

C O L U M B U S  
**URBAN GROWTH**  
C O R P O R A T I O N

*For Immediate Release*  
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## **Coming Soon: "Northland Village"**

### **STONEHENGE COMPANY TO DEVELOP 54 ACRES AT NORTHLAND PARK \$80 MILLION INVESTMENT TO BE HOME TO MORE THAN 800 JOBS**

[Columbus, Ohio] – Northland community leaders today joined Mayor Michael B. Coleman, Columbus City Councilmember Hearcel F. Craig, the Columbus Urban Growth Corporation, and The Stonehenge Company to announce a partnership to redevelop the remaining 54 acres at the former Northland Mall as an \$80 million project dubbed "Northland Village."

Consistent with the original NorthlandPark vision plan created together with community leaders, the remaining property at Northland will become a mixed-use neighborhood of stores, restaurants and offices, tied together by park-like common areas and three anchor tenants, including the existing Ohio Department of Taxation. When complete, Northland Village will include more than 550,000 square-feet of new development and generate more than 800 jobs onsite, in addition to the 1,000+ jobs already at the Ohio Department of Taxation. Of the total square footage, approximately 300,000 square feet will likely be occupied by retail and approximately 250,000 square feet will be office, including a substantial amount of office above retail.

"When the previous owner turned their back on Northland Mall, many gave up hope, but the City stepped up and brought together new partners to make sure that this neighborhood was protected and today it continues to be a great place to live and work," said Mayor Coleman. "This is not easy redevelopment, but it matters. I'm proud to invest in this partnership with Stonehenge and Urban Growth on a plan that will spur more jobs, offices and shops along Morse Road."

This agreement marks the beginning of final development at the former Northland Mall site, which will occur in three phases:

1. The first phase will include development of the eastern portion of the site and will include a new anchor retail building, as well as gateway tenants along Morse Road.
2. The second phase will include the southern central portion of the site and the redevelopment of the former JC Penny building into a completely renovated office space featuring natural light and new architecture.
3. The third phase will include the creation of a pedestrian-friendly mixed-use centerpiece and accompanying areas along Morse Road. Unique amenities will include water features, sidewalks, pavers, park areas and a "village-like" format with airy feel and contemporary elements.

"This is an exciting time for the Northland community," said Mark Froehlich, President and CEO of Columbus Urban Growth. "The community's vision was for a mixed-use project. Today, we are making this

happen. And as Northland community leaders can attest, because they were instrumental in our decision process, it wasn't easy. We had other opportunities that would have provided a quick solution, but instead we all pulled together to create *Northland Village*, which is something that would never have happened if the City of Columbus, Urban Growth and community leaders had not worked together. As a former Northland area resident with family in the area, I am especially proud of what we've accomplished by working with The Stonehenge Company."

"The creation of a village-like environment as a community gathering space and civic hub for the Northland community is what drove our decision to invest in Northland," said Mo Dioun, President of The Stonehenge Company. "As a former Northland area resident myself, we intend to show that doing what the community wants can work for everyone involved."

"This exciting announcement today is another example of the City's commitment to the Northland area community," stated Councilmember Hearcel Craig. "City Council originally invested in rebuilding the Morse Road corridor with the hope of attracting private sector development like Northland Village. The end result will be a real asset for the Northland community and a point of pride for all of Columbus."

The City of Columbus is investing \$19.4 million in total in redeveloping the former Northland Mall site, including acquisition of land, utility improvements and new roads for the redevelopment plan.

The City continues to invest along Morse Road, with some \$19.3 million in improvements already built or scheduled for the corridor from I-71 to Cleveland Avenue. Phase 2, including the 1.5 miles from Karl to Cleveland, will build a landscaped median, new curbs and gutters, street trees, sidewalks, improved streetlights and traffic signals and pedestrian crossing upgrades at intersections. Work on Phase 2 will start in 2008 and be complete in 2009.

***NORTHLAND MALL REDEVELOPMENT TIMELINE***

1964 – 2002	Northland Mall opened in 1964 and thrives for many decades
2002	Northland Mall officially closes October 31, 2002
2002	Neighborhood briefing hosted by Mayor Coleman and Columbus City Council
2002	Urban Growth with City of Columbus support purchases 55-acre piece of Northland Mall for \$4.5M on November 7, 2002 from Cigna Investment Inc.
2003	Urban Growth hosts community forums on April 16 and 17, 2003
2004	Northland demolition kicked-off by Mayor Coleman, Jan 28
2005	Vaud-Villities/AmeriCorps*NCCC hold kickoff at NPAC, Jan 18, 2005
2005	Ohio Department of Taxation announces Northland office, Feb 2005
2005	Urban Growth establishes NorthlandPark Quarterly Roundtable, holds first meeting in October 2005
2005	Morse Road SID petition drive unveiled November 15, 2005, as area businesses work together to invest in future and beautification

2006

City of Columbus, Urban Growth and Stonehenge Company announce  
"Northland Village", May 2007

### **About Columbus Urban Growth**

Columbus Urban Growth Corporation was formed as a private non-profit real estate redevelopment organization by community business leaders with support from Mayor Michael B. Coleman and Columbus City Council in 1996, and is partially funded annually through a contract with the city. Urban Growth's goals are to restore the urban core of Columbus through residential and commercial renovation and to create jobs for the residents of the areas in which they are active. Urban Growth projects include: Gowdy Field, Northland Village, Parsons Avenue, Four Corners at South Linden, Taylor Homes, King-Lincoln District and the West Edge Business Center. [www.urbangrowth.org](http://www.urbangrowth.org)

### **About The Stonehenge Company**

Founded in 1987, The Stonehenge Company develops quality residential, commercial and mixed-use projects in the greater Columbus area. Having built its reputation with luxury home and residential communities, Stonehenge has also emerged as commercial development leader with the same attention to detail apparent in its residential communities.

Combining commercial and residential capabilities, Stonehenge is now working with local city governments to create innovative, pedestrian friendly, mixed-use town centers. The deliberative public process is an essential component in delivering a product that serves the community.

Stonehenge employs approximately 45 people with extensive experience in development, construction, marketing, sales, and leasing. In addition to residential communities in Gahanna, New Albany, Columbus, and Grove City, and office properties in Dublin and Worthington.

Stonehenge is the master developer for Gahanna Creekside, a 240,000 square-foot mixed-use town center in partnership with the City of Gahanna. Stonehenge is also currently planning mixed-use developments in partnership with the City of Dublin and City of Grove City to redevelop portions of their respective historic downtowns.

[www.Stonehenge-Company.com](http://www.Stonehenge-Company.com)

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