



Columbus Scioto Peninsula Market, Feasibility & Developer Solicitation

Columbus, Ohio

The Columbus Downtown Development Corporation worked with HSP on the development of a mixed-use entertainment/ destination district on the Scioto Peninsula in Columbus, Ohio. The project included 21 acres of developable land that may become home to up to one million square feet of a mix of uses, including office, residential, retail, restaurant, cultural attractions and other uses. Hunden Partners was contracted to perform a real estate market demand analysis and feasibility study for the mixed-use district to determine the highest and best mix of uses given what the market is supporting as well as what the community needed to advance downtown and the submarket's success.

HSP analyzed the plan and projected the future results of all revenue streams. The highest and best uses and mix of uses were analyzed and discussed. The full analysis included an economic and demographic analysis of the City, office, residential, hospitality and retail/ restaurant market analyses, downtown destination district trends and comparable profiles, recommendations, demand and financial projections and economic impact analysis. HSP then helped CDDC learn how best to attract and structure a developer deal for the project and completed a developer RFQ document.

The \$250 million first phase of construction for the Scioto Peninsula is set to break ground in September 2020 and to be completed in late 2022. This phase will include office, retail, and residential units, as well as a 197-room independent hotel with a destination restaurant, rooftop bar, and 10,000 square feet of meeting space.

Client: Columbus Downtown Development Corp.

Time Period: 2016