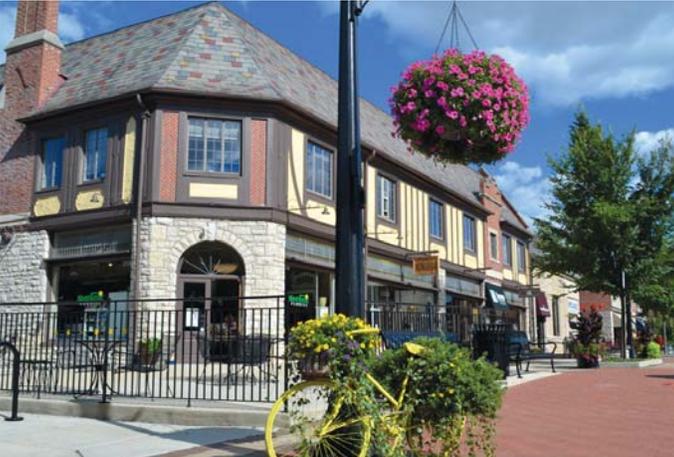




CITY OF | **UPPER  
ARLINGTON**

A CHERISHED PAST A GOLDEN FUTURE

SPECIAL ADVERTISING FEATURE TO COLUMBUS BUSINESS FIRST | DECEMBER 2, 2016





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(opens 2017)

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or call for an appointment: **614-293-2920**.

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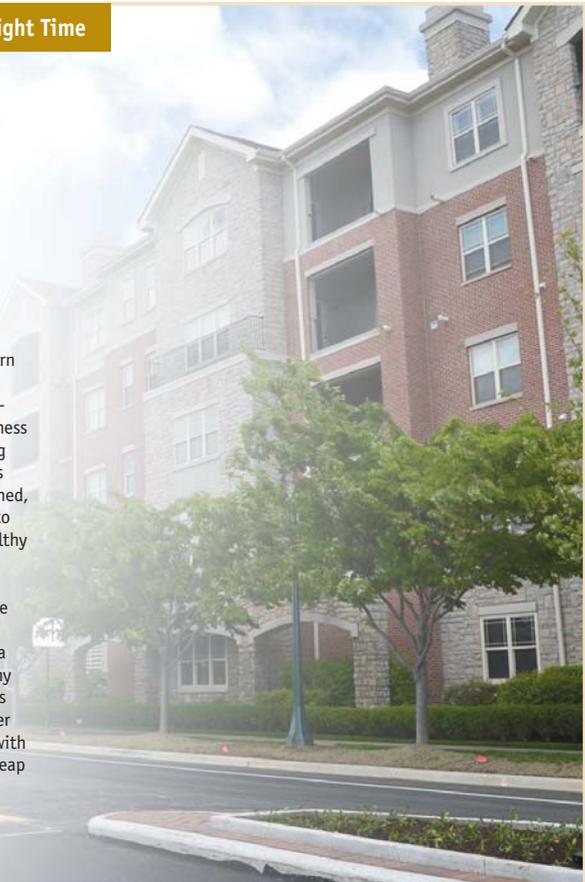
# Upper Arlington's vision for its future taking shape

As one century draws to a close, Upper Arlington couldn't be in a better position to begin its next 100 years. The original vision for creating a quality, mostly residential community remains a top priority for today's residents and leadership. To that end, the City has developed a supporting framework to help guide reinvestment and adapt to a changing region.

As Central Ohio continues to experience population growth, changing demographics and shifts in desired lifestyles, Upper Arlington's longstanding appeal is skyrocketing to new heights. Convenient access to the region... an educated workforce... a safe place to call home for families... exceptional educational opportunities... an expanding live/work/play environment: living here or running a business here is an investment that makes sense.

Since the late 1990s, Upper Arlington's proactive economic development efforts—supported by an updated Master Plan, modern zoning and development guidelines and a streamlined development approval process—have helped grow a strong and diverse business base, welcoming new companies and helping those already here to grow. The community's tax base has been diversified and strengthened, improving the City and the Schools' ability to do their part in support of a strong and healthy community.

From business owners who happen to also be Upper Arlington residents choosing to bring some or all of their business operations, to a surge in the healthcare field's presence, many development or redevelopment opportunities still exist here. We invite you to take a closer look at our community and to get creative with us, so that your next business venture can reap the benefits of all we have to offer.



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Bringing Business Home.

# Businesses of all types find Upper Arlington an ideal locale

Location, location and location may be the three most important words in the real estate business, but they're pretty important to just about every business. Which may be why so many businesses are choosing Upper Arlington for their location.

As a first-ring suburb, Upper Arlington is close to the center city without being in it. And standing as it does between the north/south arteries of SR 315 and US 33, it gives employees (and customers) easy access from all over central Ohio. Many don't have to come far, though. The community is home to an active, stable population, a well-educated workforce and lots of amenities businesses value.

"(UA is) ideally located within just a few miles of downtown Columbus, The Ohio State University, The Ohio Expo Center, Short North Arts District and other bustling, desirable areas," said Michelle Wilson, executive director of the Tri-Village Chamber Partnership, which supports and promotes businesses not only in Upper Arlington, but in the neighboring communities of Grandview Heights and Marble Cliff. "For businesses that desire the luxury to live and work in the area, UA offers wonderful schools, walkability, safety and a strong economic base in which to conduct business."

As desirable as those amenities may be, being a first-ring suburb does impose natural boundaries to growth. What it doesn't limit, though, is ingenuity. And cooperation. And UA has benefitted from a great deal of both.

From a business-ready attitude and a Master Plan that focuses on planned mixed-use districts to a partnership among the City's economic development team, UA's Community Improvement Corporation (CIC) and the Chamber, the community has pulled out all the stops to keep and attract businesses that appreciate all the community has to offer.

"Economic development is a team sport," says Upper Arlington Economic Development Director Joe Henderson. "You have to have your key stakeholders involved in the process in order to have buy-in on a strategy, and the City of Upper Arlington has great partners who are all willing to step up to the plate to continue to strengthen our business community and grow our economic impact in the region."

"I have worked closely with (the City) on economic development and am impressed with their desire to be an accessible resource for the business community," said one of those partners, Wilson. "Upper Arlington is leading the way in keeping communication open and readily available."



An example of how the City is helping to reinvent its existing commercial buildings, Thomas & Marker purchased, renovated and expanded an existing office building on Riverside Drive in 2013/14.



Five Arlington Falls office condominium buildings were developed from 2004-2009 on land that had been annexed into the City to facilitate business development in the northwest quadrant. Today, the complex is part of a thriving district that is home to more than 20 businesses.



A long time member of UA's business community, National Church Residences has expanded its presence here over the years, most recently purchasing and renovating an office building that now serves as the non-profit's national headquarters—with the help of an incentive from the City.

And that collaborative strategy is working.

"We chose UA due to its proximity to our current staff, to attract future staff, and for ease of access to highways in all directions," said Scott Sands, principal of Sands Decker CPS, a civil engineering and land surveying firm whose Columbus-area office is on Old Henderson Road. "Our clients are located throughout Ohio, and having the ability to get to them in a couple hours is important. Our employees want to work, live, play and eat in the surrounding community and UA provides

many good options nearby.

"We have enjoyed working with the City," Sands added. "The UACIC, Joe Henderson, (UA City Manager) Ted Staton and other City staff (really) helped us through the process."

Don Hunter had a similar experience. As founder and president of Acceptd, a service that helps student artists connect with opportunities at leading arts schools, he had the opportunity to relocate wherever he wanted when his firm's Columbus proper lease was up. He chose UA.

"We recognized that UA was a perfect, central location for our team who live throughout the greater Columbus area," he said. "There are a lot of creative office spaces that don't come with big traffic or parking headaches. UA also offers a huge variety of dining and coffee shop options, which resonates with our young, adventurous culture."

"Our experience working with the city has been great," Hunter continued. "In addition to making the transition easy, they continue to communicate with a posture of serving and advocating for ▶"



UA's most prominent mixed-use project to date is found within the Lane Avenue commercial corridor, complimenting an already vibrant district of retail, restaurants and professional businesses that serve the surrounding neighborhoods and beyond. The project includes the community's first hotel—a Hilton Homewood Suites that boasts extremely high occupancy rates year-round—and The Lane, a mix of apartments, retail, restaurants, office space, and structured parking.



our business. I know they will always be available to listen and help us however they can.”

Erik Puffenberger is director and branch manager for UBS Financial Services, which provides financial advice to high-net-worth individuals and their families. His firm chose the Arlington Falls Office Complex at the corner of Riverside Drive and Henderson Road when they relocated.

“We have found Upper Arlington to be a great business partner,” he confided. “The

city's infrastructure and essential services have exceeded our expectations. Their economic team has been very proactive and committed to helping us grow. We absolutely want to grow our presence in Upper Arlington.”

Greg Overmyer didn't want to locate Overmyer Hall Associates downtown, but wanted to provide a downtown feel for employees at the insurance brokerage where he serves as CEO. They moved into office space at The Lane, a new mixed-used development on Lane Avenue that

includes offices, apartments, restaurants and retail space.

“The product Crawford Hoying put together (here) was perfect,” he said. “Our employees have free, underground parking and can walk to at least 10 different restaurants. We can be downtown in 10 minutes, but we don't have to fight downtown traffic.”

“Working with Ted Staton and the development (team) was a positive experience. I hadn't done this before, so

we pursued some proposals from other cities. We were pushed on our payroll incentives by UA, and I'm happy to say that we have been able to overachieve all of them. UA has been a great place for us!”

A great place. That's how Upper Arlington's always been perceived by residents. It turns out businesses feel the same way. ■



CITY OF UPPER ARLINGTON

Rankings

- 22nd Top Neighborhood in the Nation for Small Businesses, November 2016, *Welcomematservices.com*
- UA Schools ranked 16th in Ohio, 2016, *U.S. News*
- UA Library ranked a 5-Star Library, 2016, *Library Journal of Public Library Service*
- Best Place to Live in Ohio and Best Central Ohio Suburb, July 2016, *niche.com*
- Fourth Most Educated Community in Central Ohio, December 2015, *Business First*
- 13th Best Small City in America for Working Families, July 2015, *nerdwallet.com*
- Best Suburb in Region, 6th in Nation, October 2014, *Business Insider*

UA RESIDENT / DEMOGRAPHICS / CITY STATS



Population



Median Age



Bachelors Degree

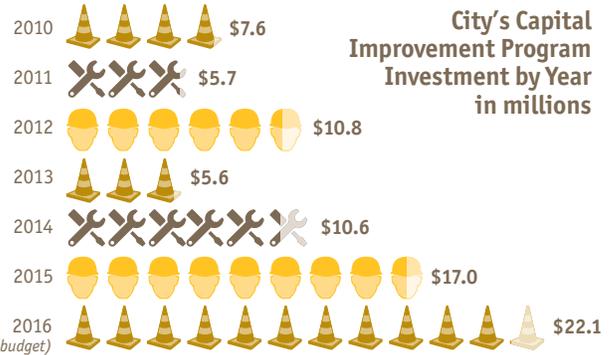


Household Income

Median Sales Price for Homes in the UA City School District

\*based on September of each year's numbers.

Source: MLS



The Doctor is in.



Members of City Council and other community leaders gathered with representatives of OSU's Wexner Medical Center Board of Trustees and University Board of Trustees on June 23, 2016 for a ribbon cutting ceremony and open house in celebration of the completion of the new OSU Wexner Medical Center's Outpatient Care Upper Arlington facility at Kingsdale. Opening in phases starting in July, the facility is comprised of a variety of world-class outpatient medical services, with more than 150 employees and an annual payroll in excess of \$16 million, generating annual income taxes of approximately \$400,000.

## Upper Arlington becoming a medical destination

**P**atient-centered care is the buzzword in the medical industry these days. It's all about personalizing care, and providing it to patients in the right place at the right time. And the best way to ensure that kind of singular and timely care is to be where the patients are when they need it.

It's part of what's making Upper Arlington one of central Ohio's most sought-after locations for new and expanding medical practices. With its prime location and diverse population, the city is ideal for providers who believe in making care available to their patients as conveniently as possible.

The community is home to facilities and practices of all sizes, covering the full spectrum of care. And, thanks to several recent additions, that offering is growing quickly.

The Ohio State University Wexner Medical Center opened its five-story Outpatient Care Upper Arlington facility at the recently redeveloped Kingsdale Center on Zollinger Road in August, and OhioHealth is currently completing construction on a new 26,000-square-foot neuro-rehabilitation and primary care facility on Tremont Road.

"We chose to build this facility in Upper Arlington because many residents of Upper Arlington already choose OhioHealth for their healthcare services and we want to make quality healthcare services even more convenient for them," said Hugh Thornhill, President, OhioHealth Physician Group.

Proximity was a big driver for the Wexner Medical Center, too.

"Proximity and presence," said Daniel Like, Executive Director, Ambulatory Services. "UA is a neighbor of the university. In fact, about one-third of UA's population is made up of OSU alums. It also has the highest concentration of OSU Health Plan members of any zip code, and it's home to a great number of university and medical center employees."

A close and loyal patient base is part of what drove Columbus Aesthetic & Plastic Surgery's success, and what drove the practice to stay in Upper Arlington after 20 years and build its brand-new office complex on Arlington Centre Blvd.

"The majority of our patients live within about a five-mile radius of our office," said partner and surgeon Dr. John Wakelin III. "And while we draw patients from



In 2007, the Central Ohio Medicine Group completed its new facility on Henderson Road, on a site that had been held by the City's Community Improvement Corporation to facilitate a successful professional office development.



The recently opened, 20,000 square foot Columbus Aesthetic & Plastic Surgery (CAPS) facility at 5005 Arlington Centre Boulevard allowed the practice to expand and consolidate various office locations from around Central Ohio.



To make way for the OhioHealth Upper Arlington Medical Offices on Tremont Road, an older office building was demolished and the site combined with two adjacent, vacant parcels. With a spring 2017 scheduled completion, the facility will house 61 employees and generate approximately \$110,000 in annual income tax revenue for the City. A Tax Increment Financing (TIF) agreement was established to support the project, providing funds to support demolition of the old office building and other public infrastructure costs.

throughout the region, we wanted a destination location. That's a big reason we chose to stay in UA."

Of course, "go where the patients are" isn't the only mantra physicians are following to Upper Arlington. A receptive environment for the medical profession and a welcoming administration have been big pluses, too.

"There's a very pro-business administration here," Wakelin said. "Their willingness to work with us, give us guidance, and assist us in negotiating the process were pivotal."

"The City's staff have been tremendous partners," Like concurred. "They worked with us on all phases of planning and design, and did a lot of work with neighboring businesses to help us overcome the inevitable challenges. They were very responsive, very open to working with us and gave us not just feedback, but options."

It's part of the reason OSU was able to go from groundbreaking to ribbon cutting in just 367 days.

"We needed a lot of things to go right," Like added, "and a lot of that boils down to partnership."

OhioHealth is in the midst of the process.

"We've had a great experience working with the City of Upper Arlington," Thornhill said. "They've been supportive of our plans and understand the goals for this new facility. The UA Board of Zoning and Planning and supporting departments worked progressively with us to optimize our design while meeting our needs with the least impact to our residential neighbors."

A smooth experience often paves the way for growth. And all three entities are poised for just that. Columbus Aesthetic & Plastic Surgery expects its new facility to attract new physicians, and OhioHealth's new building is leaving space available with the same expectation. OSU's outpatient care center can grow "another 30-40%" according to Like, and already plans to welcome optometry and dentistry practices in March.

That's good news for patients in and around Upper Arlington. Because it appears to be the right place and the right time for first-class care. ■

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**Top UA Businesses**

- National Church Residences  
*(combines all the companies in UA under the NCR umbrella)*
- Upper Arlington Board of Education
- The Ohio State University
- Orthopedic One
- UBS Financial Services
- CBC Companies
- Hamilton Capital
- Merrill Lynch Wealth Management
- Giant Eagle
- The Wellington School
- Columbus Aesthetic & Plastic Surgery
- Irth Solutions
- Scioto Country Club
- The Arlington Bank
- Central Ohio Primary Care

**New Medical Office Facilities Opened and Under Construction in 2016 in UA**



**150,000** sq ft medical office space

**231 NEW** jobs created

**45** retained jobs

- Columbus Aesthetic & Plastic Surgery (CAPS)
- OhioHealth Neurological Rehab Center
- OSU Wexner Medical Center

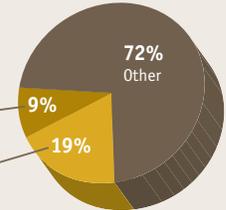
**UA BUSINESS STATS**

**2015 Tax Withholdings in UA**

TOTAL WITHHOLDINGS – \$13,644,290

RETAINED/EXPANDED BUSINESSES \$1,249,787

ACTIVE INCENTIVES – \$2,525,615



Just **5%** of land in UA is zoned for **COMMERCIAL USE**

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Something to See.



# Planning, teamwork keep Upper Arlington a beautiful, vibrant community

Upper Arlington's unique flavor and appeal can be attributed to numerous community assets. From the legendary Fourth of July celebration to an "urban forest" that surrounds its historic homes, plentiful parks and curvy streets, UA has earned its reputation for beauty and fun.

The century-old community is renowned for and proud of both, but neither happened by accident. They don't maintain their eminent charm by accident either. They're part of a community-wide effort to create traditions and preserve a look and feel that hold a place deep in the hearts of those who live and work here.

Many of those traditions are maintained by voluntary partnerships among the community's residents, businesspeople and leaders. The Upper Arlington Civic Association, for example, organizes and promotes a number of popular community events, including the aforementioned Fourth of July parade, community concert and fireworks. The association and its events are funded entirely through donations, and service on the group's all-volunteer board is considered a rite of passage for residents interested in playing a lead role in civic life.

Other organizations like the Rotary and Kiwanis clubs, Upper Arlington Historical Society, Leadership UA and Network UA make continuous and active contributions to community life as well. From service projects and networking opportunities to leadership skill development and youth programs, these groups and their citizens-members carry on the tradition of service that's an integral part of UA's story.

Of course, the City and its leadership have done their part to highlight and maintain what makes Upper Arlington singular in Central Ohio. They continue to make education, recreation, safety and infrastructure top priorities and to foster resident engagement along the way.

Upper Arlington schools continue to be among the highest-rated in the region and the best-performing in the state. To make sure that continues, the Schools superintendent and Board of Education are currently involved in a community engagement effort to determine whether to repair, renovate or rebuild the aging schools.

The schools aren't the only place the community is reinvesting. Since 2014, the City's Capital Improvement Program

has poured more than \$31 million into its streets, waterlines, bridges, sanitary sewer lines, streetlights and traffic signals in recent years. By the close of 2017, that figure will have reached more than \$43 million.

Chief among them is the recent transformation of UA's "main street," Tremont Road, into what community leaders call a "complete street." The new three-lane configuration offers one lane of traffic in each direction, a middle left turn lane, landscaped traffic islands, dedicated bike lanes, a shared-use path, sidewalks, pedestrian crossings, new traffic signals, storm sewer improvements, fiber conduit, new street lights and some 220 new trees. Ever mindful of stretching tax dollars, almost half the costs of the award-winning \$15 million project were offset by alternate funding sources.

The most significant capital improvement going on in the city at the moment is the redevelopment of its "central park." Northam Park, which plays host to major events like the Fourth and the Labor Day Arts Festival, as well as youth sports, already has a new state-of-the-art community pool under construction. Other components, including a new park

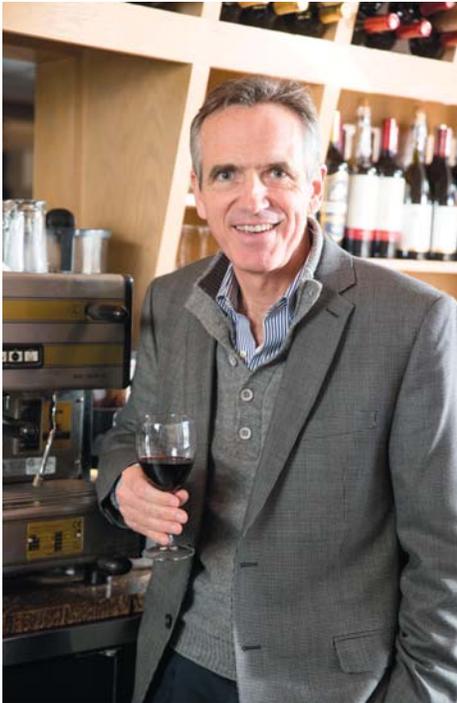


top left: beautification projects abound in UA thanks to the UA Community Foundation and its partner donors, including this recently installed Butterfly Garden at Westover Park; top right: UA's main street is now a 'complete street'; Tremont Road underwent an extensive transformation to improve traffic flow, expand pedestrian and bicycle access and greatly improve the aesthetics of the streetscape; bottom left: a view of downtown Columbus AND the City's extensive urban forest; bottom right: The UA High School Marching Band makes its popular annual appearance to mark the start of the Labor Day Arts Festival; bottom image: youngsters get an up close and personal view of UA's safety and service vehicles at various Touch A Truck events each year.

entry, playground and reading garden, are expected to take shape in the next year.

If they're anything like what's come before in this sublime suburban community, you can expect they'll be well planned, beautiful and fun for everyone. ■

Recipe for Success.



Wood fired pizzas and creative pasta dishes are a favorite for patrons of the ever popular Figlio restaurant on Riverside Drive.

# Upper Arlington a magnet for restaurant entrepreneurs

**R**estaurateur Cameron Mitchell often tells the story about how he finished at the bottom of his class at Upper Arlington High School. Without a lot of prospects or ambition, he took a restaurant job to make ends meet. It was fortuitous not just because he became one of the most successful restaurant concept developers in America, but because it introduced him to his passion. It also inspired him to go to culinary school, become a chef and open his first restaurant.

Mitchell's story has come full circle since then. He's back where his story started, in Upper Arlington, with a concept called Hudson 29. And while Mitchell's story may not be the blueprint for restaurant success,

it is part of a theme in his hometown, where many a dining name has been made.

Prominent among them is Figlio, which co-owner Peter Danis founded with his wife Laurie in neighboring Grandview 25 years ago. They chose UA for their second location, and the cozy, casual Italian eatery has been a fixture in Upper Arlington's Golden Bear Center on Riverside Drive for more than two decades.

"Our first restaurant in Grandview was packed on a nightly basis," Danis recalled. "With excess demand for our product, we went looking for a second location. We chose UA for a number of reasons. First, we found that a number of our guests were coming to us from Upper Arlington

anyway, so why not open a location where they live?"

"Second," said Danis, "we found that Arlington residents like to dine out on weeknights as well as weekends. With the community's diverse age demographics, we have a number of empty-nesters who dine with us on Tuesday nights when the people with school age children are home doing their spelling lessons!"

That demographically savvy, "go-where-the-guests-are" strategy worked. The company's UA location has been its leader in sales for 20 years now.

Newcomer Fukuryu Ramen hopes to enjoy a similar run. The authentic Japanese

ramen restaurant is the chain's first location outside its native Melbourne, Australia. So why Upper Arlington for its first U.S. eatery?

"We chose UA because of its residents and the location," said owner Jeff Tsao. "The people who live in and around UA have been super supportive of new ventures and very welcoming of us. The neighborhood and the surrounding areas are quite diverse and, as a restaurant, that is great for us."

"It's not the Short North," he added, "but parking is easy and free! And our location is great for weekday regular guests who live nearby and are looking for a fuss-free delicious lunch or dinner." ➤



The first of its kind to open outside its original Melbourne, Australia home, Fukuryu offers authentic Japanese ramen noodle dishes in a bright and friendly atmosphere.



UA resident, Catherine Vonderahe, and her partners have created a unique and delicious breakfast, lunch and curio shopping experience at their South of Lane restaurant at the Mallway Business District.



Carsonie's has been satisfying the community's pizza cravings for many years, with patio dining an added bonus during fair weather months.



Grocery shopping has evolved to an experiential level with the Giant Eagle Market District dining options and wine tasting events.



Houlihan's Restaurant & Bar was a welcome addition to the Kingsdale Shopping Center in 2013.

Success in the Short North is actually what drove restaurateur Darren Malhame and his Northstar Café Restaurant Group to begin developing a location for its Mediterranean sandwich and salad concept Brassica on Upper Arlington's Lane Avenue. The contemporary design the group is planning includes space for the company's offices as well.

"We opened our first Brassica a year ago in the Short North," said Malhame, who lives in UA and looks forward to walking to work. "It's a little experiment that's gone well."

"We don't take location lightly," he continued. "There's a lot to love in UA. It's a great place to live and work. And the people here recognize and enjoy good

food, so it was a no-brainer from our perspective."

The fact that so many developers are choosing UA has been driven in large part by community forethought. The City's Master Plan, developed with considerable resident input, incorporated planned mixed-use district zoning and Community Entertainment Districts that encourage live/work/play environments within the community's key commercial districts. New restaurants have been happy to get in the mix.

"We chose Upper Arlington because the location offered the perfect mix of shopping and entertainment options," said Steve Weis, vice president of development for Cameron Mitchell Restaurants, which



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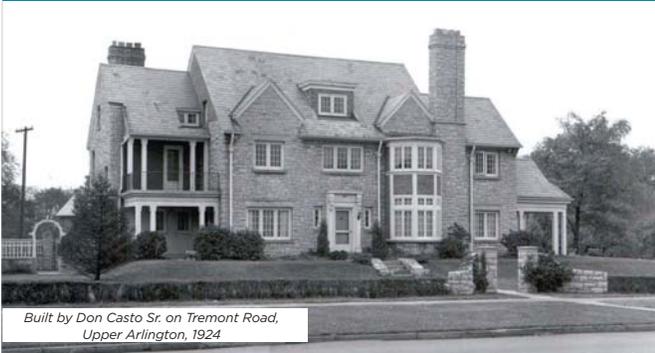
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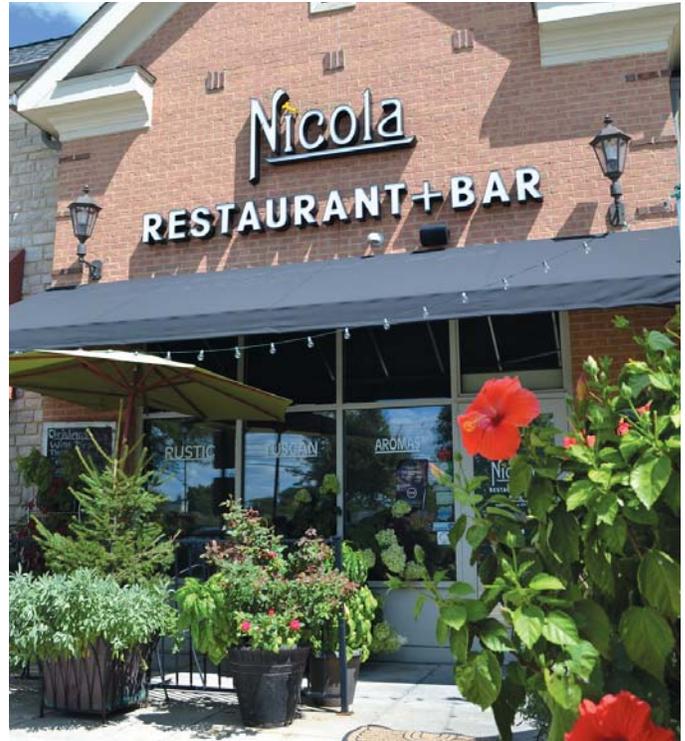
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Nestled within a new development at the corner of Reed and Henderson roads, Nicola features authentic, modern Italian cuisine.

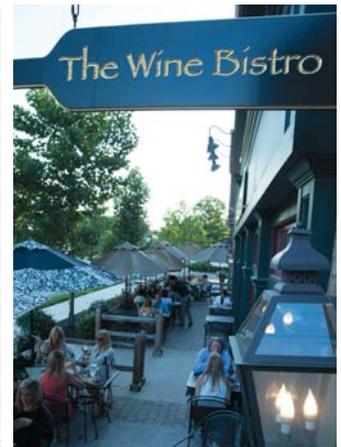
owns Hudson 29. "It's an attractive community for restaurant entrepreneurs because it is accessible from many parts of the city, offers a great density of guests who enjoy dining out, and features beautiful developments."

Grocers have taken advantage, too, with Giant Eagle Market District and Whole Foods offering extensive in-store dining options and special "foodie" events. While plans for a new Kroger store amidst a proposed mixed-use development at the north end of the Kingsdale triangle are still taking shape, it's likely the store will also be designed in a way that transforms the grocery shopping experience for customers.

"Community planning has played an important role in attracting diners by insuring that there is sufficient parking near the establishments," Danis said. "Also, (the City) understands the balance between residential and commercial development, and wants to make sure that balance is not lopsided as they enforce their well-thought-out zoning code."

"They're real people you're talking to," said Malhame. "They truly want to make the most of the site and are in a position to use their good judgement, be helpful and supportive. We really appreciate that."

"It is crucial for communities and developers to work together to develop projects that can help a restaurant be successful," Weis concurred. "Being thoughtful about parking, connectivity to other uses, and quality buildouts are a few ways that proper planning can attract restaurant operators."



A cornerstone of one of the recent redevelopment projects along the Lane Avenue commercial corridor, the Wine Bistro is a popular meeting spot for both the lunchtime and evening crowds.

Hudson 29 and Fukuryu Ramen are both located on the ground floor of one of those projects, a mixed-use development called The Lane.

"It is clear that the City and Crawford Hoying (developers of The Lane) worked together to make a successful development here," said Tsao. "With a mix of residents, offices, recreation and commercial tenants at our location, the building attracts a wider audience that can all appreciate what The Lane has to offer. The City's planning department seems to want to attract more businesses and restaurants to the area to bring more entertainment, work and shopping to UA."

And more success stories, too. ■



[LEFT] UA residents were thrilled when hometown boy, Cameron Mitchell, opened Hudson 29—his first restaurant in UA, which also happened to be the first out of the gate for his more recent dining concepts.

[TOP] Located at Kingsdale, Caffé DaVinci is a popular destination for delicious but affordable pasta meals, with an in-house gelateria on hand to satisfy your sweet tooth.

[RIGHT] UA's high building standards and focus on the natural environment is evident in many area businesses, including the New Starbucks location on Henderson Road.



“

“When searching for the perfect location, we chose [Lane Avenue] because the location offered the perfect mix of shopping and entertainment options, but was lacking a polished casual restaurant with a high-quality menu.”

– Steve Weis, vice president of development for Cameron Mitchell Restaurants

“I am not sure if it is really considered a trend or not but it seems that diners are appreciating quality over quantity...Thank goodness there’s Fukuryu Ramen in UA to provide delicious, fast and made from scratch casual Japanese food in the heart of Upper Arlington!”

– Jeff Tsao, Owner, Fukuryu Ramen

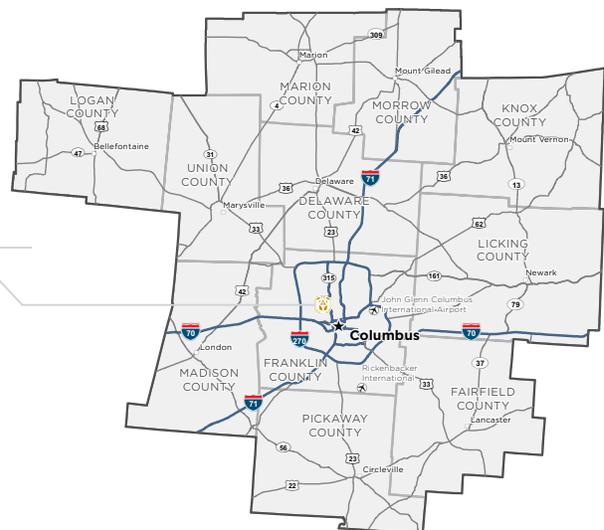
“We see more and more people who choose to dine outside. As a result, our outdoor patio is always busy during the summer and early fall. Also, we see that guests are choosing establishments, like ours, who are able to accommodate special dietary restrictions (gluten free, low sodium, vegetarian, etc.) to customize a meal to their requirements.”

– Peter Danis, Co-Owner, Figlio

THE COLUMBUS REGION



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BETTER TOGETHER

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Where the Heart is.



With neighborhoods evolving over a period of many decades as the community grew north, the variety of housing options in UA is extensive. And as one of the most popular destinations for homebuyers in the region, home renovations and, in some cases, replacement homes are considered a great investment in both lifestyle and home value.

# Upper Arlington residents love where they live

There's a unique phenomenon among first-time homebuyers in Upper Arlington. Few are actually first-time residents.

Many grew up in the idyllic Columbus suburb and can't imagine living anywhere else. So instead of striking out in search of something "bigger and better," they "come home," because that's what UA is to them. And to lots of others who've found something uniquely special in what founders King and Ben Thompson dubbed their "country club community."

As a lifelong resident, Kelly Mitchell understands the community's gravitational pull. And as a residential designer, she has a unique appreciation for it.

"There's a real sense of community here," said Mitchell, whose design firm, Three Daisy Studio, is based in UA. "I love the mature trees and old houses, and the way the streets connect to community features like schools, parks, libraries and shopping. Architecturally, the housing stock is really special. There are some beautifully built houses with a rich diversity of styles and materials, but generally with a high level of craftsmanship and appropriate human scale."

Those aesthetic qualities, the community's proximity to Ohio State University and downtown, and plenty of other aspects make Arlington an easy sell for real estate agents like Coldwell Banker King Thompson's Jane Stone. "UA is a safe

community with good police and fire services, excellent schools, beautiful landscaping, and lovely, winding streets," she says. "It's also convenient to restaurants, shopping and activities, and has lots of nice residents."

"Families who choose to live here are often deciding that schools and location and community are more important than a three-car garage or huge mud room or basement movie theater," Mitchell added. "UA is hard to beat in terms of quality of life and investment."

Those families and their passionate connection to the community have kept it thriving for a century – even through challenging times like the recent economic

downturn. According to Stone and others, the UA housing market has bounced back well and continues to be a good place to invest in a property.

"During the recent recession, when property values in most areas of the county suffered a precipitous decline, Upper Arlington's were flat," Upper Arlington Senior Planner Chad Gibson reported. "Since that time, a sharp increase has occurred, with many homes increasing in value by significant margins. With very few exceptions, houses sell quickly, at or above list price; many even sell within hours, with owners receiving multiple offers on the first day."





As new and expanded housing options are brought on line in UA, they are welcomed with open arms. The Berkley House (Riverside Drive) and The Lane apartments (Lane Avenue) achieved maximum occupancy at a rapid pace after opening. The London Court condominiums on Tremont Road were snatched up by empty nesters looking to downsize and simplify their lifestyle.

▶ That's led many residents to reinvest in their homes and others to build with more contemporary lifestyles in mind.

"In 2015, UA set an all-time record for construction with a staggering value of \$95M," Gibson recalled. "In 2016, we're on pace to exceed \$100M, with at least 25 new homes constructed. It's rare to find a street that doesn't have at least one house with active renovations or other improvements underway."

That's Mitchell's bread and butter. "I've worked with families who would like to move to a larger home, but love their neighborhood too much to leave, so

they need help to make the most of their existing home through an addition or remodeling. I enjoy working to make these older homes fit contemporary lifestyles, while maintaining their charm – or adding a little charm to those that were not originally built that way!"

Many of Mitchell's projects involve kitchen renovations and converting formal living and dining rooms. Gibson, who's actively involved in the City's planning and permitting processes, is seeing more demand for first-floor master suites, expanded/renovated kitchens and bathrooms, one-car garage conversions, finished basements and partial third-story

finishes. Other owners are simply deciding to build new.

"Some people truly love a historical home," said Mark Braunsdorf, owner and president of Compass Homes, which has a number of new-builds under construction in UA. "They love the feel of an older, established neighborhood with trees and traditional neighborhood layouts, but they don't like dealing with the repairs and upkeep of an aging house and the functional obsolescence of a dated floorplan."

Of course, it takes a great deal of sensitivity to marry the old and the new.

"Each time we build in UA, we're essentially trying to put a square peg into a round hole," Braunsdorf added. "It takes an architectural understanding of how to make a house truly fit in and a builder who's passionate about design and really understands how to make that square peg fit into that round hole. We understand what it takes, and we're passionate about what we do."

Just like the people who make UA their home and couldn't imagine living anywhere else. ■



"First-floor master suites and expanded/renovated kitchens are common improvements we see in addition to fairly standard (yet expensive) kitchen and bathroom renovations."

– Chad Gibson, Senior Planning Officer, City of Upper Arlington

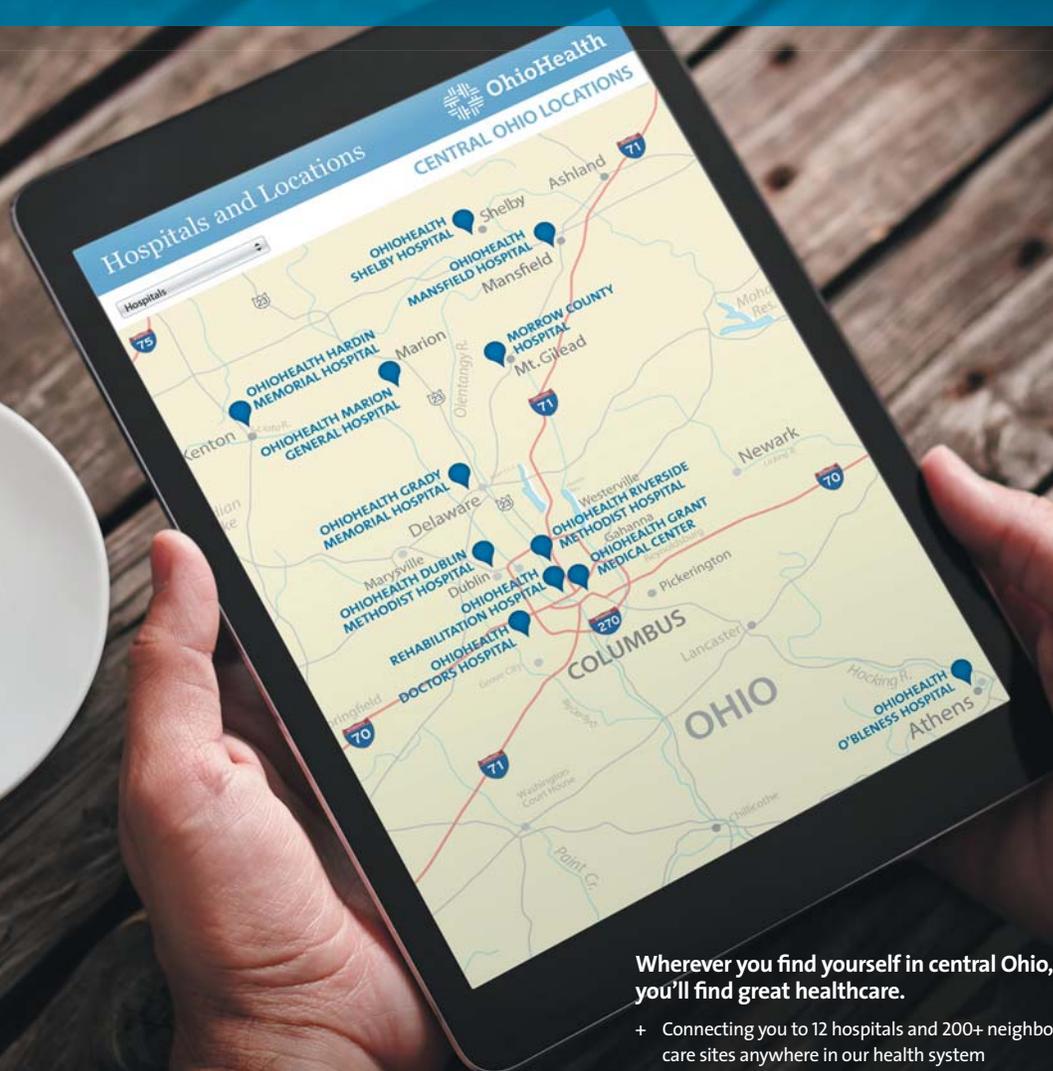
"A lot of people believe in buying here. Some want smaller homes than previously and near restaurants, shopping, and activities."

– Jane Stone, Realtor, Coldwell Banker King Thompson

"Many of the clients with whom I work have been searching for a house in a particular neighborhood for a long time, often relying on word of mouth about houses that may become available, and sometimes entering bidding wars and paying above asking price."

– Kelly Mitchell, Owner, Three Daisy Studio

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