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More housing proposed at Battelle site in Harrison West

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The team of developers transforming a Battelle parking lot in Harrison West into a mixed-use development has its eye on more housing for the 21-acre development.

Perry Street LLC – a joint venture of Wagenbrenner Development and Fortress Real Estate Cos. – returned to the Harrison West Society Wednesday night with new plans for the redevelopment, which has been estimated to cost \$160 million. The latest plan increases the number of housing units proposed on the land between 5th and 3rd avenues and west of Perry Street.

The plan boosts the number of apartments to 355, while the number of for-sale units was boosted to 52, though their type wasn't clear. They would be served by a 470-space parking garage, which has grown from a 346-space plan, according to information from the Harrison West Society.

A message seeking comment was left with the developers.

The development would also include a 5,300-square-foot restaurant and bar, a 1,700-square-foot coffee shop, a 7,000-square-foot fitness center and two pools. No prospective tenants were named in the application.



WAGENBRENNER DEVELOPMENT

Wagenbrenner Development and Fortress Real Estate are planning a mixed-use development on land in Harrison West, though it's been subject to a number of iterations, including this previous one.

The project has called for a 160-room hotel and as many as 200 senior living units, as well as 6.5 acres of park space.

The plan has been subject to changes over its two-year development cycle. The developers had said they were pursuing a 40,000-square-foot grocery store to anchor the site but updated it a few months ago to say that was no longer on the table. Since then, they've been looking for the right balance of housing to build into the project.

M/I Homes is expected to build the for-sale housing units and Continental Real Estate Cos. would develop the hotel, which is likely to be five to six stories.

After 18 months of planning work, the city granted incentives for the Battelle land development project in late February, including a 10-year, 75 percent tax abatement for the residential components of the development and a reimbursement from the city of as much as \$2.2 million of the developers' costs associated with creating the public parkland.

In return, the incentive requires 10 percent of the non-senior housing units to be affordable to people making 80 percent of the area median income and another 10 percent for those making 100 percent of the area median income. For the senior housing units, 10 percent will be affordable to those making 100 percent of the area median income for 15 years.

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