



MIDTOWN, INC – HILTON PROPERTY POSITION STATEMENT

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Since 2018, MidTown, Inc. has continued to receive inquiries from our neighbors and community members about the future of the 5.79 acre property located at 2551 Wynnton Road (the “Hilton Property”). The concerns we hear most often relate to the prospect of high-density residential developments and the impact such a development would have on the surrounding homes, neighborhoods and the MidTown community.

Since the prospect of the property’s development into high-density residential use first arose, MidTown has remained committed to engaging with the owners and prospective developers to ensure that the voices and concerns of our community are clearly heard. In 2021, MidTown undertook efforts to ensure that the Hilton Property’s future use reflected its importance as a gateway site. Working in partnership with other local nonprofit organizations, MidTown secured a purchase option on the property to thoroughly evaluate feasible alternatives to high-density residential development. Uses explored included small business incubators and mixed-use concepts, and these possibilities were discussed with a number of private developers and non-profit organizations. Unfortunately, given the property’s asking price, our evaluations consistently showed that the only development model capable of meeting financial feasibility at that asking price was tax credit subsidized high-density housing.

While MidTown remains committed to ensuring the concerns of our neighbors and community members are heard, our ability to guide development decisions or take action in response to those decisions is limited. While the Board of Historic and Architectural Review (“BHAR”) maintains purview over any material alterations to the historic property, the property’s current zoning classification permits high-density residential use, which means that, should a private buyer choose to pursue such a development, it is generally allowable under existing zoning .

MidTown, Inc. does not have legal authority over private property decisions. Our ongoing efforts remain focused on open communication with the owners, prospective buyers, and the MidTown community to encourage and support development that aligns with the scale and character of the surrounding residential and commercial areas. We offer this statement for clarity and transparency and as a reaffirmation of our commitment to MidTown homeowners, donors, and community members who support our mission to sustain and enhance the neighborhoods and businesses that make MidTown and Columbus special.