



# GAHANNA CREEKSIDE REIMAGINED

CO-CREATE THE FUTURE



September 24, 2025



Laurie A. Jadwin  
Mayor



Kevin Schultz  
Senior Director of Operations



Jeff Gottke  
Economic Development Director



## Agenda

- Live Poll Warm Up
- Introductions
- Mayor's Welcome
- Downtown Development & the Creekside District
- Private Mixed-Use Development
- Public Plaza Reimagined
- Break-out Groups
- Next Steps & Closing



September 24, 2025



# Downtown Development

Make it the civic, cultural & identity center of the community.

Maximize density and radiate decreases outward.

Cultivate a consistent & distinct look & feel.

Mixed-use development optimizes usage.

Retail follows rooftops.

Proper mix of businesses.



# Creekside District Retail Voids

## Target Tenant Types

Antique	<b>Delicatessen\Sandwich Shop</b>	Photo Studio
<b>Apparel &amp; Accessories</b>	Dog Bakery	Record Store
Arts & Crafts	Doughnut\Muffin\Cupcake	Shoe Repair
<b>Beauty Supplies</b>	Eye Care\Eyeware	<b>Shoes</b>
<b>Books\Comics</b>	Hobby\Collectibles\Toys	<b>Specialty Sporting Goods</b>
Bridal Shop	Home Accessories\Furnishings	Tailor
Candle Shop	Jeweler	Variety Store
Cigar Shop	Musical Instruments\Studio	Vintage & Other Consignment
Day Spa	<b>Pets &amp; Pet Supplies</b>	Wine Shop



# Visitor Trends 2019- 2024

- 400,000 fewer visits
- 41,800 fewer visitors
- 14 minutes less dwell time
- Visits declined 4/5 years – 11.5% from 2021
- Takeaways:
  - Fewer people are visiting
  - Fewer people are making return visits
  - Visitors are staying for less time
  - Visits have declined every year but 1

# Public Sentiment on Creekside District Uses

70% - More & greater variety of housing

64% - Wine & spirits shop

64% - Experience driven businesses

62% - Food market/ lifestyle businesses

*Source – Creekside Redevelopment Strategy 2022*



# Our Gahanna Feedback

**They finally developed Creekside into a destination (think old Worthington or Bridge Park). There is a thoughtful, cohesive plan for the city that embraces what is unique to the community while embracing change, growth, and progress.**

**Where plant library was + the old dog salon needs re-developed. "Downtown" doesn't compare to other suburb downtown spaces.**

**Creekside has grown and really become the downtown of Gahanna. You don't have to take your car as you can walk, ride a bike, or hover board there with ease.**

**Businesses to stay in Creekside long term. A bookshop would be wonderful.**

**The continued evolution of the Creekside District. New growth in the area has increased the vitality and desirability of the most important area and unique area of the city. All the new growth approved 10-20 years ago didn't lead to the mass chaos and plummeting property values predicted at public hearings.**

**Build up with quality designs, but make sure the public realm is focused on pedestrians.**

# Project Details



*Creekside Reimagined*



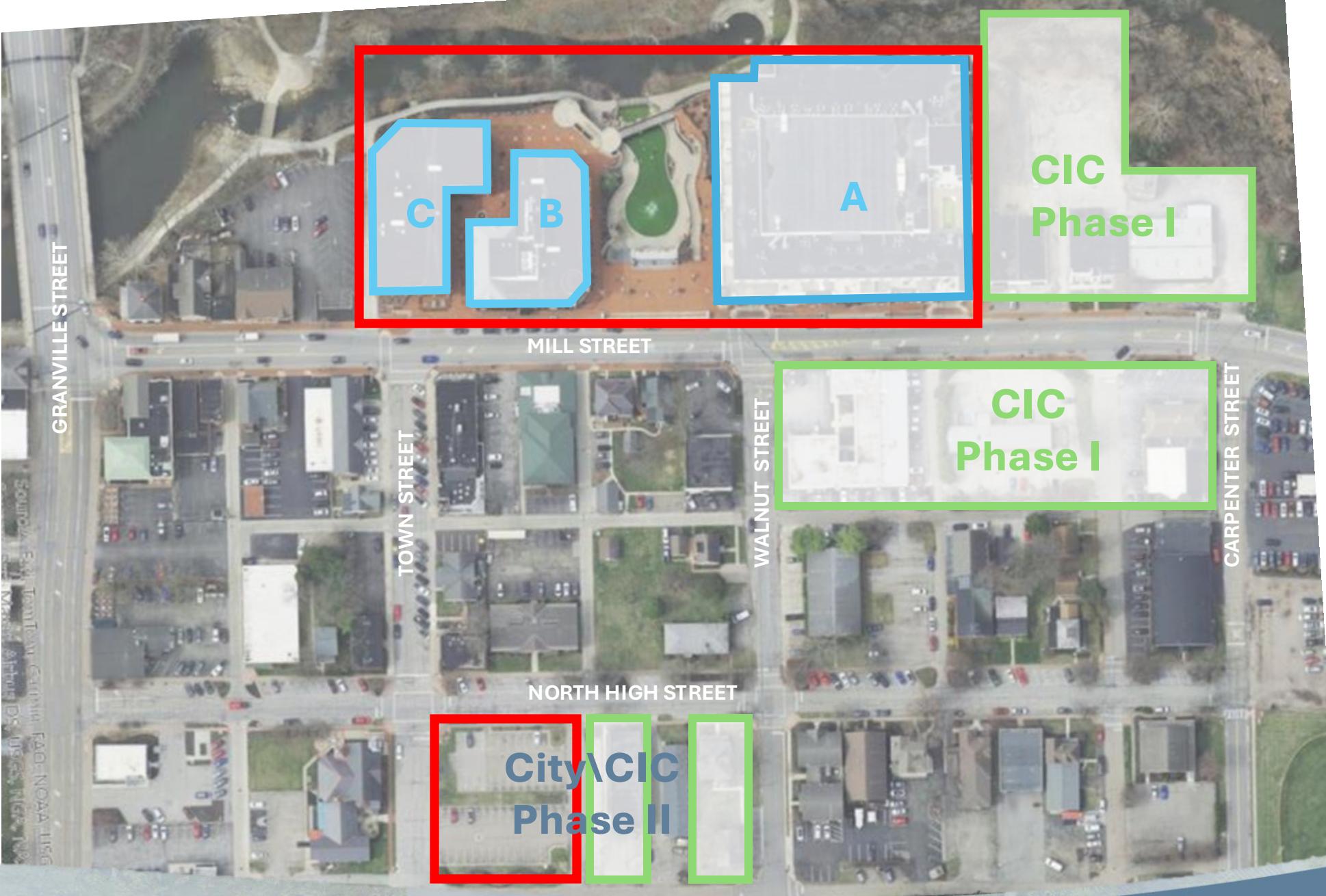
## Gahanna

# Parcel Ownership

## City Owned

CIC Owned

# Privately Held



# Creekside Reimagined



# Phase I

- ❖ 2 Buildings – 1 on either side of street
- ❖ 263 apartments
- ❖ 55-70 room hotel
- ❖ 2 restaurants
- ❖ Co-working space
- ❖ Parking Garage
- ❖ Amenities:
  - ❖ Pool
  - ❖ Gym
  - ❖ Connector Bridge



**CONNECT**  
REAL ESTATE

**BENSON**  
CAPITAL

*Creekside Reimagined*



**CONNECT**  
REAL ESTATE

**BENSON**  
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*Creekside Reimagined*



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CAPITAL

*Creekside Reimagined*



**fishbeck**

**POD** design

**CONNECT**  
REAL ESTATE

**BENSON**  
CAPITAL



CIC  
Phase I

CIC  
Phase I



Creekside Reimagined

## TRAIL IMPROVEMENTS

- Improved ADA Access to Upper Plaza
- Reconstructed Retaining Wall
- Improved Views of Mill Race

TRAIL IMPROVEMENTS

## UPPER PLAZA

- Waterproof Garage Structure
- Upgraded Plaza Utilities
- Replace Existing Red Brick
- Landscaping & Softscapes
- Lighting & Integrated Furniture
- Shade Structures



GARAGE  
FIM BASE

LOWER  
PLAZA

UPPER PLAZA

STREETSCAPE

TABLE TOP

## TABLE-TOP

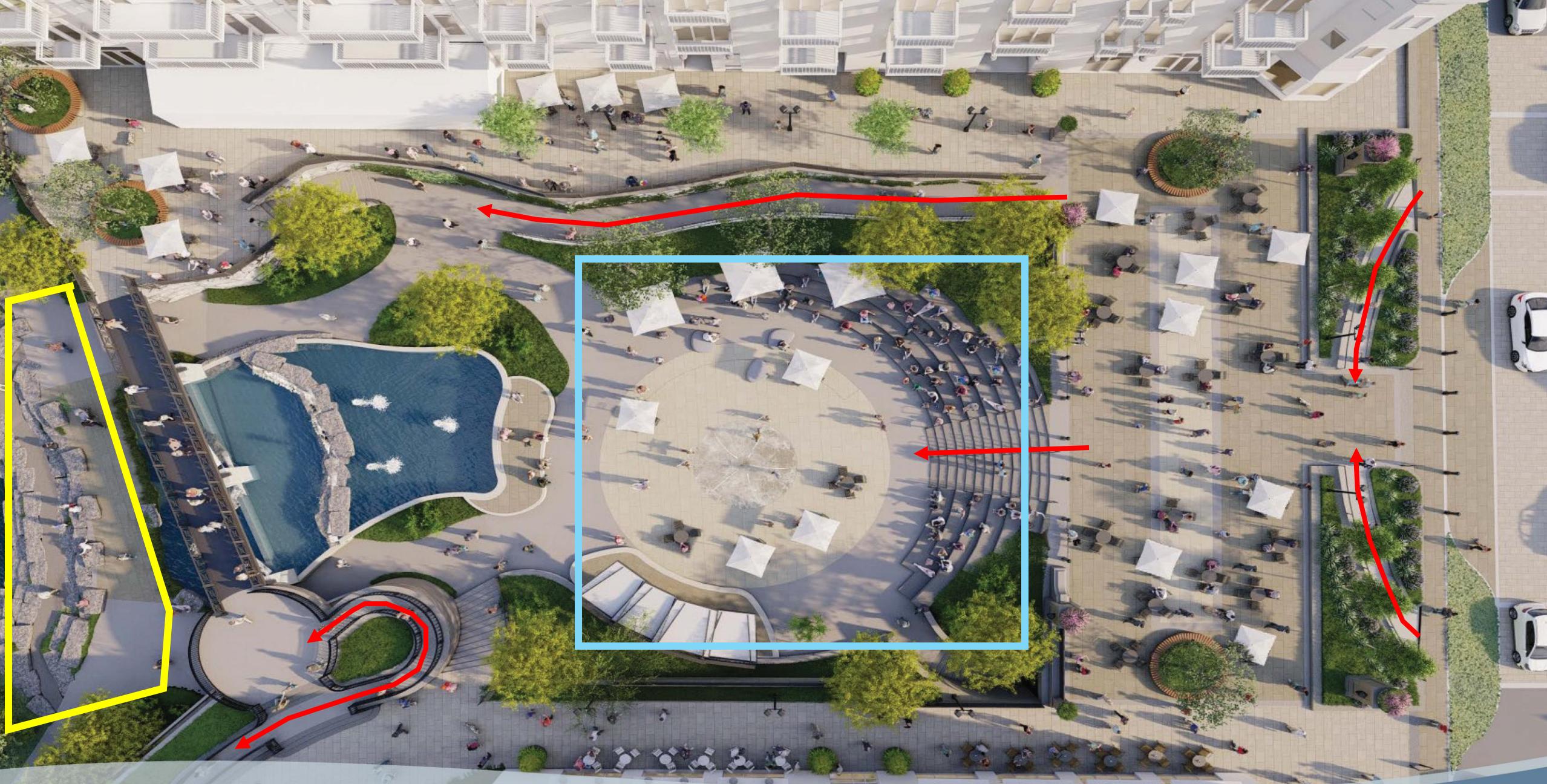
- Mill Street Traffic Calming
- Assists with ADA Access
- Unifying Design Feature

## FLOOD MITIGATION (PUBLIC)

- Creekbank Clay Liner & Sealing
- Creekbank Erosion Control
- Garage Flood Barrier
- Temporary Flood Wall System
- Improved ADA Access
- Pedestrian Bridge Reconstruction
- Lower Waterfall Redesign
- Creek Access & Trail Improv.
- Landscaping & Softscapes
- Lighting & Integrated Furniture

## STREETSCAPE

- Improved ADA Access
- Established Design Standard
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#### LOWER PLAZA

- Improved ADA Access
- Lagoon Redesign
- Removal of Water Wall
- Improved Performance Areas
- Amphitheater Seating
- Interactive Water Feature
- Landscaping & Softscapes
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- Upgraded Plaza Utilities

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# GAHANNA CREEKSIDE REIMAGINED

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September 24, 2025



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*Creekside Reimagined*

Updated Site Plan  
08/18/2025



**CONNECT**  
REAL ESTATE

BENSON  
CAPITAL

# Creekside Reimagined



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*Creekside Reimagined*

# Phase II

- ❖ 24 townhome units
- ❖ First floor parking for each
- ❖ Private patios

❖ Conceptual site plan – Final layout, not determined





# Strategic Plan Priorities

**Creekside** – Business vitality, connectivity & accessibility, more community events, more housing and mixed-use development, parking infrastructure and maintenance.

- Creek Activation
- Park Amenities
- Public Plaza
- Mixed-use Development
- Restaurants

# Facilities

## Creekside Garage & Plaza

**Description:** The city owns and operates the Creekside parking structure and plaza that sits immediately above this structure. Flood improvements are needed to protect this structure from flood waters from the adjacent Big Walnut Creek. This is required to satisfy FEMA. This project entails mitigation efforts along the creek and within the garage structure. Other opportunity to improve the upper and lower plaza along with the streetscape are being considered because of the importance Creekside plays to the vitality and quality of life of the City.



**CIP Phase:** Actionable  
**Priority I:** Imperative\*  
**Rank:** 1

### Project Estimates:

**Flood Proofing - \$5.05M - \$5.2M\***

**Trail Improv. - \$1.15M - \$1.35M**

**Lower Plaza - \$5.1M – \$5.7M**

**Upper Plaza - \$5.1M – \$6.9M**

**Streetscape – \$2.9M – \$3.7M\***

**Table-Top – Included Above**

**Total Project: \$18.9M - \$22.85M**



*Creekside Reimagined*



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#### TABLE-TOP

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*Creekside Reimagined*

Opinion of Probable Construction Cost  
 Creekside Flood Improvements and Plaza Enhancements  
 Gahanna, OH  
 Fishbeck - Construction Division  
 March 24, 2025

**ESTIMATE SUMMARY**

WORK DESCRIPTION	BUILDING A FIM	Garage FIM Base	TRAIL IMPROVEMENTS	Lower Plaza	Upper Plaza	Streetscape	Table Top	Ala Carte
BUILDING A FLOOD IMPROVEMENTS - PRIVATE	\$1,118,868	\$1,118,868	\$1,118,868	\$1,118,868	\$1,118,868	\$1,118,868	\$1,118,868	\$1,118,868
GARAGE FLOOD IMPROVEMENTS - PUBLIC	—	\$1,089,153	\$1,089,153	\$1,089,153	\$1,089,153	\$1,089,153	\$1,089,153	\$1,089,153
PERMANENT EROSION CONTROL AT CREEK	—	\$397,000	\$397,000	\$397,000	\$397,000	\$397,000	\$397,000	\$397,000
CREEKBANK LANDSCAPE IMPROVEMENTS (ALLOWANCE)	—	\$89,801	\$89,801	\$89,801	\$89,801	\$89,801	\$89,801	\$89,801
BOULDER OUTCROPPINGS AND LOWER PATH	—	\$85,483	\$85,483	\$85,483	\$85,483	\$85,483	\$85,483	\$85,483
TIERED RETAINING WALL	—	—	\$151,900	\$151,900	\$151,900	\$151,900	\$151,900	\$151,900
BIKE PATH ACCESS TO UPPER PLAZA	—	—	\$473,737	\$473,737	\$473,737	\$473,737	\$473,737	\$473,737
LOWER PLAZA (BRIDGE TO WATERWALL) LANDSCAPE IMPROVEMENTS	—	—	—	\$3,015,076	\$3,015,076	\$3,015,076	\$3,015,076	\$3,015,076
LOWER PLAZA (BRIDGE TO WATERWALL) SITE FURNISHINGS	—	—	—	\$67,565	\$67,565	\$67,565	\$67,565	\$67,565
UPPER PLAZA RESTORATION (WATERPROOFING AND PAVERS)	—	—	—	—	\$2,185,433	\$2,185,433	\$2,185,433	\$2,185,433
UPPER PLAZA LANDSCAPE IMPROVEMENTS	—	—	—	—	\$1,158,549	\$1,158,549	\$1,158,549	\$1,158,549
UPPER PLAZA SITE FURNISHINGS	—	—	—	—	\$377,084	\$377,084	\$377,084	\$377,084
STREETScape IMPROVEMENTS	—	—	—	—	—	\$1,665,006	\$1,665,006	\$1,665,006
STREETScape SITE FURNISHINGS	—	—	—	—	—	\$42,085	\$42,085	\$42,085
MILL STREET TABLE TOP	—	—	—	—	—	—	\$220,823	\$220,823
FOUNTAIN JETS IN CREEK	—	—	—	—	—	—	—	\$40,000
EV CHARGING STATIONS	—	—	—	—	—	—	—	\$181,328
PEDESTRIAN BRIDGE RESTORATION	—	—	—	—	—	—	—	\$97,900
PUBLIC RESTROOM REPAIRS	—	—	—	—	—	—	—	\$14,800
PUBLIC PARKING STRUCTURE LIGHTING REPLACEMENT	—	—	—	—	—	—	—	\$166,205
PUBLIC PARKING STRUCTURE REPAIRS AND MAINTENANCE	—	—	—	—	—	—	—	\$421,600
PUBLIC PARKING STRUCTURE SEALER + STRIPING (PREVENT MAINTENANCE)	—	—	—	—	—	—	—	\$101,600
<b>SUB-TOTAL:</b>	<b>\$1,118,868</b>	<b>\$1,661,437</b>	<b>\$625,637</b>	<b>\$3,082,641</b>	<b>\$3,721,065</b>	<b>\$1,707,091</b>	<b>\$220,823</b>	<b>\$1,023,433</b>
DESIGN AND ESTIMATING CONTINGENCY (20%):	\$223,774	\$332,288	\$125,128	\$616,529	\$744,213	\$341,419	\$44,165	\$204,687
ESCALATION TO START OF CONSTRUCTION (SPRING OF 2026) (8%):	\$107,412	\$159,499	\$60,062	\$295,934	\$357,223	\$163,881	\$21,200	\$98,250
<b>SUB-TOTAL BARE CONSTRUCTION COST:</b>	<b>\$1,450,054</b>	<b>\$2,153,224</b>	<b>\$810,827</b>	<b>\$3,995,104</b>	<b>\$4,822,501</b>	<b>\$2,212,391</b>	<b>\$286,188</b>	<b>\$1,326,370</b>
GC/CM's FEE (6%):	\$87,004	\$129,194	\$48,650	\$239,707	\$289,351	\$132,744	\$17,172	NOT INCLUDED
GC/CM's OVERHEAD & GENERAL CONDITIONS:	\$240,000	\$480,000	\$320,000	\$640,000	\$320,000	\$240,000	\$160,000	NOT INCLUDED
GC/CM's CONSTRUCTION CONTINGENCY (10%):	\$145,006	\$215,323	\$81,083	\$399,511	\$482,251	\$221,240	\$28,619	NOT INCLUDED
<b>BASE CONSTRUCTION BUDGET:</b>	<b>\$1,922,064</b>	<b>\$2,977,741</b>	<b>\$1,260,560</b>	<b>\$5,274,322</b>	<b>\$5,914,103</b>	<b>\$2,806,375</b>	<b>\$491,979</b>	<b>\$1,326,370</b>
BUILDING PERMITS ALLOWANCE (1.50%):	\$28,831	\$44,666	\$18,908	\$79,115	\$88,712	\$42,096	\$7,380	NOT INCLUDED
BONDING EXPENSE (0.75%):	\$14,415	\$22,333	\$9,454	\$39,557	\$44,356	\$21,048	\$3,690	NOT INCLUDED
PAYMENT & PERFORMANCE BONDS (0.75%):	\$14,415	\$22,333	\$9,454	\$39,557	\$44,356	\$21,048	\$3,690	NOT INCLUDED
SPECIAL INSPECTIONS/TESTING ALLOWANCE:	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$20,000	\$20,000	NOT INCLUDED
<b>TOTAL PROJECT BUDGET:</b>	<b>\$2,029,726</b>	<b>\$3,117,074</b>	<b>\$1,348,377</b>	<b>\$5,482,552</b>	<b>\$6,141,526</b>	<b>\$2,910,566</b>	<b>\$526,738</b>	<b>\$1,326,370</b>
<b>CUMULATIVE PROJECT BUDGET:</b>	<b>\$2,029,726</b>	<b>\$5,146,799</b>	<b>\$6,495,176</b>	<b>\$11,977,728</b>	<b>\$18,119,254</b>	<b>\$21,029,821</b>	<b>\$21,556,559</b>	<b>\$22,882,929</b>

**ASSUMPTIONS AND CLARIFICATIONS**

1. Based on 30% plaza/60% FIM drawings and specifications dated 12/20/2024.

2. Assumes all scope is awarded under one contract.

**EXCLUSIONS**

1. Premium time or restrictions on contractor working hours.

2. Environmental testing and abatement costs (including but not limited to: asbestos and contaminated soils).