



Clean**Ohio**Fund

2009 Impact Awards

Best Site Redevelopment in a Major City

Winner: Gowdy Partners,
LLC

Project: Gowdy Field

If you recently drove down Route 315 just north of downtown Columbus, you likely noticed the Time Warner Cable Company's new regional headquarters, a structure that plays with bold shapes and

resists traditional symmetric forms. Depending on how long you've been familiar with the 315 corridor, you may or may not realize that as recently as 2005, this site sat vacant and overgrown with weeds, compromised by its past use as an unregulated landfill. Without the support of the Clean Ohio Revitalization Fund, or the public-private partnership between the Columbus Port Authority and developers Gowdy Partners, LLC, it may very well have remained unused and unsightly for a long time.

This is why Gowdy Partners, a collaboration between Wagenbrenner Development and the Daimler Group, recently won a 2009 Clean Ohio Impact Award for Best Site Redevelopment in a Major City. The award recognizes a developer for a redevelopment on a Clean Ohio Revitalization or Assistance Fund project site within the city limits of Akron, Canton, Cincinnati, Cleveland, Columbus, Dayton, Toledo, or Youngstown.



This new Time Warner Cable Company regional headquarters stands atop a 40-year-old landfill.

The history of Gowdy Field is a complicated one. In the early 1900s, the site served as a community garden, providing sustenance to about 250 poor families around the time of the Great Depression. In the 1940s, it was converted into Goodale Field, a park with more than 20 baseball diamonds. Then, in 1952, Columbus City Council changed the park's name to Gowdy Field after Hank Gowdy, the city's most famous baseball player and veteran of both World Wars. Beginning in 1964, the property saw less glamorous use as Columbus City Council passed a resolution for use as a landfill.

In 2005, the Columbus Port Authority received a Clean Ohio Revitalization Fund grant of \$3 million to assist Gowdy Partners, LLC in the remediation and redevelopment of the site. The goal of the project was to return the property to productive economic use, creating jobs and increasing tax revenues. Today, the results are clear. Not only has this project removed an urban eyesore and replaced it with a 160-square-foot office building, but it has also retained or created more than 1,200 jobs with a total investment of more than \$75 million. Soon, it will also be home to The Ohio State University's new Eye and Ear Institute, a 140,000-square-foot medical office building. There is also a possibility of adding another 80,000-square-foot expansion building for Time Warner, as well as another 120,000-square-foot medical office building.