

The *Race* to Solve Two Columbus Issues

By: Greg Overberg



Wingate Villages

This apartment complex, consisting of over 120 buildings, is directly across from the future casino. It currently is 80-85% vacant and is in complete disrepair. Large sections of the complex are fenced or chained off and completely abandoned.

Cooper Stadium Track Plan

This plan is set to include a 1/2 mile track, hotel/conference center, mechanics' school, and a garage. The \$40 million plan has been met with fierce opposition from the residents of surrounding neighborhoods over noise concerns.

Problem

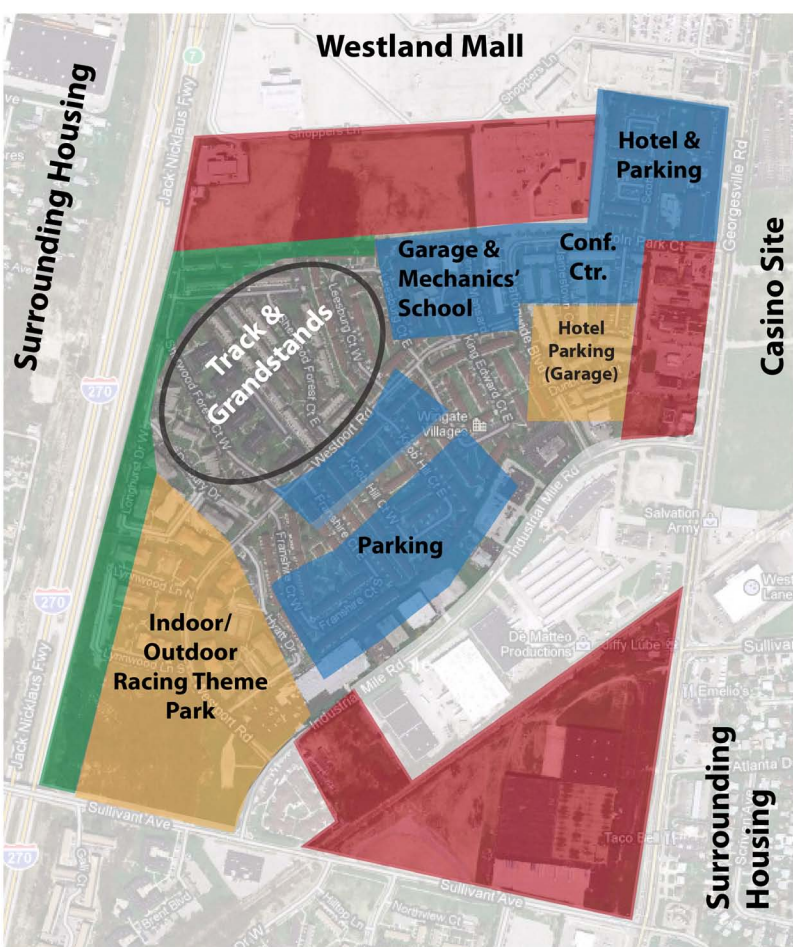
Solution

Result

Wingate Villages Site:

- Currently 100 acres, with possible additional land allowing for more possibilities
- Buffered on all sides by non-residential uses
- Residents more accepting of any positive development for the area.
- Directly off of I-270, near I-70

Transplanting the Cooper Plan on the Wingate Villages Site is a start, but it can be drastically improved. Drawing on inspiration from Ferrari World in Dubai, the Mall of America in Minnesota, and Adventuredome in Las Vegas, adding a theme park themed to the race track will make it a world class destination.



■ Potential Land Additions
■ Parts of Existing Cooper Plan
■ New Plan
■ Tree/Wall Buffer

COLUMBUS THUNDERPARK

COLUMBUS THUNDERPARK

