

Polaris team plans \$150 million mixed-use development



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A rendering of the Galaxy at Polaris.

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By [Bonnie Meibers](#) – Staff reporter , Columbus Business First
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The development team behind Polaris is planning a massive, \$150 million mixed-use project in the area and is seeking a state tax credit to help move it forward.

The project, dubbed the Galaxy at Polaris, is slated to be built in two phases. The first would include 12 acres of office, retail and restaurant space and hundreds of apartments just east of Top Golf and Ikea.



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The site plan for the three phases of the Galaxy at Polaris.

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NP Limited Partnership plans to break ground on the development this fall.

"The scale of this project is enormous," said [Franz Geiger](#), the managing director of NP Limited Partnership. "Polaris is auto-centric. This kind of walkable development with the land we have left to develop up here can raise the profile of Polaris."

The first phase is expected to include eight buildings, including a six-story parking garage with 672 spaces. Other planned components include a six-story building with 276 apartments; a 7,000 square-foot clubhouse; 10,000 square feet of office space and 10,500 square feet of retail and restaurant space, as well as a four-story apartment building with 136 units. Both of those buildings will have parking garages.

A percentage of the housing will be workforce housing, Geiger said.

"Given the amount of employees here, we need more housing," Geiger said. "People want to live closer to where they work."

In front of the residential buildings, there will be a 6,000-square-foot building with space for educational activities and public library lockers, two roughly 6,000-square-foot restaurant buildings and a 14,000-square-foot mixed-use building.

The Real Dill Pickleball Club will also open in the first phase with a restaurant and other playing options, Geiger said.

Geiger said he can't yet say who, but he is in talks with another experience-focused user for the Galaxy development.

"This is unique because we're not doing heavy retail uses. We're adding more entertainment uses," Geiger said. "We're not trying to compete with the retail at Polaris Fashion Place."



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A rendering of the Galaxy at Polaris mixed-use development. The first phase will have about 710,000 square feet.

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There will be about 5 acres of shared-use paths within and around the entire development, plus a park with an amphitheater at the center of it. There are plans for outdoor workout areas, vegetable and pollinating gardens for residents and a dog park. Geiger said there are also several murals planned throughout the development.

NP Limited Partnership applied for a [\\$12.3 million tax credit for The Galaxy at Polaris mixed-use project](#). This is the second time the project was submitted to the state's transformational mixed-use development tax credit program.

Geiger said the most exciting and transformative elements, the community-focused elements such as the walking paths, become realistic if the project gets the TMUD tax credit.

"Some of the best developments in Central Ohio have been public-private partnerships," Geiger said.

Geiger said finishing the first phase of the project would be more difficult without the tax credit, but he plans to find a way to make it happen even if the project isn't awarded a tax credit.

"With the impact this could have on the area, it is a project worth pursuing," Geiger said. "We want to sustain Polaris for another 30 years. The way to do that is better development."