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## Clean Ohio Funding Sought for Gowdy Field

### CLEAN OHIO FUNDING SOUGHT TO REDEVELOP GOWDY FIELD; CITY OF COLUMBUS AND COLUMBUS URBAN GROWTH LEAD EFFORT

### URBAN GROWTH SELECTS GOWDY PARTNERS LLC AS PRIVATE SECTOR PARTNER

### TIME WARNER CABLE PLANNING DIVISION HEADQUARTERS AT GOWDY

The City of Columbus and the Columbus Urban Growth Corporation today announced that Gowdy Field, a former landfill just north of downtown Columbus near Route 315, will be restored to productive use through a public-private partnership between the City, Urban Growth and private sector partner, Gowdy Partners LLC, to create a location suitable for a Time Warner Cable division headquarters that may eventually employ approximately 650 people.

Urban Growth also announced that, as part of that brownfield restoration effort, the Columbus Regional Airport Authority would apply for \$3 million in state funding from the Clean Ohio Revitalization Fund to make the site developable for commercial use. Columbus City Council will be considering a resolution in support of the funding at its June 20 meeting.

"There is nothing, and I mean nothing, better than seeing a landfill being cleaned and transformed into a beautiful office park with several hundred high-paying jobs," said Mayor Michael B. Coleman.

"Columbus City Council is excited about this project's ability to strengthen our concept of a job-creation technology corridor on the west side of the city," said City Council President [Matthew Habash](#). "This project will build economic growth by taking advantage of the city's 'smart capital' – the creative, home-grown talents of the current workforce."

Urban Growth and Gowdy Partners LLC are currently in discussions with Time Warner Cable, which has identified the site as the possible future location of its division headquarters. The proposed \$20,000,000 Time Warner Cable office development would retain +/- 450 jobs for the City of Columbus and create 175-200 additional jobs by 2008, generating over \$550,000 per year in city income taxes. The project would consist of two phases. In Phase I, an approximately 120-140,000 square foot building would be built. In Phase II, a connected expansion building would add another approximately 60,000 square feet.

Gowdy Partners LLC will also separately construct an approximately 60,000 square foot "speculative" office building just south of the proposed Time Warner site. It is called a "speculative" or "spec" building because construction will occur before tenants are identified.

Working in consultation with representatives of the Harrison West Society, Urban Growth began exploring the redevelopment of this site after reviewing a list of vacant city property. In January 2005, Columbus City Council granted Urban Growth an option to purchase the property. Shortly thereafter, Urban Growth issued a Request For Proposals (RFP) from potential private sector development partners. In April, the field was narrowed from 18 developers to 3 finalists. In May, Gowdy Partners LLC was selected as the private sector partner. Gowdy Partners LLC is a joint venture of two prominent local development firms, The Daimler Group and Wagenbrenner Realty and the local consulting firm of Warmarr Capital.

"The entire development team is very proud to be working with the city and Time Warner Cable on this important redevelopment project," said Robert C. White, Chairman of The Daimler Group, Inc.

"Our mission at Columbus Urban Growth is to restore and revitalize downtrodden areas within Columbus," said Odis Jones, managing director of Columbus Urban Growth. "What we have here is truly a Cinderella story – a cooperative public and private sector redevelopment of an unusable former landfill into a workable business park that saves and creates jobs."

Under the plan announced today, the site could eventually be redeveloped with approximately 260,000 total square feet of

commercial office buildings and include several additional tenants. Moody-Nolan, Inc. is leading the design work in cooperation with The EDGE Group.

### **About Gowdy Field**

Gowdy Field is rich in history and tradition. The land was originally annexed in 1921 and is named after the famous baseball and war veteran Hank Gowdy from Columbus. The site is situated on the west side of Olentangy River Road near the Goodale interchange, just west of State Route 315, south of 3rd Avenue and east of the CSX railroad tracks.

In its time, the field has served as a community garden, baseball fields and city landfill. In the early 1900's, it served as a model community garden that provided food to approximately 250 poor families before and after the Great Depression. From the mid-1940s to the mid-1960s, the site was known as Goodale Field and featured more than 20 baseball diamonds.

On Dec. 15, 1952, Columbus City Council renamed it Gowdy Field after the city's most famous baseball player and war veteran, Henry Morgan "Hank" Gowdy. The Columbus born player was the only Major League Baseball player to serve in both World War I and II and was also the first player to enlist in World War I. In 1914, Gowdy led the "miracle" Boston Braves from last place to sweep the World Series against the heavy favorite, the Philadelphia Athletics.

On Dec. 15, 1964, Columbus City Council passed a resolution allowing the city's Service Department to use the field as a landfill. It was then filled with construction debris and trash for approximately two decades. It was later covered in dirt and has now become a weedlot.

Site conditions and pedestrian safety concerns have rendered the land unusable as a recreational field. Therefore, the City has determined that the highest and best use for Gowdy Field would be commercial office and requested that Urban Growth lead in this effort.

The City of Columbus, through the efforts of Urban Growth, will address any public area infrastructure for the development. Gowdy Partners LLC, serving as Urban Growth's private sector partner, will be responsible for mitigating the onsite environmental conditions.

### **About Columbus Urban Growth Corporation**

Columbus Urban Growth Corporation was formed as a non-profit real estate redevelopment organization by 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 privately funded residential and commercial renovation, and to create jobs for the residents of the areas in which they are active.

Urban Growth projects include: The West Edge Business Center, the revitalization of South Linden, Taylor Homes and NorthlandPARK.