	\$246	Transportation
	TOTAL COST		\$1.7 B	



PROJECTS UNDER CONSTRUCTION



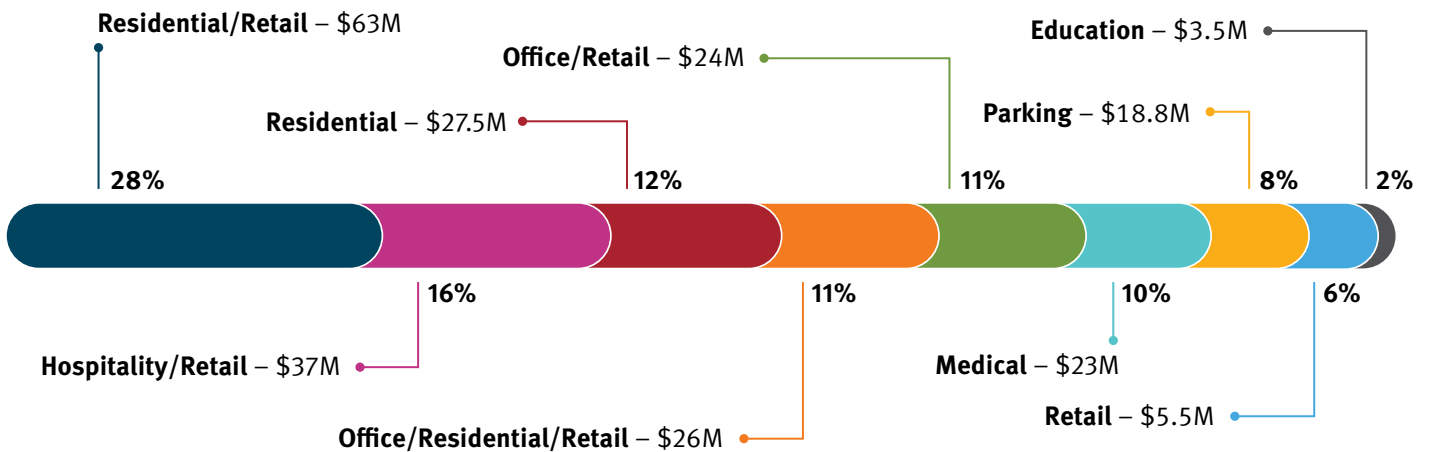
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	UNDER CONSTRUCTION	LOCATION	COST ESTIMATE in millions	USE
1	Public Restrooms	Various	\$1.3	Hospitality
2	Grant Medical Office Building and Garage	Grant & State	\$40	Medical
3	Astor Park Office	Columbus Crew & Nationwide	\$56.5	Office
4	Preston Centre	4th & Broad	n/a	Office/Residential/Retail
5	Scioto Mile Fountain Renovation	Civic Center & Main	\$15	Park
6	Continental Centre Conversion	4th & Gay	\$107.7	Residential
7	220 Vine Apartments	Kilbourne & Vine	\$22.5	Residential
8	Rich Street Townhomes	11th & Walnut	\$13.5	Residential
9	602 Town St. Apartments	Lester & Town	\$7	Residential
10	81 S. 5th St. VOA Facility	5th & State	\$1.6	Residential
11	Belong on Long	Neilston & Long	\$1	Residential
12	Astor Park Residential	Neiland & Nordecke	n/a	Residential
13	E. Lafayette Residential	Lazelle & Lafayette	n/a	Residential
14	The Merchant Building	Park & Spruce	\$430	Residential/Office/Retail/ Hospitality
15	The Madison	High & Gay	\$60.7	Residential/Retail
16	The Gilbert	Fifth & Broad	\$44	Residential/Retail
17	174 E. Long St. Micro Living	4th & Long	\$12	Residential/Retail
18	100 N. High St.	High & Long	n/a	Residential/Retail
19	66 N. High St. Retail Renovation	High & Gay	\$0.8	Retail
20	PNC Plaza Ground Floor Renovation	Capitol Square	\$6	Retail/Plaza
21	70/71 Phase 4R/6R - Front to Souder	I-70 & 71	\$280	Transportation
22	BalletMet Addition	6th & Edward	n/a	Education
	TOTAL COST		\$1.1 B	

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



PROJECTS COMPLETED IN 2023

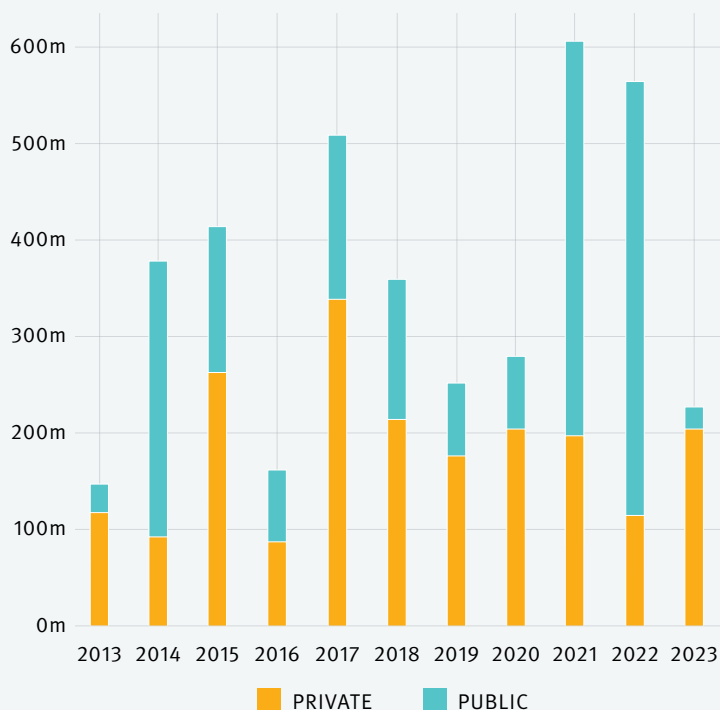


COMPLETED	LOCATION	COST ESTIMATE in millions	USE	
1	Columbus State Center for Early Learning	Cleveland & Grove	\$3.5	Education
2	Drury Inn Exterior Renovation	Nationwide & Third	n/a	Hospitality
3	The Junto Hotel	Belle & State	\$37	Hotel/Retail
4	OhioHealth Grant Cancer Center	6th & Town	\$23	Medical
5	Vera on Broad	Grant & Broad	\$26	Office/Residential/Retail
6	Fifth Third Center Renovation	Capitol Square	\$24	Office/Retail
7	Astor Park Garage	Columbus Crew & Nordecke	\$18.8	Parking
8	Current (Gay & High Public Art)	Gay & High	n/a	Public Art
9	Topiary Park Crossing	Washington & Town	\$23	Residential
10	83 Normandy Ave. Residential	Normandy & Gay	\$3	Residential
11	The Residences at 218 E. Main	5th & Main	\$1.0	Residential
12	99 Normandy Ave. Residential	Normandy & Gay	\$0.5	Residential
13	ONE at the Peninsula	319 W. State St.	\$43	Residential/Retail
14	Residences at Topiary Park	Washington & Oak	\$20	Residential/Retail
15	The Kee Event Space	Neilston & McKee	\$5.5	Retail
16	Jackie O's Renovations	4th & Spring	n/a	Retail
TOTAL COST		\$228.2 M		

Downtown Investments by Year Completed

(In Millions of 2023 Dollars)

YEAR COMPLETED	PRIVATE	PUBLIC	TOTAL
2013	\$102	\$40	\$142
2014	\$96	\$293	\$389
2015	\$261	\$142	\$403
2016	\$98	\$61	\$159
2017	\$334	\$184	\$518
2018	\$215	\$150	\$365
2019	\$177	\$54	\$231
2020	\$204	\$67	\$271
2021	\$192	\$420	\$612
2022	\$128	\$436	\$564
2023	\$206	\$22	\$228
TOTAL	\$2,012	\$1,870	\$3,882



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



Major Investments
SPOTLIGHT

HIGH AND GAY

Public art installation "Current"
by Janet Echelman, *Andy Spessard*



left: The Madison, *Andy Spessard*
right: The Madison Buildings before

Few areas of downtown are undergoing transformation quite like the intersection of High and Gay streets.

The Madison White-Haines project, led by Edwards Cos., preserves an important part of High Street's streetscape, originally constructed between 1898 and 1913. Combined under a single brand called The Madison, the 70 N. High St. complex includes 44 apartments and ground-level retail space.

Just north of The Madison, Edwards Cos. is constructing a 15-story building on the site of a former surface parking lot. The project at 100 N. High St. will be connected to The Madison and will feature apartments, art galleries, a restaurant, and a parking garage. The restaurant is expected to open by mid-2024 with the apartments to be completed in 2025, bringing more residents and foot traffic to the heart of downtown.

To the south, a new French bistro is expected to open in the former Briosso space at 66 N. High St., along with a seafood restaurant across the street in The Nicholas.

The intersection of High and Gay garnered the brightest spotlight with the June 2023 unveiling of the

“ Current is a museum-quality piece that is free and accessible for all. ”

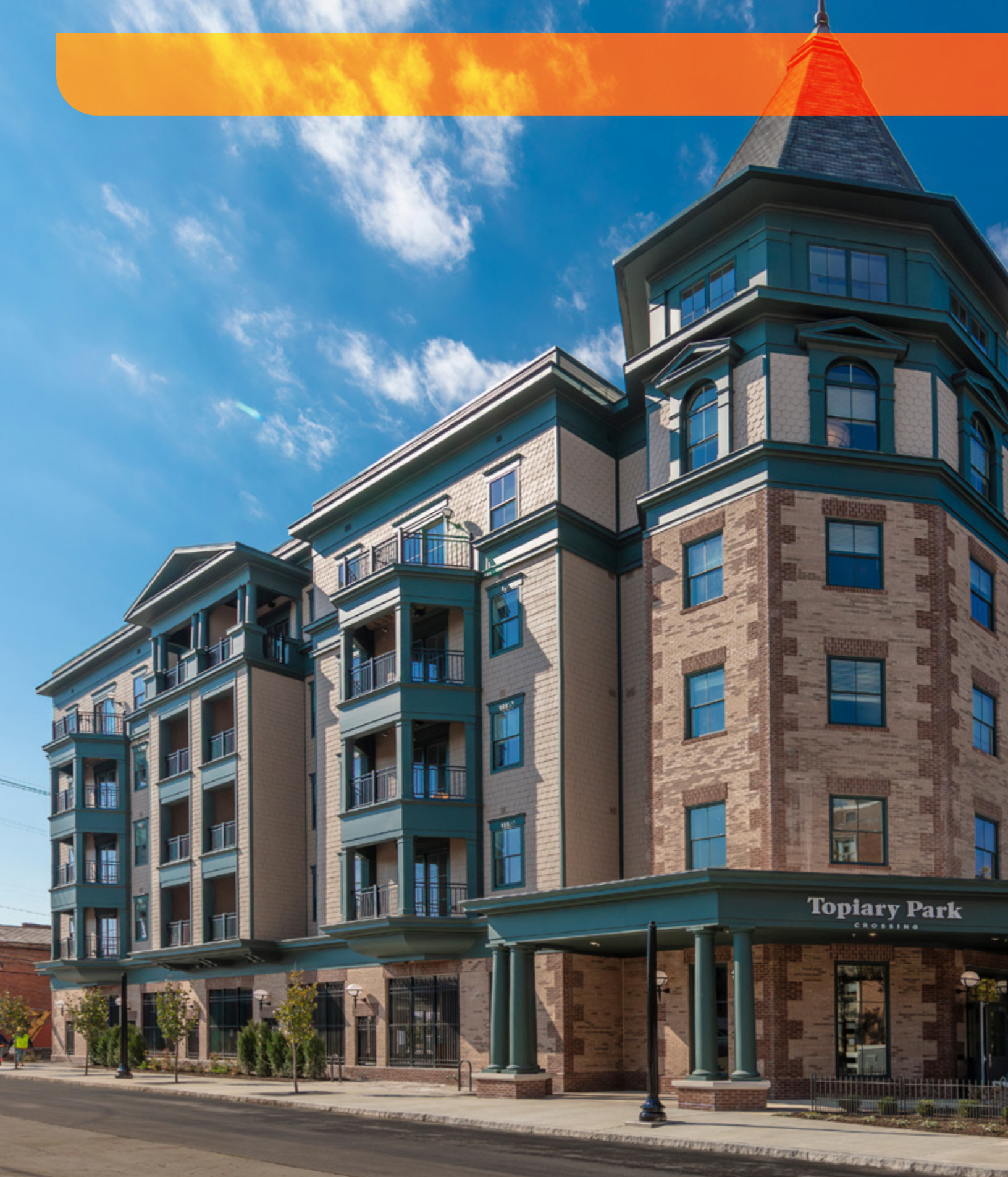
Andrew J. Ginther, City of Columbus Mayor

hanging sculpture, Current, that is strung between a pair of buildings owned by Edwards Cos. and a pair owned by Day Cos. The installation, created by artist Janet Echelman and funded by Edwards Cos. owner Jeff Edwards, is meant to be a defining public art piece for downtown and the city as a whole.

“Public art adds enormous value to the cultural, aesthetic and economic vitality of a city,” Mayor Andrew J. Ginther said. “Current is a museum-quality piece that is free and accessible for all.”

Edwards Cos. previously converted the Citizens bank building at the southwest corner into a residential property and developed The Nicholas apartment community at the northwest corner.

"I've really been invested in this part of downtown going back the better part of a decade," Edwards said.



Topiary Park Crossing, *Andy Spessard*



HOUSING & RESIDENTS

Highlights

Downtown’s population continued to grow in 2023 as new apartments came online, but occupancy fell slightly to 90%. New apartment communities that debuted in 2023 include Vera on Broad (114 units) and Residences at Topiary Park (92). At least 10 projects in development will add 1,394 market-rate units in 2024 and beyond.

12,000
Residents

9,413
Total Number of Residential Units

90%
Apartment Occupancy

- Number of Units Proposed: 1,831
- Projects Proposed: 16
- Number of Units Under Construction: 1,609
- Projects Under Construction: 14
- Number of Units Completed: 650
- Projects Completed: 7

PROPOSED		LOCATION	NUMBER OF UNITS	TENURE
1	Scioto Peninsula Phase II	Belle & Broad	300	Rental
2	Chase Tower Apartments	100 E. Broad St.	253	Rental
3	161 S. High St. Apartments	161 S. High St.	200	Rental
4	The Estrella	199 E. Rich St.	180	Rental
5	Jaycee Arms Expansion	266 E. Main St.	138	Rental
6	AspireColumbus	360 S. 3rd St.	135	Rental
7	267 E. Spring St. Apartments	267 E. Spring St.	131	Rental
8	Library Park - Phase 4	39 S. 9th St.	120	Rental
9	The Civic	145 S. Front St.	94	Rental
10	Former Knights of Columbus Apartments	80 S. 6th St.	75	Rental
11	Artem on Gay	55 N. Grant Ave.	70	Rental
12	Elevate 340	340 E. Fulton St.	68	Rental
13	The TwoFer	204 E. Main St.	55	Rental
14	250 E. Town St. Adaptive Reuse	250 E. Town St.	6	Rental
15	Arena District Apartments	116 Spruce St.	6	Rental
16	Former YMCA	40 W. Long St.	n/a	Rental
TOTAL UNITS			1,831	

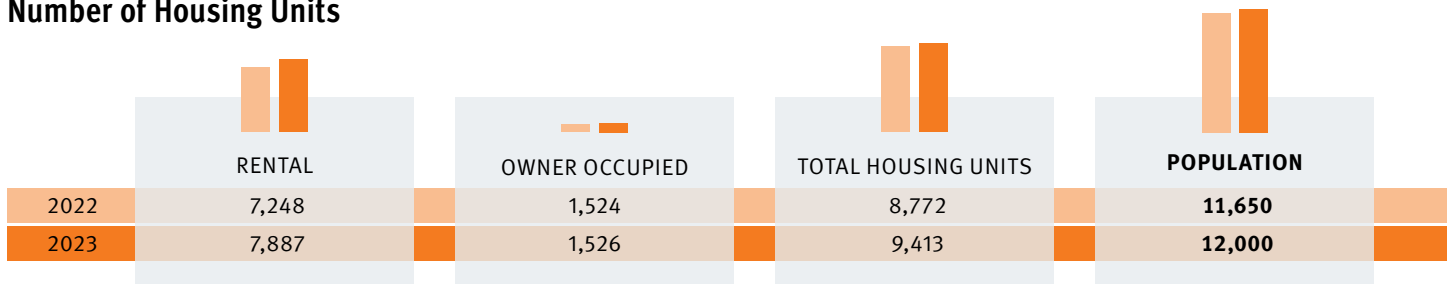
UNDER CONSTRUCTION		LOCATION	NUMBER OF UNITS	TENURE
1	Astor Park Residential	555 W. Nationwide Blvd.	444	Rental
2	Continental Centre Conversion	150 E. Gay St.	344	Rental
3	100 N. High St.	100 N. High St.	152	Rental
4	The Merchant Building	45 Spruce St.	150	n/a
5	The Gilbert	199 E. Broad St.	133	Rental
6	220 Vine Apartments	220 Vine St.	124	Rental
7	Preston Centre	155 E. Broad St.	105	Rental
8	The Madison	72 N. High St.	48	Rental
9	174 E. Long St. Micro Living	174 E. Long St.	45	Rental
10	81 S. 5th St. VOA Facility	81 S. 5th St.	26	Rental
11	602 E. Town St. Apartments	602 E. Town St.	24	Rental
12	Rich Street Townhomes	580 E. Rich St.	6	Rental
13	Belong on Long	274 E. Long St.	4	Owner Occupied
14	E. Lafayette Residential	106-112 E. Lafayette St.	4	Rental
TOTAL UNITS			1,609	



PROPOSED, UNDER CONSTRUCTION & COMPLETED IN 2023 HOUSING

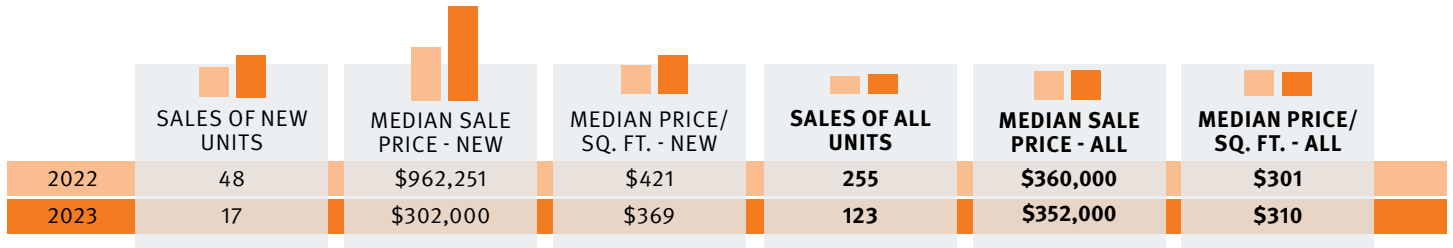
COMPLETED	LOCATION	NUMBER OF UNITS	TENURE	
1	ONE at the Peninsula	319 W. State St.	329	Rental
2	Vera on Broad	366 E. Broad St.	114	Rental
3	Topiary Park Crossing	497 E. Town St.	98	Rental
4	Residences at Topiary Park	65 S. Washington Ave.	92	Rental
5	The Residences at 218 E. Main	218 E. Main St.	14	Rental
6	83 Normandy Ave. Residential	91 Normandy Ave.	2	Owner Occupied
7	99 Normandy Ave. Residential	99 Normandy Ave.	1	Owner Occupied
TOTAL UNITS			650	

Number of Housing Units



Source: Capital Crossroads & Discovery SIDs

Sales of Owner Occupied Units



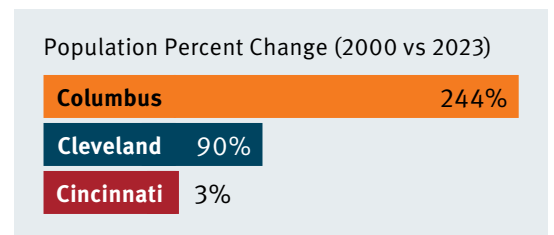
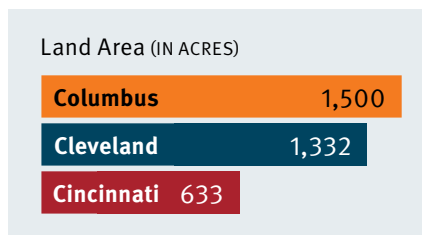
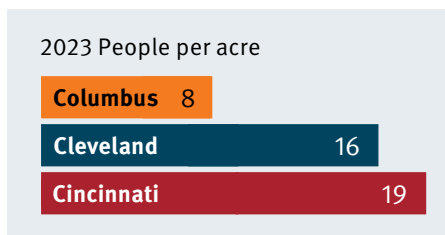
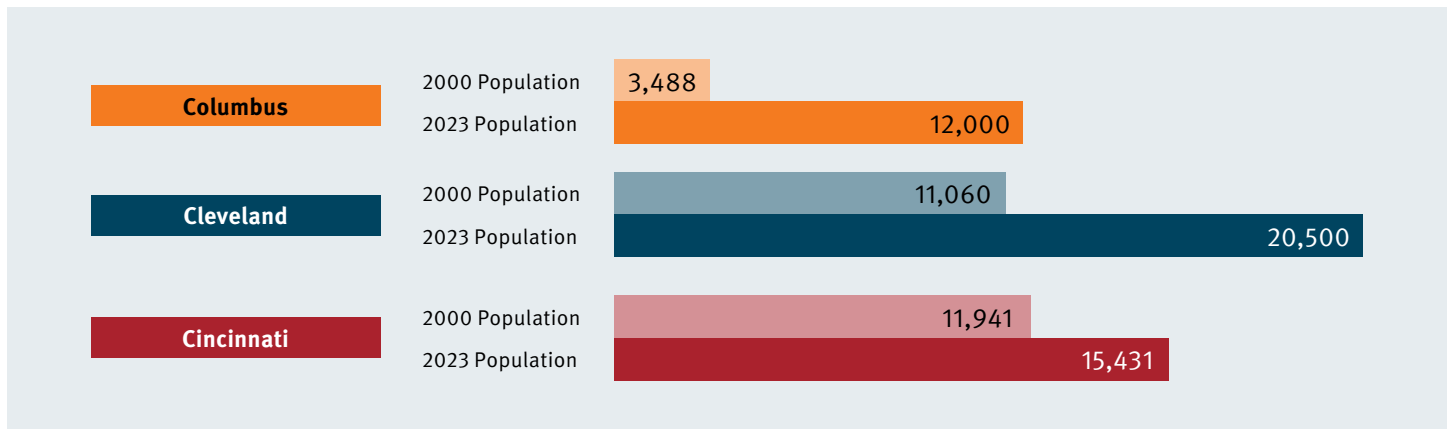
Source: Franklin County Auditor

Apartment Rents and Occupancy

	AVERAGE RENT		AVERAGE UNIT SQUARE FOOT		OCCUPIED
	1 BR AND SMALLER	2 BR AND LARGER	1 BR AND SMALLER	2 BR AND LARGER	
Downtown	\$1,520	\$2,158	665 ^{sq. ft}	1,145 ^{sq. ft}	89.5%
Central Ohio*	\$988	\$1,340	722 ^{sq. ft}	1,116 ^{sq. ft}	94%
US	\$1,675	\$2,000	752 ^{sq. ft}	1,138 ^{sq. ft}	94.7%

*Excludes Downtown area
Source: Vogt Strategic Insights

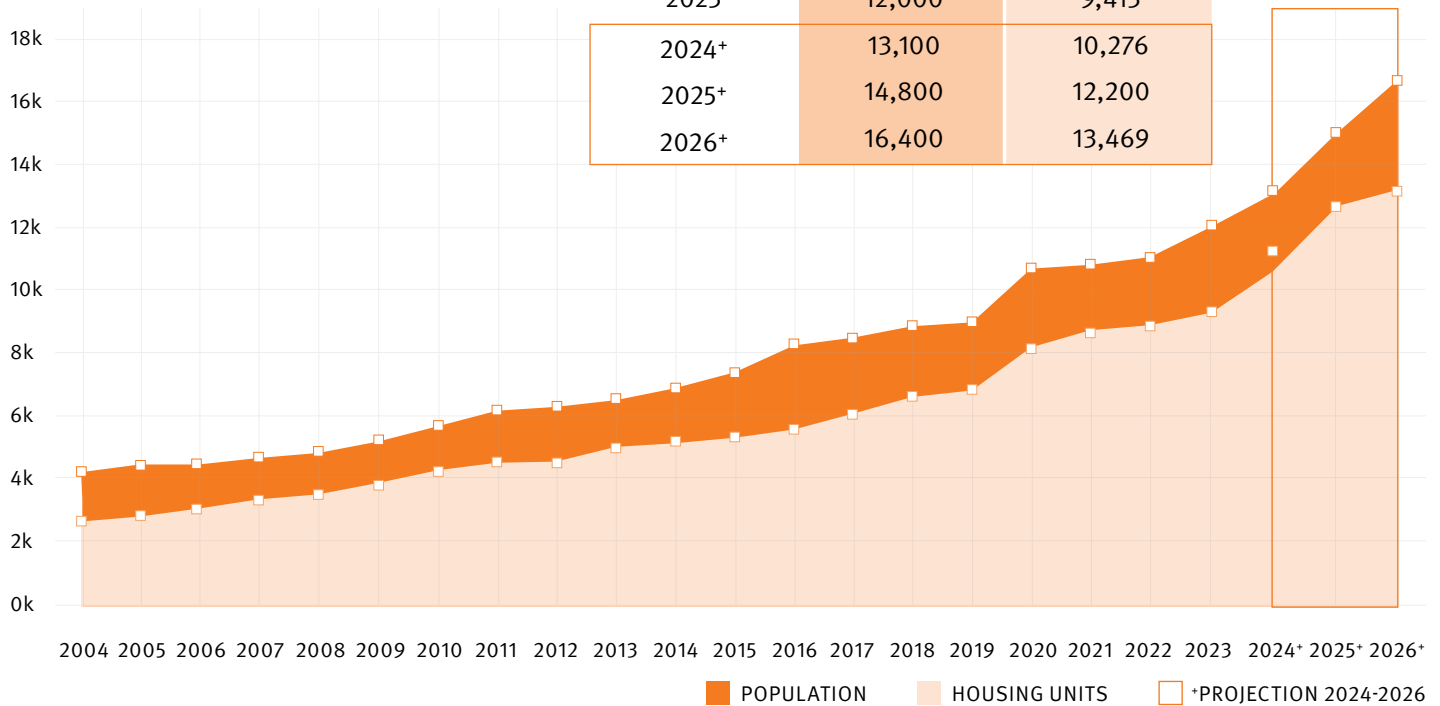
Downtown Population Comparison



Downtown Residents & Housing Units 2004–2026


includes projection*

DATE	POPULATION	HOUSING UNITS
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	10,323	8,062
2021	11,200	8,521
2022	11,650	8,772
2023	12,000	9,413
2024+	13,100	10,276
2025+	14,800	12,200
2026+	16,400	13,469



Source: Capital Crossroads & Discovery SIDs

Downtown Residential Demographics



US Census ACS 2022 Five-Year Estimates

Downtown Census Tracts 30, 40.01, and 40.02 have been combined for this report and referred to as Downtown Tracts to represent the downtown residential population. As the data is a 5-year estimate ending in 2022 and doesn't match the official downtown boundary, the total population listed below is less than the current figure on page 23.

Population

	TOTAL	MEDIAN AGE	MALE/FEMALE
Downtown Tracts	7,299	30.3/28.6/40.0	47%/53%
Franklin County	1,318,149	34.6	49%/51%

Race

	ONE RACE	TWO OR MORE RACES
Downtown Tracts	94.8%	5.2%
Franklin County	93.2%	6.8%

	WHITE	BLACK OR AFRICAN AMERICAN	AMERICAN INDIAN AND ALASKA NATIVE	ASIAN	NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	SOME OTHER RACE	HISPANIC OR LATINO ORIGIN (OF ANY RACE)
Downtown Tracts	72.8%	11.3%	0.3%	9.7%	0%	0.8%	4.8%
Franklin County	62.1%	23%	0.2%	5.4%	0.03%	2.5%	6%

Estimated Population by Generation

Graph Key: Population Amount / Percentage

Source: ESRI 2023 Estimate

	SILENT & GREATEST GENERATIONS 1901-1945	BABY BOOMER 1946-1964	GENERATION X 1965-1980	MILLENNIAL 1981-1996	GENERATION Z 1997-2012	GENERATION ALPHA 2013-2028
Downtown Tracts	672 / 6%	2,197 / 19%	2,035 / 17%	4,094 / 35%	2,301 / 20%	425 / 4%
Franklin County	55,458 / 4%	235,627 / 17%	250,040 / 18%	360,883 / 27%	337,991 / 25%	114,873 / 8%

Educational Attainment

	POPULATION 25 YEARS AND OVER	HIGH SCHOOL GRADUATE OR HIGHER	BACHELOR'S DEGREE OR HIGHER
Downtown Tracts	5,738	95%	64%
Franklin County	884,031	92%	42%

Income and Benefits

In 2022 Inflation-adjusted Dollars

	MEDIAN HOUSEHOLD INCOME	MEAN HOUSEHOLD INCOME
Downtown Tracts	\$73,348(TRACT 30) / \$33,153(TRACT 40.01) / \$73,832(TRACT 40.02)	\$71,070
Franklin County	\$92,815	\$98,356

Commuting Habits

	WORKERS 16 YEARS AND OVER	MEAN TRAVEL TIME (MINUTES)
Downtown Tracts	5,194	17.8
Franklin County	682,147	22

	DRIVE ALONE	CARPPOOL	PUBLIC TRANSPORTATION	WALK	BIKE	OTHER MEANS	WORK AT HOME
Downtown Tracts	54.1%	2.3%	2.4%	22.5%	0.6%	0.8%	17.3%
Franklin County	73%	7.1%	1.8%	2.3%	0.3%	1%	14.4%

Occupation

	OCCUPATION TOTAL	MANAGEMENT, BUSINESS, SCIENCE, AND ARTS	SERVICE	SALES & OFFICE	NATURAL RESOURCES, CONSTRUCTION, AND MAINTENANCE	PRODUCTION, TRANSPORTATION, AND MATERIAL MOVING
Downtown Tracts	5,215	61%	13%	16%	4%	7%
Franklin County	694,653	46%	15%	21%	5%	13%



Housing & Residents
SPOTLIGHT

OFFICE TO RESIDENTIAL CONVERSIONS

Sunken garden at renovated PNC Plaza, 155 E.
Broad St., *Andy Spessard*



150 E. Gay conversions under construction,
The Bernstein Companies

Columbus, like many cities, is facing an extreme housing shortage while simultaneously coping with a glut of downtown office space in an era of remote work. One increasingly popular solution: converting office towers into apartments.

The redevelopments are complicated and not every building is ideal, but several projects are bringing hundreds of new housing units onto the market.

The 26-story Continental Centre at 150 E. Gay St. is being converted into a 409-unit apartment complex by Washington, D.C.-based Bernstein Cos, which also is converting the 116-year-old, 14-story Textile Building in Cincinnati into 282 apartments. Conversions are dotting the downtown landscape, from the Preston Centre to the former Jobs and Family Services building at 145 S. Front St., vacant since 2006.

The projects come with significant challenges, like the layout of HVAC and windows, as well as general uncertainty about what's inside such historic buildings. But office-to-residential conversions are helpful tools to help take downtown from a 9-to-5 community to an around-the-clock hub of activity.

"As offices slow down, these cities need to seriously look at these conversions," said Phil Aftuck, director of

real estate development for Bernstein.

Cleveland is said to have the highest percentage of its total office inventory (11%) either currently being converted or pegged for conversion, and the Washington Post highlighted Cleveland's Public Square as a prime example of how conversions can play a role in a broader revitalization strategy.

In Columbus, office-to-housing conversions will help toward a goal of quadrupling the downtown population by 2040.

Redevelopment Details

Continental Centre

150 E. Gay St.

Developer: Bernstein Cos. and Welltower

The 26-story building will have 409 one- and two-bedroom units

Preston Centre

155 E. Broad St.

Developer: Edwards Cos.

About half of the former PNC office tower is being converted into apartments.

Civic

145 S. Front St.

Developer: Connect Realty

The former Jobs and Family Services building, vacant since 2006, will have 100 apartments, a cafe, and some office space.



Astor Park Office under construction, *Andy Spessard*



EMPLOYMENT & OFFICE

Highlights

The downtown office vacancy rate dropped to 21.1% in 2023 from 21.3% a year earlier. However, lease rates dropped to \$22.63, the lowest inflation-adjusted level since at least 1999. Downtown's net absorption rate was negative 277,794 square feet in 2023, compared to suburban Columbus' absorption of positive 74,359 square feet.

STATS

90,100 **Workers**
who visited their Downtown job site at least once in 2023 (80% of 2019)

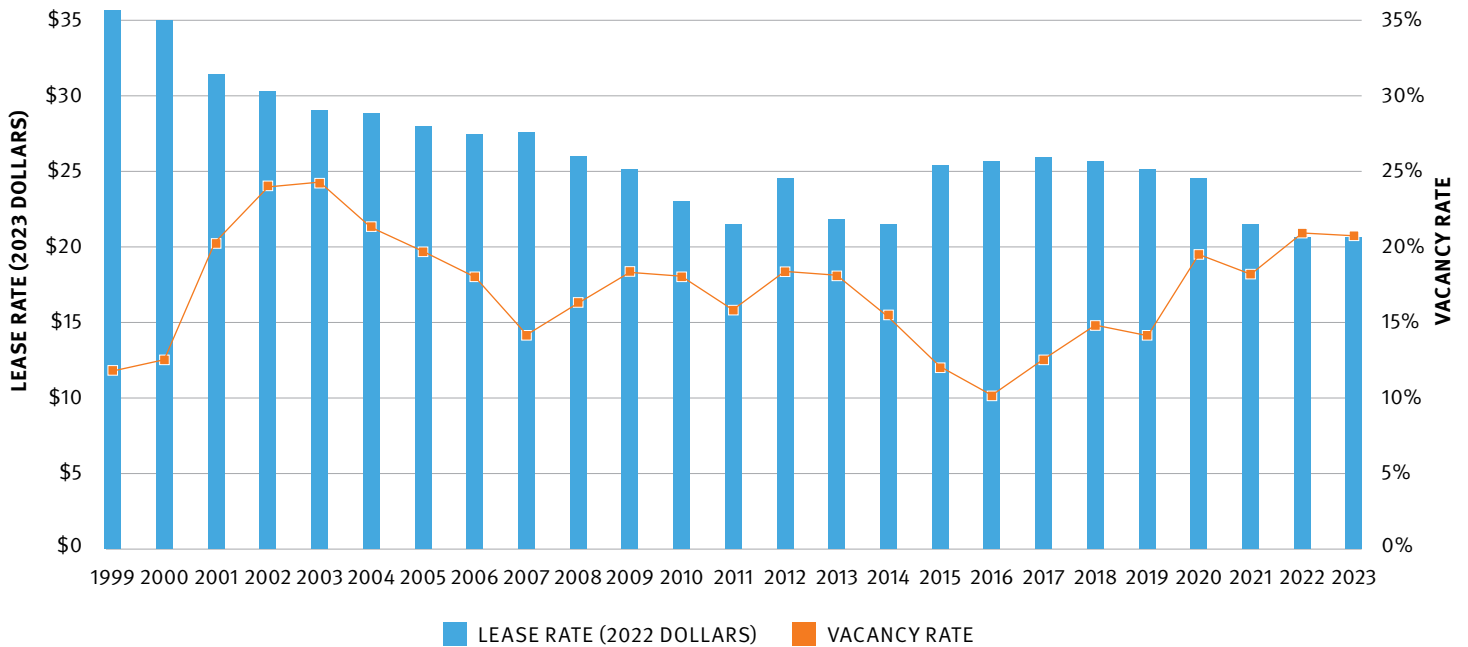
21.1% **Downtown Office Vacancy Rate**
Class A, B & C

23.6% **Suburban Office Vacancy Rate**
Class A, B & C

Employment and Office Market

Downtown Office Vacancy Rates and Lease Rates

1999-2023

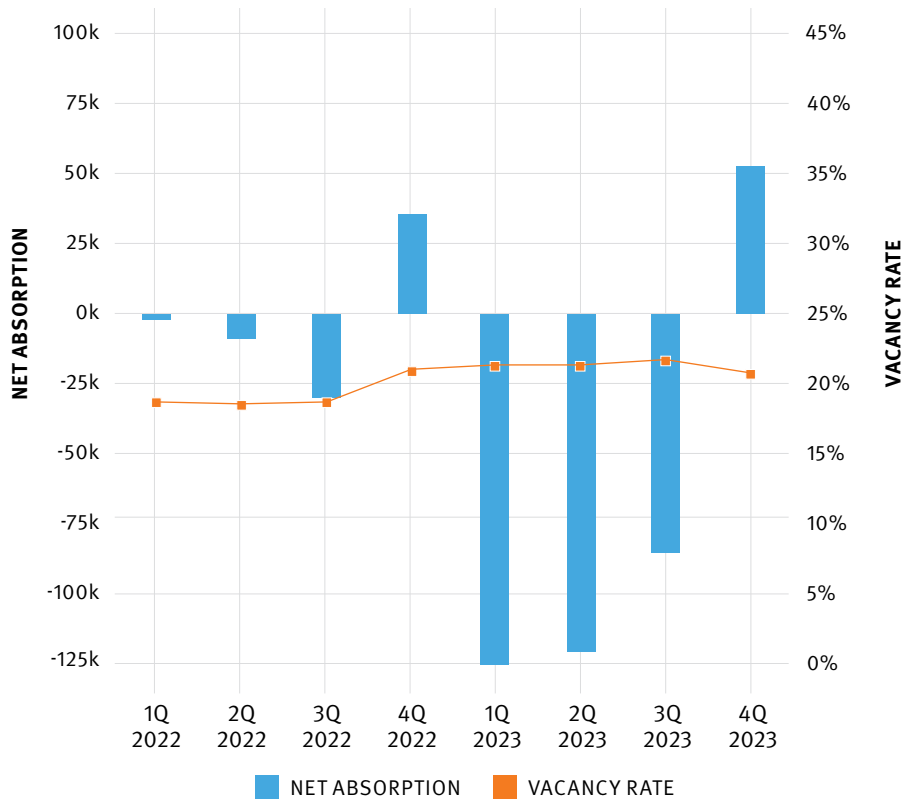


Source: CBRE

Quarterly Data

Class A, B, & C

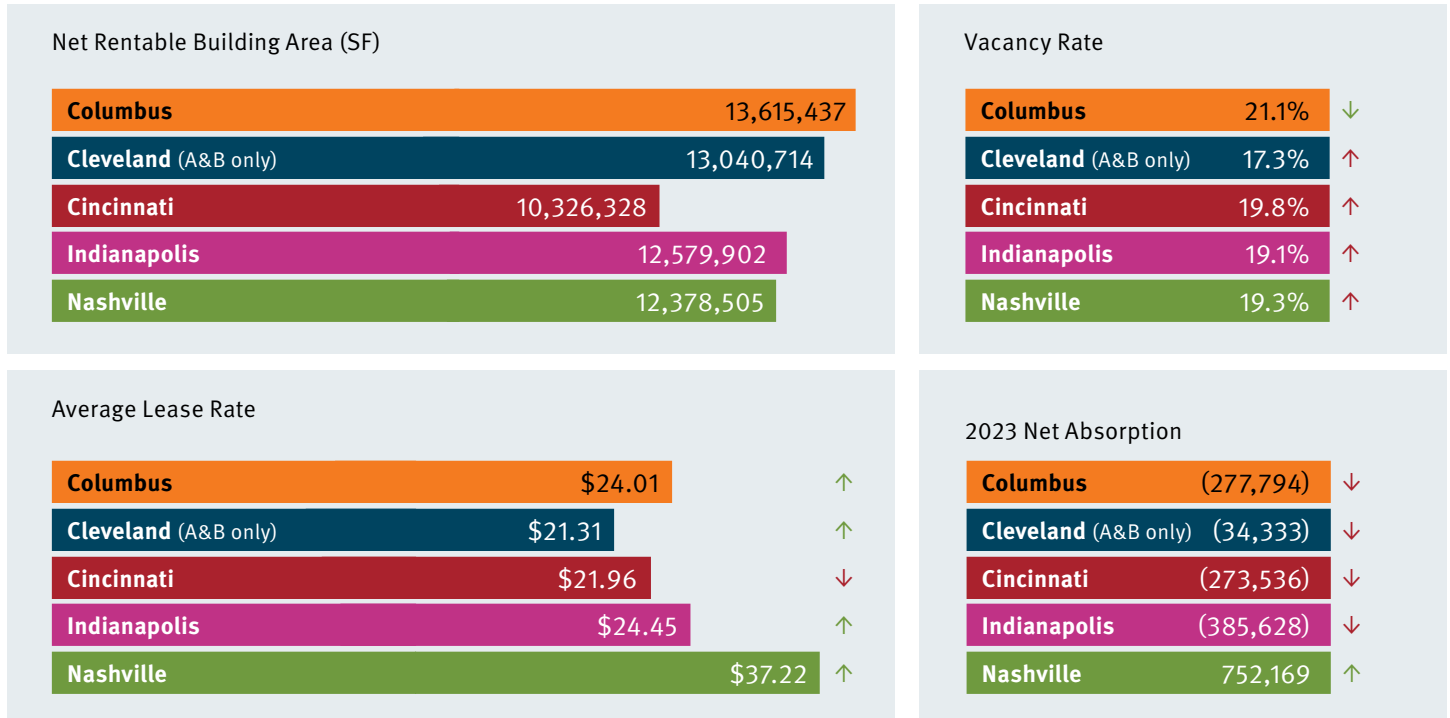
QUARTER	NET ABSORPTION	VACANCY RATE
1Q 2022	(457)	19.3%
2Q 2022	(9,035)	19.2%
3Q 2022	(32,451)	19.3%
4Q 2022	37,499	21.3%
1Q 2023	(125,110)	21.9%
2Q 2023	(122,604)	21.9%
3Q 2023	(84,272)	22.1%
4Q 2023	54,192	21.1%



Source: CBRE

Comparison With Other Downtowns

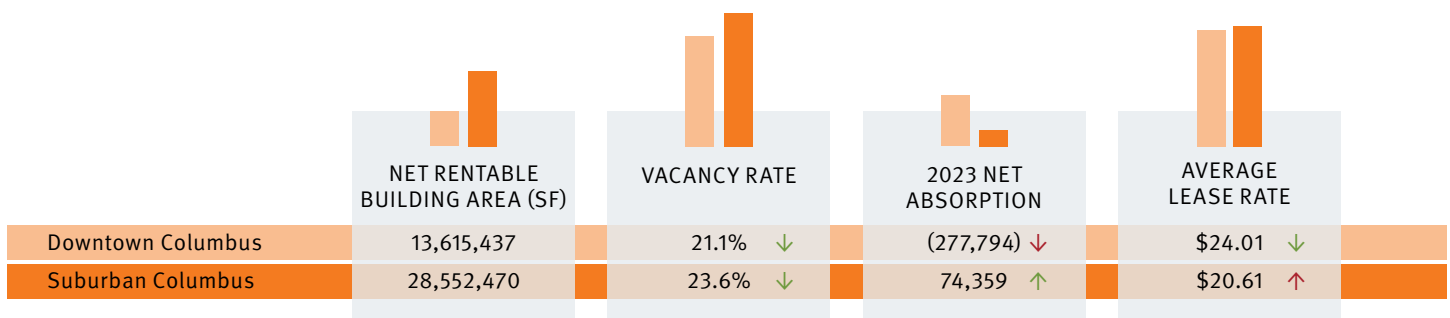
Class A, B, & C



Source: CBRE

Comparison With Suburban Market

Class A, B, & C



Source: CBRE

Downtown Employment Statistics

2017-2021 5-Year Estimates

Total All Jobs

	COUNT
Downtown	88,366
County	774,735
Metro	1,072,244

Jobs by Worker Sex

	MALE		FEMALE	
	COUNT	SHARE	COUNT	SHARE
Downtown	41,908	47%	46,458	53%
County	376,700	49%	398,035	51%
Metro	529,723	49.4%	542,521	50.6%

Jobs by Worker Age

COUNT	SHARE
14,267	16%
181,450	23%
261,320	24%

AGE 29 OR YOUNGER

COUNT	SHARE
52,595	60%
429,196	55%
585,028	55%

AGE 30 – 54

COUNT	SHARE
21,495	24%
164,089	21%
225,896	21%

AGE 55 OR OLDER

Jobs by Earnings

COUNT	SHARE
7,907	9%
131,331	17%
191,588	18%

\$15,000 PER YEAR OR LESS

COUNT	SHARE
16,201	18%
217,199	28%
313,700	29%

\$15,000 - \$40,000 PER YEAR

COUNT	SHARE
64,258	73%
427,205	55%
566,956	53%

\$40,000 PER YEAR OR MORE

Jobs by Worker Race

WHITE	BLACK OR AFRICAN AMERICAN	AMERICAN INDIAN AND ALASKA NATIVE	ASIAN	NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	TWO OR MORE RACES
70,422 / 80%	12,513 / 14%	170 / 0.2%	3,778 / 4%	35 / 0.04%	1,448 / 2%
595,846 / 77%	126,576 / 16%	1,821 / 0.2%	34,952 / 5%	493 / 0.06%	15,047 / 2%
850,431 / 79%	152,454 / 14%	2,561 / 0.2%	45,763 / 4%	690 / 0.1%	20,345 / 2%

Jobs by Worker Ethnicity

	NOT HISPANIC OR LATINO		HISPANIC OR LATINO	
	COUNT	SHARE	COUNT	SHARE
Downtown	85,912	97%	2,454	3%
County	746,077	96%	28,658	4%
Metro	1,033,479	96%	38,765	4%

COUNT — SHARE

■ DOWNTOWN
 ■ COUNTY
 ■ METRO

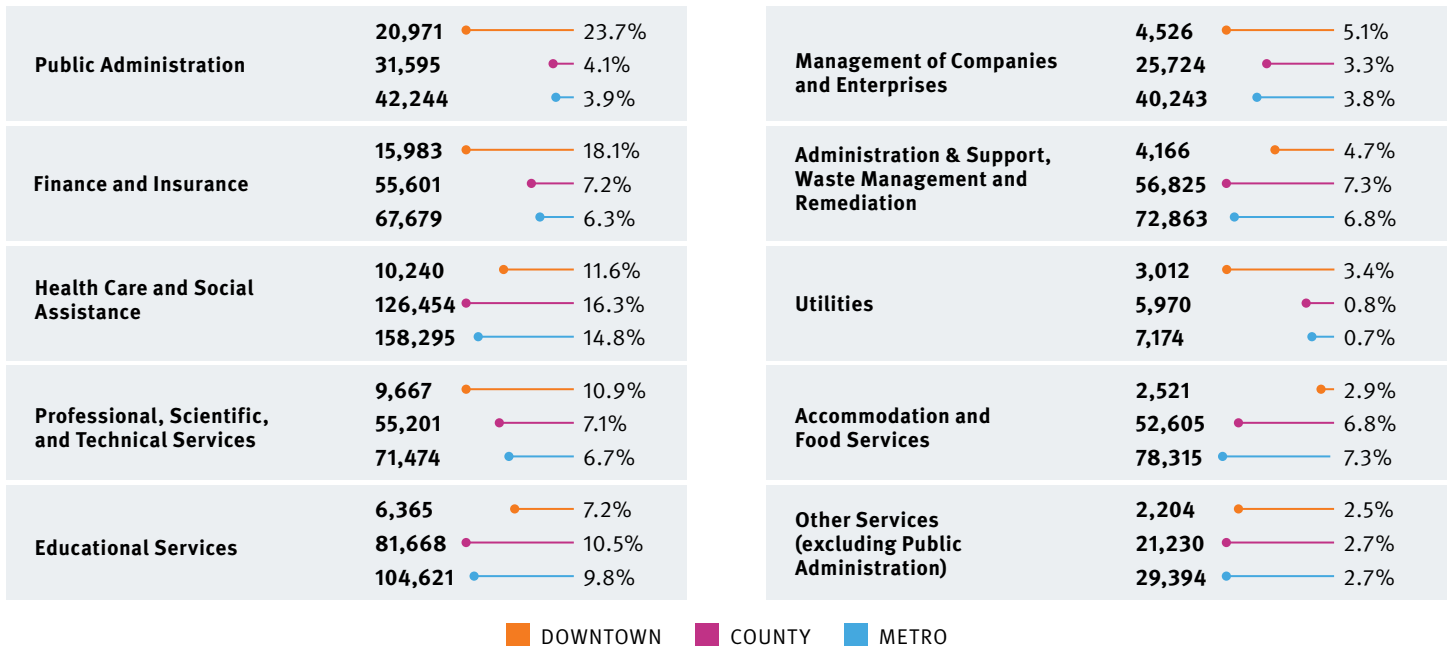
Source: US Census Bureau

Jobs by Worker Educational Attainment

	LESS THAN HIGH SCHOOL		HIGH SCHOOL OR EQUIVALENT, NO COLLEGE		SOME COLLEGE OR ASSOCIATE DEGREE		BACHELOR'S OR ADVANCED DEGREE		NOT AVAILABLE (WORKERS AGED 29 OR YOUNGER)	
	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE
Downtown	5,454	6%	15,841	18%	22,220	25%	30,575	35%	14,276	16%
County	60,087	8%	155,726	20%	185,093	24%	192,379	25%	181,450	23%
Metro	82,651	8%	222,714	21%	254,171	24%	251,388	23%	261,320	24%

Jobs by NAICS Industry Sector

(Top 10 Sectors for Downtown)



Top 5 Industry Sectors Comparison With Other Downtowns

	DOWNTOWN COLUMBUS	DOWNTOWN CINCINNATI	DOWNTOWN CLEVELAND	DOWNTOWN INDIANAPOLIS	DOWNTOWN NASHVILLE
Accommodation and Food Services	X	X	X	4,415	5,756
Administration & Support, Waste Management and Remediation	X	4,468	4,874	4,571	X
Educational Services	6,365	X	8,145	X	X
Finance and Insurance	15,983	7,717	12,317	10,756	4,875
Health Care and Social Assistance	10,240	X	X	X	X
Management of Companies and Enterprises	X	10,754	X	X	4,768
Professional, Scientific, and Technical Services	9,667	12,514	18,108	14,556	7,885
Public Administration	20,971	6,275	7,430	21,420	16,038

X: Industry Sector is not in Downtown Top 5

Source: US Census Bureau



Columbus College of Art & Design Art Sign, *Ty Wright*



EDUCATION

Highlights

Columbus State Community College celebrated its 60th anniversary in 2023 with several big announcements, including the \$125 million OhioHealth Center for Health Sciences, a new state-of-the-art facility for health care professional programs. Its affiliated community development non-profit hired a chief real estate development officer, Zach Woodruff, to manage public-private partnerships, oversee real estate strategies, work with local partners to enhance the area around the downtown campus, and realize the goals of the city's downtown plan. The Columbus College of Art & Design announced its new Center for Creative Collaboration project to enhance student facilities and provide a new greenspace amenity for the neighborhood at Gay and Grant Streets.

4 institutions with 37,264 students

26,842 Columbus State Community College	9,047 Franklin University	916 Columbus College of Art & Design	459 Capital University Law School
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Columbus State Community College

- Awarded \$7.5 million National Science Foundation grant to lead a national IT innovation center
- Received \$25 million gift from OhioHealth, believed to be the largest gift ever to a U.S. community college, for the new OhioHealth Center for Health Sciences

Columbus College of Art & Design

- Top 10 Illustration degree program (Animation Career Review)
- Top 15% Design programs in U.S. (College Factual)

Franklin University

- Gold level designee of the 2022-2023 Military Friendly® Schools (Military Friendly® Advisory Council)
- Best of Business Winner for MBA and Continuing Education programs for 16th straight year (Columbus CEO)



HEALTHCARE

Highlights

OhioHealth unveiled one of the biggest investments in the history of downtown, announcing plans to invest \$400 million to expand Grant Medical Center across multiple buildings. OhioHealth in 2023 completed a \$23 million expansion of the hospital’s cancer center, opening the Peggy L. Wood Resource Center, a new infusion clinic, a hematology and oncology clinic, and an updated pharmacy and lab. Also in 2023, OhioHealth began using a technology to save gunshot victims that is being used nowhere else in the world.

BY THE NUMBERS

3,032 FT Employees	18,279 Inpatients	129,782 Outpatients
438 Hospital Beds	7,398 Trauma	19,213 Total Surgeries
1,905 Births	26 Operating Rooms	50 Number of Counties Served
176 Faith Mission/Medical Respite Patients Served	3,253 Wellness on Wheels Visits	\$64M Community Benefit

Source: OhioHealth Grant Medical Center

OhioHealth Grant Medical Center expansion rendering, *OhioHealth*

Healthcare
SPOTLIGHT

OHIOHEALTH GRANT MEDICAL CENTER EXPANSION



OhioHealth Grant Medical Center expansion renderings, *OhioHealth*

OhioHealth Grant Medical Center is undergoing a historic \$400 million expansion that will transform healthcare delivery and the downtown landscape.

A new seven-story building on Town Street will include a trauma center, emergency department and critical care pavilion. A newly constructed ambulatory facility at the corner of Grant Avenue and State Street will provide convenient access to expanded primary care services and house Grant Family Medicine, the Transitions of Care Clinic and a food pantry.

Enhancements to the overall campus experience for patients, visitors, hospital associates and local residents include additional parking and greenspaces to promote walkability and a sense of community.

“The expansion and upgrade ensures people in the downtown area can receive the medical care they need within 10 minutes of where they live or work and keeps our physicians, specialists, nurses and other healthcare professionals working downtown,” said Grant President Michael Lawson. “As the residential and mixed-use developments continue to grow within downtown, those projects enable more people to live downtown and create a vibrant, walkable community—it also means that our associates will have the opportunity to live minutes from where they work.”

Lawson said the improvements will include more trees, ample seating, and better lighting.

The project is on track to be completed by the end of 2028, preserving over 3,000 jobs downtown and creating hundreds of additional jobs.

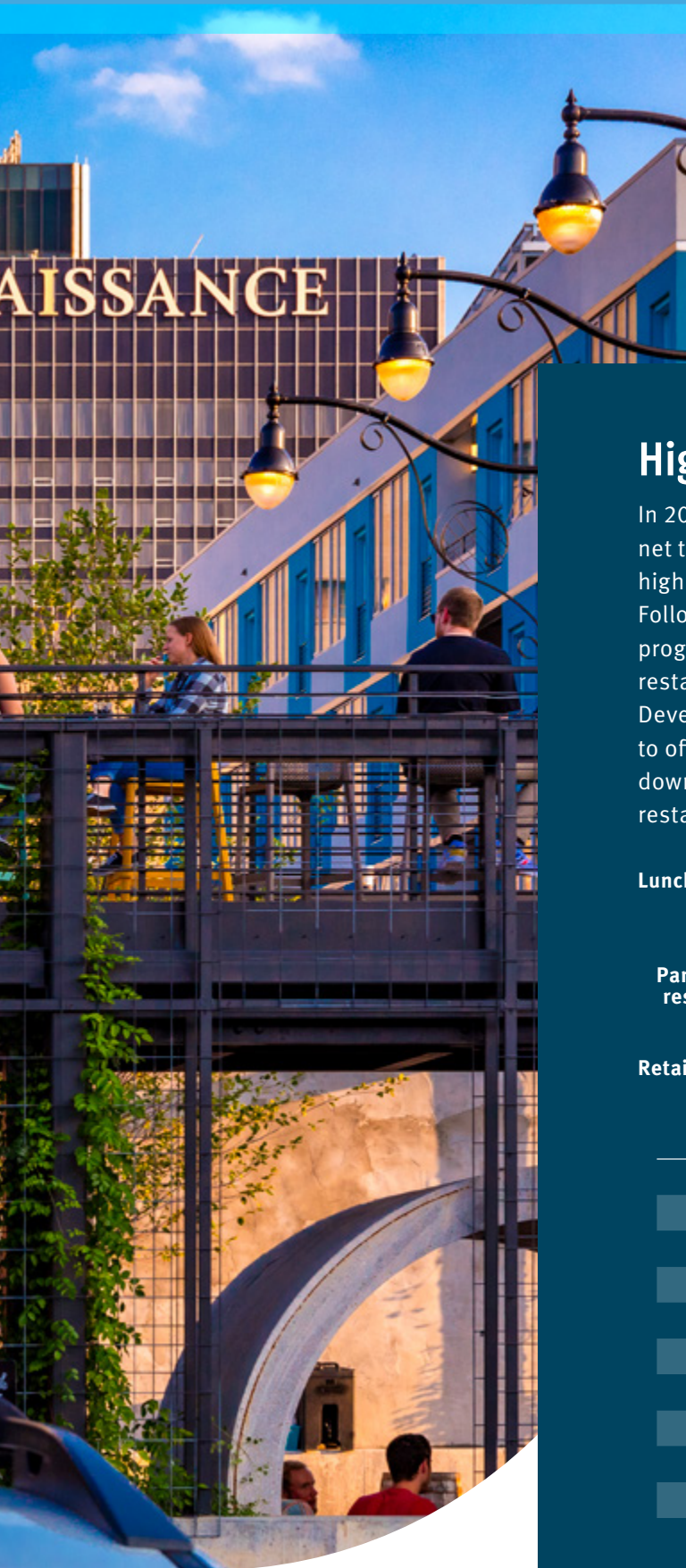
“As downtown Columbus continues to grow and develop, OhioHealth Grant Medical Center is growing right along with us by making sure our residents and those who work here have access to state-of-the-art healthcare,” said Columbus Mayor Andrew J. Ginther. “This initiative will serve as an easily accessible healthcare destination while also creating additional job opportunities. We are thankful to OhioHealth for its \$400 million investment in downtown, one of the largest, single investments by one company in downtown to date.”

The project will be designed by Cannon Design in conjunction with Design Group and Moody Nolan. The building team is a partnership between Messer Construction and Daimler and includes a number of diverse and small businesses.

The Grant campus transformation comes on the heels of a \$23 million expansion of Grant’s Cancer Care program in 2023.



Jackie O's Rooftop Addition



RETAIL

Highlights

In 2023, there were 23 retail openings and 9 closings. The net total of 14 new retailers was the highest in a decade, highlighted by the popular debut of Jackie O's On Fourth. Following a successful pilot in 2022, the popular LunchBucks program was expanded in 2023 to the benefit of downtown's restaurant scene. Led by the Columbus Downtown Development Corporation, the program provided free vouchers to office workers, residents, and visitors who patronize downtown restaurants. LunchBucks saw 42 participating restaurants receive a total of \$110,000.

Lunch Bucks Program 2023 (June through December)

42
Participating
restaurants

\$110K
Paid Directly
to Restaurants

Retail Openings and Closings

YEAR	OPENED	CLOSED	NET CHANGE
2013	22	6	16
2014	15	10	5
2015	18	6	12
2016	15	8	7
2017	13	2	11
2018	12	7	5
2019	12	11	1
2020	8	19	-11
2021	17	9	8
2022	21	20	1
2023	23	9	14



HOSPITALITY & ATTRACTIONS

Highlights

The post-pandemic recovery in hospitality continued as hotel occupancy reached 54.3% in 2023, up from 49.1% in 2022 and 34.8% in 2021. The expanded Hilton Columbus Downtown, which became Ohio's largest hotel, was open for its first full year in 2023 and helped drive events at the Greater Columbus Convention Center. There were more than 5 million unique visitors to Downtown in 2023 who made a combined 27.7 million visits (7% increase from 2022).

27.7M Total Downtown Visits

20 Hotels Downtown

- Hotel Rooms: 5,165
- Occupancy: 54.3%
- Average Daily Rate: \$173.43

TOP ATTRACTIONS



Source: Experience Columbus, Greater Columbus Convention Center, Cultural Institutions, Sports Venues and Downtown Events by City of Columbus, placer.ai

Columbus Commons Carousel,
Robb McCormick

Hospitality & Attractions
SPOTLIGHT

PROGRAMMED PUBLIC SPACES



left: Sundays in the Park
right: Columbus Book Festival

Greenspaces have been instrumental in creating destination experiences and welcoming people back downtown in the post-pandemic era.

The Capital Crossroads & Discovery Special Improvement Districts, alongside other stakeholders, continues to invest in public safety and programming to make residents, workers, and visitors excited to explore the endless offerings downtown.

Topiary Park hosted the Columbus Metropolitan Library's first-ever Columbus Book Festival, marking the library's 150th anniversary and featuring food trucks, live entertainment, and appearances by more than 200 authors. Following the successful inaugural event in 2023, the free, two-day event will return in July 2024.

The Scioto Mile drew hundreds of thousands for some of the city's biggest events, including Jazz & Rib Fest, Winterfest, and the Columbus Taco Fest.

The Columbus Commons alone hosted 238,400 visitors across more than 200 events in 2023, up from 150,700 in 2022.

Recurring events at the Columbus Commons included carousel rides, kickball, fitness classes, Breakfast at the Commons, Brews in the Bosque, and

“... providing free events is a critical piece to ensuring there's something for everyone Downtown.”

Ashley Myers, Columbus Commons Director

more. Free one-time events included Family Fun Day, Movie Nights, Shadowbox Live Performance, and Local + Live Concerts.

“Columbus has been booming with high-caliber events, and we've loved seeing it evolve over the years. In Downtown, we've seen a surge in events of all sizes that are often at the same time, but all complementary,” said Ashley Myers, Director of the Columbus Commons. “Columbus Commons at its core is a community gathering space, and providing free events is a critical piece to ensuring there's something for everyone Downtown.”

Columbus Commons in 2023

200+
Events

483,700
Visits
+32% from 2022
(363,800)

238,400
Visitors
+58% from 2022
(150,700)

TRANSPORTATION

Highlights

Columbus' CoGo bike-share system continued to grow in popularity, reaching an all-time high of 65,332 trips taken and 109,005 miles ridden in 2023. The Central Ohio Transit Authority's Downtown C-pass program registered 11,900 employees, down from 12,075 in 2022. One of the most notable developments in transportation was the advancement of Amtrak's Ohio expansion proposal, which could bring new service to central Ohio and a station to the Greater Columbus Convention Center.

Central Ohio Transit Authority (COTA)

11.1M

2023 Ridership

12% increase over 2022

CoGo Bike Share

65,332

Trips Taken

109,005

Miles Ridden

Scooter Rides

1.06

Average Destination Distance in miles

1.09

Average Daily Origins

572

Average Daily Destinations

593

Average Daily Origins



56%



18.5%

SPIN

25.4%

Average Daily Trips by Company

Downtown C-pass

11,900

Employees Registered
12,075 in 2022

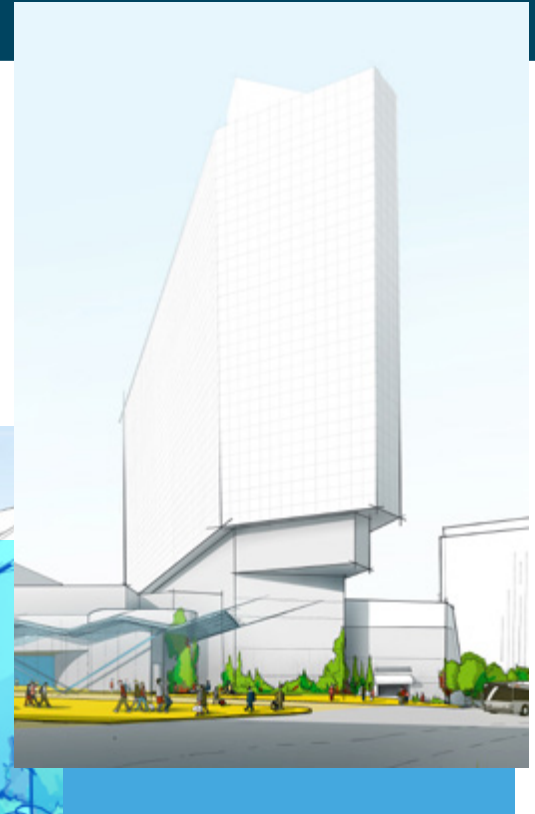
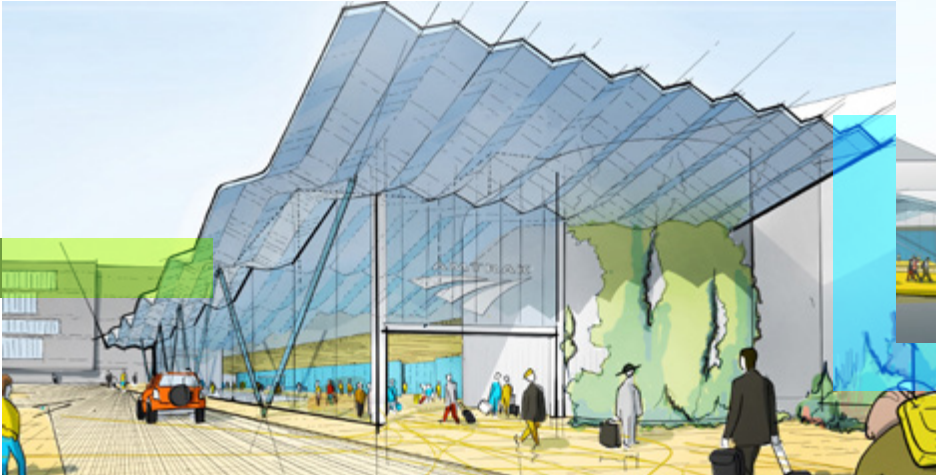
367

Companies Enrolled

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

CoGo Bike, CoGo Bikes

Transportation
SPOTLIGHT
AMTRAK



Amtrak expansion concepts,
Amtrak

In 2023, plans progressed for an Amtrak expansion that would bring passenger rail through Columbus for the first time since 1979.

The federal government in December 2023 identified four Ohio routes as priorities for Amtrak expansion, including the so-called 3C+D corridor connecting Columbus with Cleveland, Cincinnati, and Dayton, as well as the Midwest Connect route that would run from Chicago to Pittsburgh and pass through Columbus.

A station at the Greater Columbus Convention Center would bring visitors from around the state and the country directly to downtown.

"This will help people to get to and from Columbus and Central Ohio, and help with residents moving here because of the easy access to those cities," said Brian Ross, President and CEO of Experience Columbus. "It provides many more opportunities to us."

Additionally, Columbus residents could more easily traverse the state and the country, beginning from downtown. Residents and business leaders may choose to locate in close proximity to an Amtrak

station, making downtown Columbus an even more appealing destination. The return of passenger rail could create a level of population density that hasn't been seen downtown in decades.

The Amtrak proposal comes as the Central Ohio Transit Authority implements the \$8 billion LinkUs, a region-wide transportation initiative that will build out a network of Bus Rapid Transit corridors and improve and expand existing transportation options. Transportation is often identified as one of Central Ohio's greatest challenges—and opportunities—and it's critical to the future of downtown.

Following Amtrak's announcement in 2023, local, state, and national stakeholders will study the proposed routes.

"The success of our region is dependent on our next steps in transit," Mayor Andrew Ginther said. "Being able to study passenger rail service both within Ohio and a Midwest connection between Chicago and Pittsburgh through Columbus is a game changer in workforce, housing, sustainability and much more."



**COLUMBUS DOWNTOWN
DEVELOPMENT CORPORATION
& CAPITOL SOUTH**

A DOWNTOWN FOR ALL

An update on the 2022
Downtown Strategic Plan

The Downtown Columbus Strategic Plan was developed by CDDC in 2022, with input from thousands of Columbus Region residents, businesses, and civic leaders who weighed in on what should be prioritized to build the ideal future for Downtown Columbus. The Downtown Columbus Strategic Plan aims to achieve the following by 2040:

40,000 Residents by 2040

120,000 Workers by 2040

10M Annual Visitors by 2040

Plan Progress

In 2023, the community's vision for a welcoming neighborhood or people-first urban districts where the prosperity of our region can be enjoyed by all began tangibly manifesting. Key milestones include:

- The successful grand opening of the first phase of development on The Peninsula, with a second phase already in the works, including an urban grocery store.
- The addition of 98 workforce housing units in the Discovery District at Topiary Park Crossing, making Downtown living more attainable for the employees who work here.
- An enhanced riverfront experience with dozens of additional events including free family programming on Dorrian Green, happy hours at Coleman's Pointe and free kayaking events where the community converged on the Downtown Riverfront to take to the water, many for the first time, plus many more events for all audiences.
- Continuing to support local success stories through the continuation of the popular LunchBucks program and the announcement of the Downtown Ground Floor Growth Initiative.
- The addition of artistic elements to enhance the pedestrian experience within the Gay Street corridor, including a new suspended sculpture by world-renowned artist Janet Echelman, three temporary murals by fan-favorite local artists and additional seating provided by a parklet outside the much-beloved Briosio Coffee.

Downtown Columbus Strategic Plan
FEATURED PROJECT
The Capital Line



The Capital Line renderings & Map,
CDDC



The Capital Line is an urban pathway through the heart of Downtown Columbus. This two-mile journey, exclusive to bike and pedestrian traffic, offers an intentional route to some of the city's most vibrant attractions, connecting amenities, greenspaces, job centers, and residential neighborhoods within Downtown Columbus, catalyzing new economic investment along the route and enhancing the Downtown experience to put people first.

This new pedestrian pathway will directly further the goals of the community to create a connected Downtown that puts people first, supports business growth, increases livability and inclusivity, and enhances the Downtown experience.

The Capital Line represents a forward-thinking investment in the future of Columbus, embodying principles of cultural richness, social inclusivity, environmental stewardship, urban connectivity, and, subsequently, economic sustainability, benefiting the entire Columbus community.

Scan QR code or visit link for renderings:
thecapitalline.com/



SID Ambassadors, Andy Spessard



WE'RE HERE TO HELP

About Us

The Capital Crossroads & Discovery Special Improvement Districts work in partnership to support the vibrancy of downtown through services and advocacy with a keen focus on a clean, safe and excellent experience for all. We are a collective voice of downtown property owners who assess themselves to pay for public services and improvements.



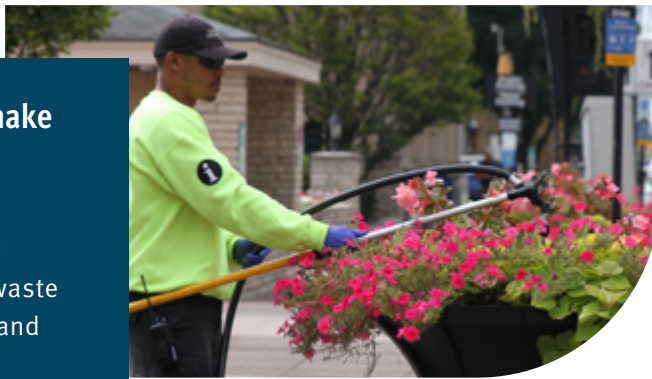
We Keep Downtown Clean, Safe and Vibrant

SID Hotline 614.228.5718
DowntownServices.org



We keep downtown clean and make it more beautiful...

by providing daily litter control, powerwashing sidewalks, removing graffiti, stocking and servicing pet waste stations, maintaining landscaping, and much more.



We provide a reassuring presence through the provision of safety services...

including routine proactive safety patrols by ambassadors and special duty police officers, well-being checks to people in crisis, safety escorts, and responding to calls for assistance.



We assist everyone in need downtown whether you're a visitor, an office worker, resident or someone living on the street...

through our team's compassionate approach. Cleaning and safety ambassadors, special duty officers and the SIDs' homeless outreach specialists collaborate daily to ensure everyone is offered the assistance they need downtown.



We provide fun ways to enjoy downtown...

with hundreds of events such as the Pearl Market, Moonlight Market, Holiday Trolley Hop, Topiary Park Movie Series and more.





**CAPITAL
CROSSROADS
& DISCOVERY**
Special Improvement Districts