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# Mount Carmel West redevelopment work to begin this spring

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Thrive Cos. expects to start construction this spring on single-family homes and townhomes – including affordable housing – in the first phase of redeveloping the Mount Carmel West campus in Franklinton.

Demolition of the 1 million square feet of inpatient buildings will continue through fall, but the Columbus developer can get started on what had been employee parking lots on Hartford Avenue, between State and Broad streets.

Future phases include a small neighborhood park, multifamily housing, retail along Broad Street and potentially office space, said Steve Bollinger, partner and development vice president at Thrive.

“This has the opportunity to be a national model for how you do community development for an aging or urban hospital,” said Jason Koma, Mount Carmel Health System's director for regional development.

Mount Carmel chose Thrive, formerly Wagenbrenner Development, in 2018 to lead redevelopment of nearly 13 acres of the 37-acre campus. The inpatient buildings closed last year when Mount Carmel Grove City opened, a transition announced four years ago.

“We began with the shared vision in 2016 and have tried to really stay true to what we worked on directly with the members of the community,” Koma said. “We just want to make sure the end product stays consistent with what the community has asked for, for a number of years.”

Here is the site plan:

Also as part of the project, Thrive will build 10 houses on land donated to the Central Ohio Community Land Trust, which keeps the units affordable through future sales. They will have the same design and construction as market-rate homes. Two will be on Hartford and eight more are land bank sites in Franklinton.

Trinity Health, Mount Carmel's parent, is creating a \$1.5 million revolving loan fund to finance construction, matched



CARRIE GHOSE  
 Mount Carmel West hospital demolition under way as of January 2020, looking southeast from the corner of State Street and Souder Avenue. This portion likely will be replaced by apartment buildings under a preliminary redevelopment plan by Thrive Cos.

with \$1.5 million from the city, according to Central Ohio Community Investment Corp., which administers the land trust and land bank for Columbus and Franklin County.

Thrive will form a condominium association for the rest of the single-family housing. The developer hasn't yet determined asking rate prices for the market-rate homes, because there's not been enough new construction in Franklinton to compare with, Bollinger said.

"We were selected because of the work we did in Weinland Park," Bollinger said. "We learned a ton when we were there."

Mount Carmel's coordination with the various neighborhood interests made the planning in Franklinton much faster than in Weinland Park, he said.

The plan calls for a 2-acre neighborhood park, on what had been a fenced green space, parking and the orthopedics wing of the hospital. Mount Carmel plans to use it for outdoor classes and activities run by its Healthy Living Center, a wellness education program on the campus, 777 W. State St.

Future development along Broad Street and at the southeast corner of the campus will depend on market demand.

"More and more retailers are going to want to come to this space ... once we have these residential components in play," Bollinger said.

Although the hospital shuttered last year, the health system hasn't left the campus altogether. Mount Carmel College of Nursing expanded by 50% when it took over the 60,000-square-foot administrative offices attached to the academic buildings. Any future expansion could be built on a surface parking lot on Town Street, Koma said.

The system opened a freestanding emergency department at 120 S. Green St., across the street from the hospital.

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