



CITY OF | **UPPER
ARLINGTON**

Founded on tradition | Building for our future | Ready to do business





Why Upper Arlington?

If you are looking for a community to call home for your business, look no further than Upper Arlington. If you are looking for an educated workforce, an active business community, easy access to the Central Ohio region and services that are second to none, you've found the right place.

For almost a century, Upper Arlington has set the standard for exceptional City and safety services, extensive educational opportunities and a unique sense of pride. We are home to a nationally ranked library system, a forward-thinking Chamber of Commerce, and an active civic network. Plus, our tax rates are lower than many of our Central Ohio neighbors.

As we've set our sights on growing and diversifying our business base, we have accomplished a healthy balance between providing our residents and daytime business population with a full range of amenities and services and expanding the space occupied by professional office users. Recent commercial successes clearly demonstrate that it makes sense to do business in UA.

The Upper Arlington business community is already impressive, but we have so much more on the horizon. We invite you to be part of this renaissance and to establish your own roots in Upper Arlington.



Who We Are

Upper Arlington is a progressive, business-friendly community, centrally located in the Greater Columbus Metropolitan Region, allowing easy access to a population of more than two million. Founded in 1918, Upper Arlington is an inner-ring, residential suburb of Columbus. At just under 10 square miles in size, Upper Arlington is called home by more than 33,000 residents, with multiple generations of the same family to be found here. Clearly they value its strong sense of tradition and community, excellent school system, beautiful neighborhoods with mature street trees, the many exceptional safety and City services that are provided and the growing commercial opportunities that exist.

Over the decades, the community has been a leader within the region and nation, setting the standard for quality-of-life expectations. The City boasts a vibrant and engaged school system with close ties to The Ohio State University (OSU). Our Chamber of Commerce helps to support a growing business community that includes some of the region's premier organizations – OSU, National Church Residences, Ohio Health and many others. Community gatherings and celebrations are the standard, not the exception, with a resident-driven Fourth of July parade and festival, the region's premier one-day arts festival over Labor Day Weekend, summer concerts and more. To top it all off, our lively commercial districts provide convenient access to diverse shopping opportunities, meet residents' daily services needs and offer a wealth of dining and entertainment options.

The City of Upper Arlington stands ready to work with the business community toward our mutual success. We are committed to partnering with you – we will bring the economic development tools and streamlined development processes to the table to make your project the success it deserves to be.



Our Residents

- **Population:** 33,771
- **Median Age:** 42.6
- **Educational Attainment**
 - Percent high school graduate/above 98.2%
 - Percent bachelor's degree/above 71.0%
- **Predominant Occupations**
 - Management/Professional 64%
 - Sales/Office 22%
 - Service 7%
 - Construction 3%
 - Transportation/Production 3%

2010 U.S. Census

“When you invest in Upper Arlington, you are investing in a vibrant community with a strong sense of place and certainty for a bright future.”

Theodore J. Staton | City Manager | City of Upper Arlington

Location



Location, location, location!

It doesn't get much better than UA – while enjoying the best that a beautiful suburban setting can offer, you will be situated just minutes away from it all. We can be found in the heart of Central Ohio, with easy access to downtown Columbus, The Ohio State University, the 315 Corridor, Battelle, all the major highways within the region, hospitals, airports, shopping districts and more. Plus, eight Central Ohio Transit Authority (COTA) bus routes service Upper Arlington, providing easy access to employees traveling into our community.



Upper Arlington is ranked the 8th Most Educated Place in America (www.nerdwallet.com, July 2013)

Our Commercial Districts

“Ohio Orthopedic Center of Excellence, soon to be Orthopedic ONE is proud to do business in and serve the Upper Arlington community. Many of our physicians reside in and raise their own families in this active and friendly community. Our business has enjoyed prosperity and constant growth with support from the City, that we have in turn been able to share with our growing population of staff and patients.”

Tim Smith | Executive Director | Orthopedic ONE



Upper Arlington offers a diverse stock of commercial space at affordable leasing rates. Working beside developers, we can help find and bring to fruition the right opportunity for redeveloping or transforming a commercial site to meet your specific business needs.

OUR COMMERCIAL DISTRICTS

- Kingsdale Triangle
- Lane Avenue Corridor
- Henderson Road Corridor
- SR 33/Riverside Drive Corridor
- Mallway Business District
- Tremont Center
- Northwest Corner/Arlington Falls

COMMERCIAL SPACE

- 108 office buildings with 1.36 million square feet of rentable space
- 104 retail buildings with 1.44 million square feet of rentable space

Investment in UA Makes Sense

A quick look at UA's development numbers proves that residential and commercial reinvestment have been consistently strong for many years. Residents, businesses and developers alike believe in the stability and strength of this community, and they show this confidence by renovating, upgrading and rebuilding in impressive numbers, year after year.

Recent commercial successes have included:

- Kingsdale Shopping Center redevelopment
- Lane Avenue Corridor – Offices, apartments & Hilton Homewood Suites Hotel, OSU Development Department, Keller Williams/roll:, Whole Foods
- Northwest Corridor – Arlington Falls, Ohio Orthopedic Center for Excellence
- Henderson Corridor - Expansion of National Church Residences

Upper Arlington Construction Values 2004-2012 (in millions)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
Residential	\$32.3	\$38.9	\$39.8	\$38.7	\$32.3	\$22.3	\$23.0	\$38.0	\$26.6
Commercial	\$52.2	\$43.8	\$36.1	\$22.6	\$41.8	\$35.8	\$25.3	\$20.1	\$53.5
Total	\$84.5	\$82.7	\$75.9	\$61.3	\$74.1	\$58.1	\$48.3	\$58.1	\$80.1



We hold Triple-A ratings from two national ratings agencies (Moody's Investors Service & Standard & Poor's)

The Support You Want & The Tools You Can Use



The City's Community & Economic Development Department provides a full range of services to support both new business growth and existing business expansion within our borders. Our award-winning Unified Development Ordinance provides a streamlined review and approval process. Our Building Division is second to none, working closely and proactively with you to keep your project on schedule. The Upper Arlington Community Improvement Corporation plays a pivotal role in attracting new investment and encouraging redevelopment. Ultimately, the City has at its fingertips a portfolio of economic development incentive tools that can take your project from dream to reality.

“For 15 years, The Arlington Bank has had its roots firmly planted in Upper Arlington, building relationships with and within this great community. As Arlington’s only locally owned and operated community bank, I can’t think of a better place to call home.”

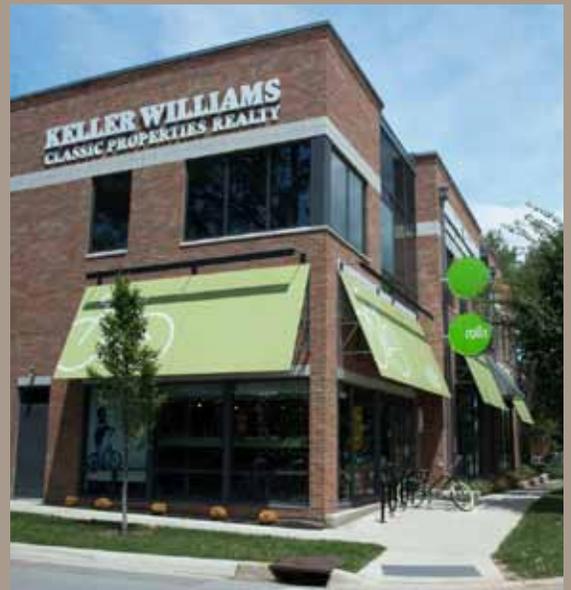
Tom Westfall | President | The Arlington Bank



Industry

Upper Arlington civilian employed population 16 yrs & over	16,813
Agriculture, forestry, fishing & hunting, mining	25
Construction	430
Manufacturing	1,025
Wholesale trade	352
Retail trade	1,390
Transportation & warehousing, utilities	440
Information	533
Finance & insurance, real estate & rental/leasing	2,273
Professional, scientific, management, administrative & management services	3,050
Educational services, health care & social assistance	4,788
Arts, entertainment, recreation, accommodation & food services	942
Other services, except public administration	924
Public administration	641

2010 U.S. Census



UA is rated one of the nation’s Top 10 Best Towns For Families (*Family Circle Magazine, August 2013*)

“National Church Residences has been delighted with our partnership with the City of Upper Arlington. The City’s support was essential in purchasing 2245 North Bank Drive, next door to our existing headquarters at 2335 North Bank Drive. Working with the City, we were able to plan for an expanded headquarters that included the conversion of the bottom floor of 2335 North Bank into the Upper Arlington Center for Senior Services. This will allow Upper Arlington residents to continue to live at home as they age. We appreciate the honest discussions and cooperation from all those we worked with in the City government. National Church Residences is proud to have Upper Arlington as home to our national headquarters.”

Tom Slemmer | President/CEO | National Church Residences

“Upper Arlington fosters relationships and actively develops leaders and initiatives to help leverage resources for business start-up, retention and expansion, by promoting a business-friendly approach that makes this community an excellent place to do business.”

Becky Hajost | President | Upper Arlington Area Chamber of Commerce

“We’ve found that Upper Arlington’s location is excellent for businesses to easily access downtown and the major transportation corridors that define Central Ohio. The infrastructure of the community offers executives a great place both to work and for their families to live. City staff is responsive and works hard to keep existing businesses and bring new businesses to Upper Arlington.”

David Hartsook, CCIM | First Vice President | CBRE | Investment Propertiese



CITY OF | **UPPER ARLINGTON**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

3600 Tremont Road, | Upper Arlington, Ohio 43221

Phone: 614.583.5046 | Cell: 614.306.1020 | www.uaoh.net

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