

# the NAIOP NEWS

QUARTERLY

THE OFFICIAL NEWSLETTER OF CENTRAL OHIO CHAPTER OF THE NATIONAL ASSOCIATION OF INDUSTRIAL &amp; OFFICE PROPERTIES

## What's Old is New Again in Columbus

Lately, we have been hearing a lot about "Going Green." Well, Central Ohio NAIOP members are definitely doing their part in making Columbus a greener place. Several projects have been completed that are either Adaptive Re-use projects or Brownfield redevelopments.

One such project that most people have probably heard about is The Lazarus Building. As one of the largest renovation projects in the United States to receive (2007) a Gold-Level LEED Certification from the U.S. Green Building Council, it also received the 2007 National Green Office Building of the Year Award from NAIOP national.

When Federated Department Stores decided to close the department store in 2002, Mayor Michael Coleman immediately recognized the opportunity to revitalize a critical downtown neighborhood. Under Mayor Michael Coleman and the city's business leadership, The Georgetown Company, acting on behalf of the Columbus Downtown Development Corporation (CDDC) reached an agreement with Federated for it to donate the building to CDDC. The redeveloped Lazarus Building is the "anchor" project in Columbus' downtown redevelopment effort. A principal objective of the redevelopment program is for Lazarus to serve the community as an example of sustainable development, illustrating the importance of sustainability in dealing with major environmental issues which all urban areas confront.

The Ohio Environmental Protection Agency (EPA) is a major tenant (200,000 SF) in the Building. CDDC, EPA and Georgetown share the goal of having Lazarus serve as a principal example for Ohio residents of both the importance of sustainable development and as a "teaching tool". Hence, the building contains exhibits on the nation's environmental challenges and how Lazarus has dealt with such challenges -- from the recycling of more than 11 million pounds of demolition debris to the use of recycled and sustainable materials in the Building's reconstruction; from the Building's grey water system fed by 50,000 and 40,000 gallon "holding tanks" to the most efficient mechanical plant; from the harvesting of daylight through a central atrium (each floor of the seven-story building is 100,000 sq. ft.) and over-sized windows to the 1/3 of an acre "green roof". Tours are being given for Columbus school children and other community groups, enabling them to learn "the lessons of Lazarus".

Just northwest of downtown, after a competitive bid process handled by Columbus Urban Growth, The City of Columbus, and Time Warner Cable, Daimler was selected as the developer/general contractor for the Time Warner Regional Headquarters project to be housed at Gowdy Field. This former landfill, comprised of 19 acres, was a blighted site that had been abandoned for nearly 30 years.

Through a tremendous team effort and a public private partnership, the development team secured \$3,000,000 from the Clean Ohio Revitalization Fund to assist in the remediation effort to turn this former landfill into a thriving site for commerce.

Time Warner has committed to keeping nearly 700 jobs in the City of Columbus, and has room to expand on this site in the future. This contemporary building was designed by MoodyNolan Architects and the glass curtain wall system takes advantage of the views of the downtown skyline and The Ohio State University. The building will house a data center, cafeteria, and fitness center. It will have redundant power from two power sources, multiple back up generators, and over 5,000 square feet of UPS equipment.

Back downtown, at 101 East Town Street, Four Points Real Estate Development teamed up Data Center 101 to engineer and construct a first of its kind: a secure data and storage allowing the provision of 100% uptime to its customers. Simply put, the Data Center was designed to create an environment for a customer's server to survive and thrive in.

The building played a big part in achieving this "environment." It had been vacant for several years and not in a good area for real estate. Next to the Greyhound bus station and failing City Center would provide extra challenges for any office building in a market 26% vacant. Understanding what's below the streets, just not above, the owners looked past the first skin of the onion and brought in what would become their future partner to look at the technical side of the building. Together they discovered that the building could become a high end data center putting Columbus on the map in its own way.

They had many challenges to overcome while redesigning this well built 70's building into an environment in which both children, with a Goddard School on the site, and computers, in the Data Center, would thrive. As you can imagine, the infrastructure would be different than any typical office build out. They installed over 75 tons of conditioned air for the Data Center. This system is considered Green and is glycol based, using the cooler air from outside when available.

Not only will this center attract new companies to Columbus, but it has greatly improved the building itself. The infrastructure has gone past elevators and cool lobbies. The building now boasts multiple internet and power feeds as well as a generator to keep the Data Center up and running, no matter how bad things get.

These are just a few of the examples of how your Central Ohio developers are helping to create a greener community!

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[www.CentralOhioNAIOP.org](http://www.CentralOhioNAIOP.org)



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### Letter from the President

#### 2007 Year In Review

Reflecting on our Chapter's accomplishments this year, I am convinced of the value we offer our members and of our impact on our industry, community, state, and region.

Our local efforts are having a regional impact. Members from the BIA, BX, CBR, SIOR, MODE and the Columbus Chamber helped the National Industrial Development Real Estate Forum create one voice for issues affecting our industry. Statewide, we joined other Ohio NAIOP Chapters on Stream and Wetlands Mitigation Rule legislation. Locally, we participated in restructuring the City of Columbus One Stop Shop permitting process, and we invested in our future by supporting OSU's Fisher College Real Estate Society.

We know our role is respected when major political leaders like Columbus Mayor Mike Coleman and the Ohio Department of Development's Chief Economic Development Officer, Mark Barbash, take time to address our members.

Reflecting on where we've been is easy. Moving forward is much harder, especially in a challenging industry like ours. It takes foresight, leadership, and, most of all, the involvement of our NAIOP Chapter members. Together, we will continue to add value to our industry and the communities where we live and work.

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