



ITALIAN VILLAGE EAST REDEVELOPMENT PLAN

A NEIGHBORHOOD REVITALIZATION INITIATIVE

CITY OF COLUMBUS, DEPARTMENT OF TRADE AND DEVELOPMENT, PLANNING OFFICE

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ITALIAN VILLAGE EAST REDEVELOPMENT PLAN



November, 2000

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The Italian Village East Redevelopment Plan was adopted by City Council on November 20, 2000 as the official guide for the Italian Village East Planning Area. The plan provides recommendations and establishes guidelines to direct future decisions about the Italian Village neighborhood east of N. Fourth Street. Please direct all questions regarding the content of this plan to the Planning Office, City of Columbus, 109 N. Front Street, Columbus, Ohio 43215.

LETTER FROM THE DIRECTOR

On November 20, 2000 Columbus City Council adopted the *Italian Village East Redevelopment Plan* as the city's official guide for revitalization and future development within the Italian Village East Planning Area. As part of the Italian Village neighborhood, this planning area is located within a locally designated historic district.

Neighborhood leaders, residents, developers, and business interests assisted the city's Planning Office with the preparation of this plan. Their participation was critical to ensure that the plan would reflect the needs and aspirations of the Italian Village neighborhood.

On behalf of the Department of Trade and Development, I would like to congratulate the planning committee for their excellent work and look forward to continuing our partnership with the Italian Village neighborhood on future initiatives.

Mark Barbash, Director
Department of Trade and Development

ACKNOWLEDGMENTS

The city of Columbus wishes to thank the following individuals for serving on the planning committee. This plan would not have been possible without their assistance. The committee's participation and dedication throughout the process reflects their commitment to the future of Italian Village.

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Kevin Berry
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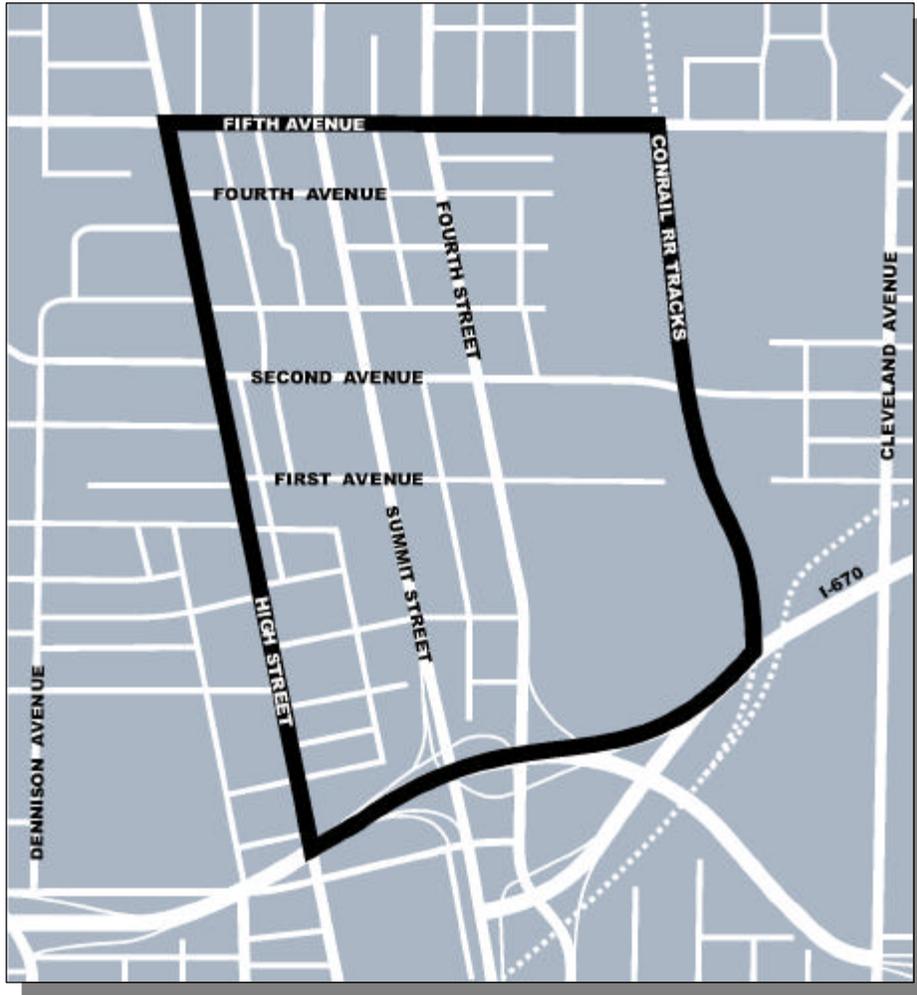
Fr. William Metzger
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**Ross Products Division -
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Association**

David Strause
Strause-Lakota



The Italian Village Neighborhood

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INTRODUCTION



The Budd Dairy Building

PURPOSE OF THE PLAN

The *Italian Village East Redevelopment Plan* was prepared to help stimulate and guide redevelopment within the eastern half of Italian Village, a neighborhood designated as a historic district. This portion of the Village, beginning with the N. Fourth Street corridor and extending eastward to the Conrail railroad tracts, was identified as an area needing focused planning assistance.

The city's Planning Office began a planning initiative for this area in the Fall of 1999. Neighborhood representatives and community groups were consulted to help establish planning goals. The following were identified as key objectives for the redevelopment plan:

- *Stimulate private investment within the planning area.*
- *Promote redevelopment that is sensitive to neighborhood goals and objectives.*
- *Provide land use recommendations for large undeveloped sites within the planning area.*
- *Develop a plan that is compatible with the rest of the neighborhood.*
- *Protect historic and architecturally significant buildings.*
- *Maintain and/or rehabilitate existing housing stock.*
- *Provide action steps for implementing redevelopment.*

THE PLANNING PROCESS

The *Italian Village East Redevelopment Plan* is the product of a 12-month public planning process. Groundwork for this planning initiative began with the preparation of a work program outlining the plan's purpose, scope, and timeline. Next, the Planning Office solicited neighborhood stakeholders to serve on a planning committee. This group was assembled to ensure that the plan would reflect the needs and aspiration of the neighborhood.

The planning committee convened monthly during the initial phase of the planning process. Committee members assisted city staff with defining the planning area, identifying issues, and preparing draft recommendations. Research on the planning area was also conducted during this period.

The next phase of the process dealt with the preparation of the plan document. City staff wrote the plan, incorporating the previous work of the planning committee. The draft plan was then distributed to relevant city departments and committee members for comment. Recommendations were incorporated into a revised draft.*

The final phase of the planning process involved public review and adoption. First, an open house was held in the neighborhood to receive public comment on the plan. Next, city staff presented the draft to the Development Commission to obtain their endorsement. Lastly, the draft plan was submitted to City Council for adoption.

* Reviewed/endorsed by the Italian Village Commission and the Italian Village Society

PLANNING AREA BOUNDARIES

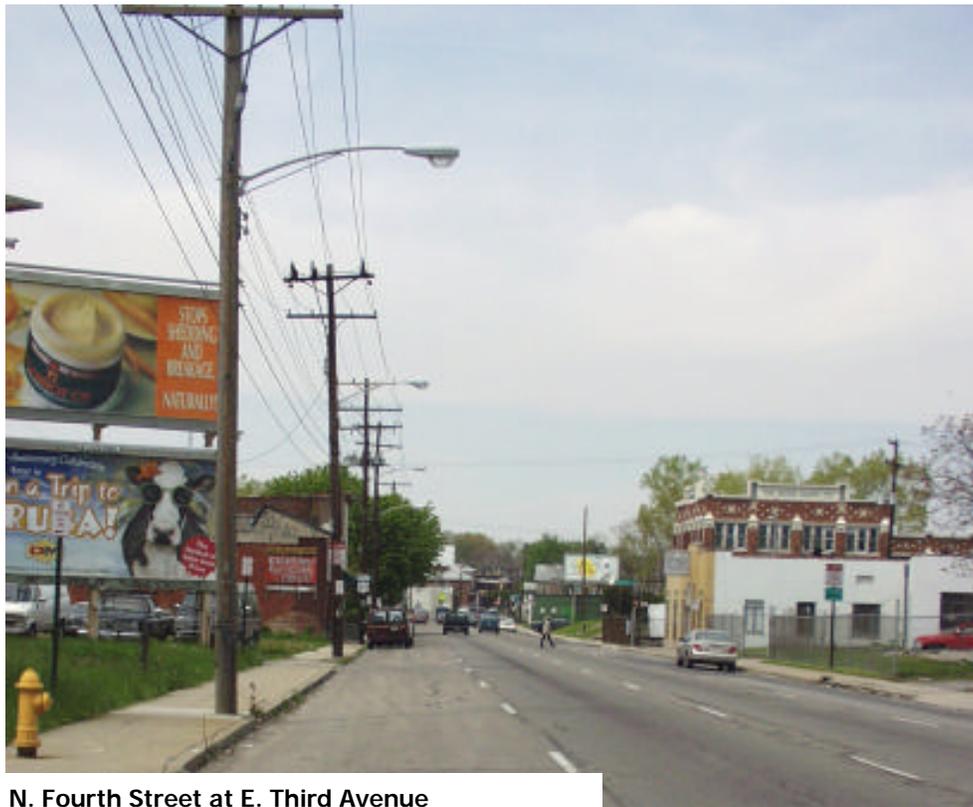
The *Italian Village East Redevelopment Plan* addresses the area bounded by E. Fifth Avenue on the north, Conrail railroad tracts on the east, I-670 on

the south, and the alley west of N. Fourth Street on the west. The planning committee established these boundaries with input from the city's Planning Office.



Italian Village East Planning Area

EXISTING CONDITIONS



THE PHYSICAL ENVIRONMENT

In general, this section of the Italian Village neighborhood is in poor condition. A number of key factors contribute to its current state. First, the planning area contains a significant amount of vacant land, much of which is inadequately maintained. This includes both small residential and commercial lots as well as large parcels formerly used for manufacturing. The largest tracts of land include vacant buildings and deteriorated parking lots, which detract from the area's visual appeal.

Second, major corridors within the planning area are cluttered with overhead wires and billboards. Both N. Fourth Street and E. Fifth Avenue contain neglected/vacant buildings and undefined off-street parking along the street edge. These conditions, along with a lack of streetscape improvements, make these thoroughfares unattractive.

Third, much of the housing stock in the planning area is vacant or in disrepair. Many of the occupied structures need general maintenance. Several of the single-family units that have been converted to multi-family are severely rundown and need significant repairs.

Finally, much of the planning area's infrastructure is in poor condition. The E. Second Avenue Bridge needs to be rebuilt, while the E. Fifth Avenue Underpass requires major rehabilitation. Several streets and alleys need significant improvements. A few of the remaining brick streets require restoration. Numerous curbs and gutters are crumbling and in need of repair. Sidewalk replacement is necessary in areas where concrete has heaved up or deteriorated.

CURRENT LAND USE

As the current land use map indicates, vacant land and vacant buildings account for more than one-half of the planning area. While large parcels of vacant land exist south of E. Second Avenue, vacant land/buildings are located throughout this portion of Italian Village.

Manufacturing uses also occupy a significant part of the planning area. Most of these uses are concentrated east of N. Sixth Street and north of E. Second Avenue. Other manufacturing uses are found along N. Fourth Street and E. Fifth Avenue.

The planning area also contains residential uses. While most are low density (1–2 units), the area includes some medium density (3–4 units) and high density (>4 units) as well as mixed use (residential/commercial). Most residential uses are located in the northwest quadrant of the planning area. There are also residential uses along the area's major corridors.

Commercial and office uses represent a smaller portion of the planning area. These uses are concentrated along N. Fourth Street and E. Fifth Avenue.



Italian Village East

Current Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



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CURRENT ZONING

As the current zoning map indicates, more than two-thirds of the planning area is zoned for manufacturing. Most of the land zoned Manufacturing is located east of N. Fourth Street between I-670 and E. Second Avenue and east of N. Sixth Street between E. Second Avenue and E. Fifth Avenue. A number of parcels along N. Fourth Street are also zoned for manufacturing. When comparing existing land use with existing zoning, it is evident that there is a greater percentage of land zoned Manufacturing than is currently being used for manufacturing.

Approximately one-quarter of the planning area is zoned for residential (1-4 family). Most of the land zoned Residential is concentrated in the northwest quadrant of the planning area.

A small fraction of the planning area is zoned for commercial. Most of the land zoned Commercial is located along E. Fifth Avenue. When comparing existing land use with existing zoning, it is evident that there is a greater percentage of land occupied by commercial uses than is zoned Commercial.



Italian Village East

Current Zoning



January 2000



	Single Family Residential
	1 - 2 Family Residential
	1 - 4 Family Residential
	Apartment Residential - 12 units/acre or more
	Apartment/Office
	Planned Unit Development
	Institutional
	Commercial
	Commercial Planned Development
	Manufacturing
	Parking
	Downtown District
	Parks/Open Space



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MAJOR THOROUGHFARES

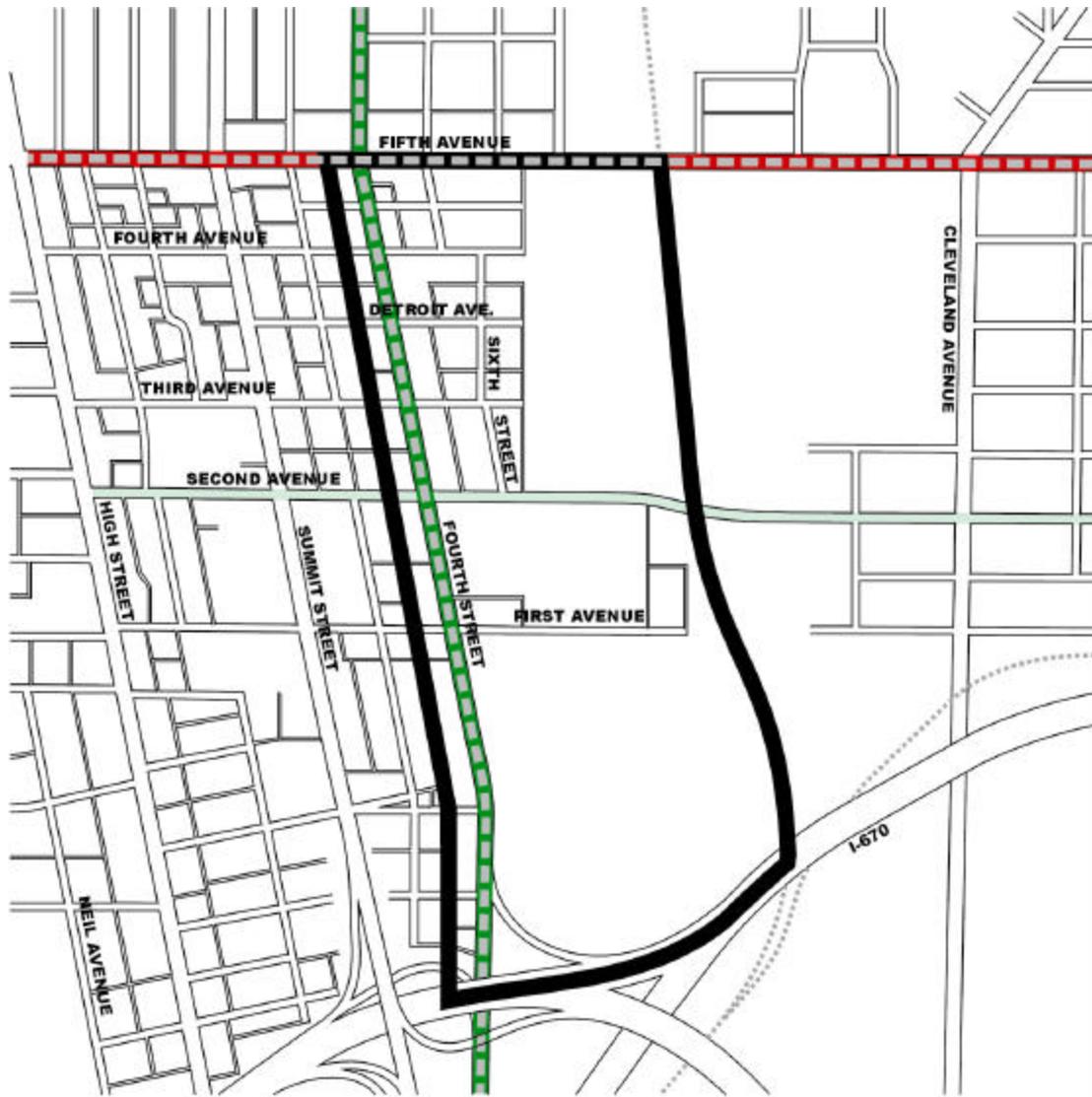
The Italian Village East Planning Area contains three major thoroughfares: N. Fourth Street, E. Fifth Avenue, and E. Second Avenue. These thoroughfares are part of the neighborhood's overall street system, serving as primary corridors within Italian Village. N. Fourth Street and E. Fifth Avenue also function as key component of the region's roadway network. N. Fourth Street is a numbered U.S. route and one of the primary means of egress from downtown. E. Fifth Avenue is the third longest continuous street in the county and is one of only two streets that cross both the Scioto and Olentangy Rivers.

The *Columbus Thoroughfare Plan* identifies each of the planning area's three major thoroughfares. N. Fourth Street is categorized as a "3-1" arterial, requiring a minimum right-of-way of 80 feet, wherever possible, and 52 feet

of pavement. This classification calls for three moving lanes and two parking lanes (or additional moving lanes in one direction). The thoroughfare plan also identifies N. Fourth Street as a bikeway corridor.

E. Fifth Avenue is categorized as a "4-2D" arterial, requiring a minimum right-of-way of 120 feet, wherever possible, and 72 feet of pavement. This classification calls for four moving lanes with a median divider on mainline sections. The thoroughfare plan also identifies E. Fifth Avenue as a bikeway corridor.

E. Second Avenue is categorized as a "C" arterial, requiring a minimum right-of-way of 60 feet, wherever possible, and 36 feet of pavement. This classification calls for two moving lanes and two parking lanes (or additional moving lanes in two directions).



Italian Village East

Major Thoroughfares



January 2000



Type	Minimum R.O.W.
Freeway, varies	
6-2DS, 220 feet	
6-2D, 160 feet	
6-2, 120 feet	
4-2DS, 160 feet	
4-2D, 120 feet	
4-2, 100 feet	
3-1, 80 feet	
2-1, 80 feet	
C, 60 feet	
Bikeway Corridor	



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ASSETS AND LIABILITIES



Jeffrey Mining Site From E. First Avenue

CONTEXT OF THE PLANNING AREA

The Italian Village East Planning Area is located directly north of the City's Downtown District. Its setting places the planning area in close proximity to major employers, cultural and learning institutions, and entertainment venues. Its central location and adjacency to I-670 and I-71 also makes the planning area easily accessible from locations outside the downtown area.

This section of Italian Village is bordered by Weinland Park and Unity neighborhoods on the north and the Milo-Grogan neighborhood on the East. It is anticipated that these communities will also benefit from redevelopment of the planning area.

Located west of the planning area is the remainder of the Italian Village neighborhood. This portion of the Village has experienced significant revitalization during the past decade. Much of its housing stock and many commercial buildings have been rehabilitated. Improvements to streetscapes in this section of the neighborhood have significantly impacted its visual appeal. In general, streets and alleys are well maintained. The provision of sidewalks throughout this portion of the Village adds to a pedestrian-friendly environment for its residents. In addition, people living in this part of the neighborhood have access to Italian Village Park.

GENERAL FEATURES/CHARACTERISTICS

A defining characteristic of the Italian Village neighborhood is its mixed land use pattern. This pattern extends into the planning area along major corridors. N. Fourth Street, E. Second Avenue, and E. Fifth Avenue all have a diverse mix of land uses, including single-family, multi-family, commercial, institutional, office, and/or manufacturing.

Another key feature of Italian Village is its grid street configuration. With the exception of its large tracts of land currently/formerly used for manufacturing, this grid pattern is continued within the planning area. Some streets and alleys in this section of the Village have been vacated, compromising the neighborhood's street system.

A third element that distinguishes the Village is its designation as a historic district. As part of this district, the planning area holds special significance because of its building types and architecture. Its largest and most important buildings reflect the strong presence of manufacturing during the late 19th and early 20th century. One of these structures, the Berry Brothers Bolt Works building, is listed on the National Register of Historic Places. Other significant structures include the Jeffrey Mining Administrative Office building and the Budd Dairy building. The planning area also contains housing from the late 19th century, most of which are single-family frame buildings. A few multi-family row houses also remain. While many of the commercial buildings in the planning area are less historic, several early 20th century structures still exist.

UNDEVELOPED/UNDERUTILIZED SITES

Nearly one-half of the planning area is vacant, undeveloped land. Approximately three-quarters of this land is a single site located between I-670 and E. First Avenue. Future development of this tract of land, which is zoned Manufacturing, will greatly impact the neighborhood.

Another large undeveloped site is located between E. First Avenue and E. Second Avenue. Unlike the vacant land to its south, this site is occupied by a group of vacant structures. Currently, these buildings are being redeveloped, with significant tenants already programmed. Tax abatement was provided for this redevelopment project. Revitalization of this

site will have a significant influence on the surrounding area. Immediately north of this site are a number of vacant residential buildings that are well suited for rehabilitation.

Another area that contains many underutilized sites is the N. Fourth Street corridor. Much of the corridor consists of vacant buildings or inappropriate/marginal land uses. Redevelopment of the N. Fourth Street corridor holds the potential to impact the Village positively by providing mixed use development that serves the neighborhood while strengthening its existing development pattern.

The remaining land currently vacant/undeveloped within the planning area consists of multiple parcels that are scattered throughout the planning area. These tracts of land are zoned either Residential or Manufacturing. Vacant lots east of N. Fourth Street between E. Second Avenue and E. Fifth Avenue provide opportunities for residential infill development. Many of the vacant lots along N. Fourth Street are well suited for commercial infill development.

RECOMMENDATIONS



N. Fourth Street between Second & Third Avenues

PROPOSED LAND USE

The Italian Village East Planning Area should reflect the diverse mix of land uses that characterize the Village. Single and multi-family residential, retail, office, apartment residential, and various institutional uses are found throughout the neighborhood.

Similarly, the pattern of land uses in the planning area should be compatible with the rest of Italian Village. This pattern, characterized by diverse uses that are densely integrated, forms a successful neighborhood fabric.

Any large, single use within the planning area would be inconsistent with the Village's prevailing land use pattern.

The planning committee carefully considered appropriate land uses, providing directives for distinct subsections and major corridors within the planning area.



Vacant Church Building on E. Fourth Avenue



PROPOSED LAND USE (continued)

- ✓ *The portion of the planning area south of E. Second Avenue should have a mixed land use pattern, including two or more of the following uses: office, retail, residential, institutional, park/recreational, light assembly, office/warehouse.*
- ✓ *The portion of the planning area north of E. Second Avenue, consisting of E. Third Avenue, E. Fourth Avenue, Detroit Avenue, and N. Sixth Street, should include only residential land uses. Any new manufacturing uses would not be conducive to maintaining the*
existing fabric of single family homes and, therefore, should be discouraged.
- ✓ *The N. Fourth Street corridor should have a mix of commercial, residential, and office land uses. All existing residential buildings along the corridor should remain as residential. Any new manufacturing uses along N. Fourth Street would be inappropriate and, therefore, should be discouraged.*
- ✓ *The E. Fifth Avenue corridor should have a mix of commercial, residential, and office land uses.*



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



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PARKS AND OPEN SPACE

Currently, there are no public parks or open space within the Italian Village East Planning Area. The closest public outdoor spaces include the Italian Village Park at E. Hubbard Avenue and Kerr Street, the Second Avenue School playground at E. Second Avenue and Say Avenue, and Weinland Park at Summit Street and Seventh Avenue.

Since the population living and/or working in the planning area will grow as redevelopment occurs, there will be an increased need for parks and open space. The planning committee prepared the following recommendations to accommodate current and future needs of the neighborhood. A variety of outdoor spaces are proposed to meet the diversity of uses expected for the planning area.



Children at E. Fourth Avenue & N. Sixth Street

-
- ✓ *Encourage park development that serves the entire Italian Village neighborhood and, specifically, people who live and/or work near the park (¼ to ½ mile radius).*
 - ✓ *Encourage the placement of a park/open space away from major roadways to serve as a respite from congestion.*
 - ✓ *Encourage the development of passive open space to include items such as ponds (aerated), bike paths, benches, public art, and accommodations for dogs.*
 - ✓ *Encourage development of a linear park (with bike path connections) where appropriate.*
 - ✓ *Endorse public open space that is maintained by the city, the Martha Walker Garden Club, and/or other entities.*
 - ✓ *Require the dedication of parkland when rezoning land within the planning area. Encourage the donation of vacant land for park(s) and open space when rezoning is not required.*

TRAFFIC CIRCULATION AND CALMING

There are a number of significant traffic issues related to the planning area. First, the traffic pattern created by the use of paired one-way streets (Summit Street and N. Fourth Street) negatively impacts the neighborhood. Both access to the Village and circulation within the Village is hindered. Second, major thoroughfares in the planning area function as physical and psychological barriers because of their current speed limits and physical design. Successful

redevelopment of the planning area must include making N. Fourth Street, E. Second Avenue, and E. Fifth Avenue pedestrian friendly. Finally, redevelopment of the vacant industrial sites south of E. Second Avenue will increase traffic volume within the neighborhood. Some uses (large retail stores, movie complexes, etc.) would exacerbate existing traffic problems, particularly with regards to increased traffic on streets linking N. Fourth Street and Summit/High Street.



N. Fourth Street at Greenwood Avenue

-
- ✓ *Consider two-way operations on Summit and N. Fourth Streets when major alterations in travel modes, patterns and/or volumes within the region occur.*
 - ✓ *Encourage slower traffic throughout the planning area by providing consistent traffic enforcement, increasing on-street parking/lifting parking restrictions, and installing traffic calming devices. These strategies will improve the quality of life for residents and help retail stores along major thoroughfares via increased pedestrian traffic.*
 - ✓ *Increase the number of freeway directional and truck traffic routing signs throughout the planning area.*
 - ✓ *Install "Reduce Speed Zone" signs and flashers on N. Fourth Street in advance of Second Avenue.*
 - ✓ *Install a traffic signal, if warranted and approved, at the new proposed on-ramp to I-670 from N. Fourth Street. Traffic exiting I-670 via the reconfigured off-ramp recommended in this plan would also be controlled by this signal.*
 - ✓ *Install a traffic signal, if warranted and approved, at the intersection of N. Fourth and Warren Streets if the I-670 off-ramp is reconfigured as recommended in this plan.*
 - ✓ *Respect the neighborhood's existing grid street system in future development south of E. Second Avenue.*

REDEVELOPMENT OF MAJOR CORRIDORS

The Italian Village East Planning Area contains two major corridors: N. Fourth Street and E. Fifth Avenue. The N. Fourth Street corridor includes a mix of commercial, residential, and manufacturing land uses. It is both visually and functionally significant for the neighborhood. As a northbound thoroughfare and a principal means of egress from downtown, N. Fourth Street serves as a key point of entry into the Village. Its location midway between the neighborhood's eastern

and western boundaries also make the corridor a significant central spine for Italian Village.

The E. Fifth Avenue corridor also has a mix of commercial, residential, and manufacturing land uses. Like the N. Fourth Street corridor, the image and use of E. Fifth Avenue is important to the neighborhood. Residents are particularly concerned about existing conditions at the intersection of E. Fifth Avenue and N. Fourth Street.



The N. Fourth Street Corridor

N. FOURTH STREET CORRIDOR

- ✓ *Develop a commercial corridor that serves Italian Village and surrounding neighborhoods.*
- ✓ *Consider rezoning parcels currently zoning Manufacturing to Commercial.*
- ✓ *Consider establishing a Special Improvement District for the corridor.*
- ✓ *Support retail and office uses on the first floor of new and existing non-residential buildings, with mixed uses (commercial and/or residential) on the second and third floors.*
- ✓ *Discourage new manufacturing uses 1) between E. Second and E. Fifth Avenues west of the alley east of N. Sixth Street and 2) between I-670 and E. Fifth Avenue west of N. Fourth Street. In areas currently zoned manufacturing, new development should not pose a negative environmental impact on the area.*
- ✓ *Maintain residential use of existing single and multi-family housing structures located along the corridor.*
- ✓ *Apply the Urban Commercial Overlay to both sides of N. Fourth Street.*

E. Fifth Avenue Corridor

- ✓ *Support retail and office uses on the first floor of new and existing buildings located on the south side of E. Fifth Avenue, with mixed uses (commercial and/or residential) on the second and third floors.*
- ✓ *Support redevelopment of parcels/buildings at the intersection of E. Fifth Avenue and N. Fourth Street.*
- ✓ *Apply the Urban Commercial Overlay to the south side of E. Fifth Avenue (excluding the area around the*

Housing and New R

The Italian Village East Planning contains a mix of single and mu housing units. Single-family ho primarily one or two-story frame buildings, most of which are loc Fourth Avenue, Detroit Avenue,



Within the planning area, much of the land zoned for residential use is currently vacant. These lots are appropriate for new housing development. Similarly, there are a number of former

warehouse and manufacturing buildings that are well suited for redevelopment as residential lofts.

- ✓ *Encourage an increase in owner-occupied housing within the Italian Village East planning area.*
- ✓ *Encourage a mix of owner-occupied single-family, two-family and row house units.*
- ✓ *Support the continuation of the existing fabric of single-family homes between E. Second Avenue and E. Fifth Avenue.*
- ✓ *Require that infill development be compatible with surrounding residential buildings in height, setback and fenestration.*
- ✓ *Support loft-style units in existing and new buildings east of N. Fourth Street.*

- ✓ *Require appropriate buffering along industrial uses. If space is limited, vertical landscaping should be planted.*



E. Fourth Avenue Resident

REDEVELOPMENT OF FORMER INDUSTRIAL SITES

The southern portion of the Italian Village East Planning Area contains nearly 45 acres of land formerly used for manufacturing. This area is bound by E. Second Avenue on the north, the Conrail railroad tracts on east, I-670 on the south, and N. Fourth Street on the west.

The vacant site south of E. First Avenue, commonly referred to as the Jeffrey Mining site, includes approximately 33 acres of land. Once containing more than 30 structures, no buildings remain on this site.

vacant buildings, with a total 290,000 square feet.

Together, these sites represent approximately one-half of the planning area and nearly one-quarter of the neighborhood. Mindful of the impact of any future redevelopment of these sites, the planning committee carefully prepared the following recommendations.



Jeffrey Mining Site from I-670

The vacant site north of E. First Avenue, known as either the Jeffrey Mining or Dresser site, accounts for approximately 11.5 acres of land. This site contains five

AREA NORTH OF E. FIRST AVENUE

- ✓ *Support restoring the façades of existing warehouses to their original condition if they remain.*
- ✓ *Require the extension of N. Sixth Street south through the site.*
- ✓ *Recommend the removal of all unnecessary chain link fences.*
- ✓ *Require landscape screening of parking areas located along N. Fourth Street and E. Second Avenue.*
- ✓ *Encourage establishing a Special Improvement District for the area.*

- ✓ *Preserve the Berry Brothers Bolt Works building on E. First Avenue.*



Berry Brothers Bolt Works Building

REDEVELOPMENT SITES (continued)

AREA SOUTH OF E. FIRST AVENUE

- ✓ *Require that new development have a mixed land use pattern similar to the rest of Italian Village, with at least two (2) of the following uses: residential, retail, institutional, office, light assembly, office/ warehouse, park/open space. A single use, 'big box' development is not appropriate for this site.*
- ✓ *Support taller buildings (compared to existing development in the area) for new development of the southeastern quadrant of the site (near I-670 and the railroad tracts). Hotels, high-rise apartments and high-rise offices are acceptable land uses for that part of the site provided that they include structured parking. Surface parking for these uses is not appropriate.*



Jeffrey Mining Site from the Conrail railroad tracts

-
- ✓ *Require new development to blend with the character of existing architecture. Architecture that exhibits excellence in design and materials should be permitted so long as it complies with existing historic preservation codes for the city and established guidelines for Italian Village.*
 - ✓ *Require that new development along N. Fourth Street, E. First Avenue, and E. Second Avenue coordinate with existing buildings in terms of setback, massing, scale and fenestration.*
 - ✓ *Require streetscape elements, including streetlights, trees, benches, etc. along N. Fourth Street, E. First Avenue, and E. Second Avenue.*
 - ✓ *Encourage pedestrian and vehicular connections, including the extension of N. Sixth and Warren Streets into the site.*
 - ✓ *Encourage development that does not adversely affect residential neighborhoods west of N. Fourth Street, specifically in regards to cross street traffic.*
 - ✓ *Encourage the future developer(s) to set aside area for public open space.*

PROPOSED CAPITAL IMPROVEMENTS

Redevelopment of the Italian Village East Planning Area necessitates a number of significant capital improvements. As noted in the section addressing existing conditions, the general state of streets and alleys in this portion of the neighborhood is poor. Many need major improvements or reconstruction. Most streets in the planning area are also visually unappealing and in need of streetscape improvements. Enhanced streetlights, restored/replaced sidewalks, street

trees, and the removal of above ground utility lines will help to improve the area's overall attractiveness.

In addition to their poor condition and lack of appeal, the system of streets and alleys in the planning area is compromised due, in part, to the vacating of public right-of-ways. Reestablishing and strengthening the street grid in the planning area is essential to both its revitalization and connection with the rest of the Village.



E. Second Avenue at N. Sixth Street

-
- ✓ *Encourage upgrades to the roadway system infrastructure – streets, alleys, curbs, gutters, etc.*
 - ✓ *Resurface N. Fourth Street, install bulb-outs at key intersections, and provide a curb lane for bike traffic.*
 - ✓ *Replace curbs on E. Fifth Avenue east of N. Fourth Street.*
 - ✓ *Require the maintenance/restoration of existing brick streets.*
 - ✓ *Encourage the improvement of existing alleys and restoration of abandoned alleys.*
 - ✓ *Mitigate storm water problems. Determine the adequacy of storm sewers and increase their capacity as required.*
 - ✓ *Encourage the burial of utility lines throughout the area.*
 - ✓ *Require streetlights, sidewalks, street trees, benches, and other improvements throughout the area to improve the quality of life for pedestrians.*
 - ✓ *Conduct sidewalk replacement on N. Fourth Street, E. Fifth Avenue, and other locations as needed.*
 - ✓ *Establish park(s) and open space in the planning area.*

Other Area Improvements

There are a number of additional improvements needed for the area that require entities other than the City. Both the E. Second Avenue Bridge and E. Fifth Avenue Underpass are in poor condition and in need of rehabilitation/reconstruction. Conrail Railroad owns both of these viaducts and, as such, is responsible for their current state. Any improvements would have to be facilitated by Conrail.

The number and condition of transit stops in the planning area also needs to be addressed. The addition of new stops and improvements to existing stops are under the jurisdiction of the Central Ohio Transit Authority (COTA).

Lastly, the planning area desires a community police center substation. This resource could be located in a storefront or other donated space within the planning area or adjacent areas.



The E. Second Avenue Bridge

✓ *Reconfigure the westbound*

off-ramp from I-670 so that it terminates at N. Fourth Street, aligning with the new westbound on-ramp proposed as part of the Spring-Sandusky Interchange.

- ✓ *Rebuild the N. Fourth Street underpass, proposed as part of the Spring/Sandusky Interchange, so that it is pedestrian friendly and visually appealing.*
- ✓ *Increase the height of the E. Second Avenue Bridge to 13' 6" and rebuild the retaining walls so that they are structurally sound and aesthetically pleasing.*
- ✓ *Rehabilitate the E. Fifth Avenue underpass, making it pedestrian friendly and visually appealing.*
- ✓ *Establish a rail station on E. Fifth Avenue and/or the Jeffrey Mining site if it is determined that rail transportation is feasible for the metropolitan area.*
- ✓ *Improve existing transit stops within the area, including the addition of shelters and stopping pads, and encourage the addition of new stops.*
- ✓ *Encourage development of a community police substation within/or in close proximity to the planning area.*

IMPLEMENTATION



The Jeffrey Mining Administration Building

PROPOSED NEXT STEPS

The following action steps are offered as guidelines for entities involved in the implementation of this plan. These general directives take into account the significance of multiple participants and the importance of collaboration. Achieving the plan's recommendations depends on the level and effectiveness of communication between the City, other public/quasi-public entities, stakeholders from the private sector, and the Italian Village Commission/Italian Village Society.

- *Promote plan implementation through joint efforts between relevant neighborhood entities and appropriate city agencies.*

Key Participants

Italian Village Commission
Italian Village Society
Department of Trade & Development

- *Allocate funding for recommended capital improvements and neighborhood enhancement projects.*

Key Participants

Public Safety Department
Public Service Department
Public Utilities
Recreation & Parks Department
Department of Trade & Development



Cottingham Paper Company

NEXT STEPS (continued)

- *Prioritize roadway system infrastructure and streetscape improvements*

Key Participants

Italian Village Society
Engineering & Construction Division
Traffic Engineering & Parking Division

- *Prioritize the location and use of traffic calming devices and directional signage*

Key Participants

Italian Village Commission
Italian Village Society
Traffic Engineering & Parking Division

- *Determine needed street and alley extensions and seek the dedication of public right-of-ways*

Key Participants

Italian Village Commission
Italian Village Society
Engineering & Construction Division
Traffic Engineering & Parking Division

- *Identify the most appropriate site for a park and pursue acquisition*

Key Participants

Italian Village Commission
Italian Village Society
Recreation & Parks Department



Detroit Avenue between N. Fourth & Sixth Streets

-
- *Establish/maintain dialogue regarding development of the vacant site south of E. First Avenue*

Key Participants

Italian Village Commission
Italian Village Society
Developer(s) & Associates
Department of Trade & Development

- *Continue dialogue regarding redevelopment of the vacant site north of E. First Avenue*

Key Participants

Italian Village Commission
Italian Village Society
Developer(s) & Associates
Department of Trade & Development

- *Establish the N. Fourth Street corridor as a Special Improvement District (SID)*

Key Participants

Italian Village Neighborhood
Department of Trade & Development

- *Create an Urban Commercial Overlay District for Italian Village, including the east and west sides of N. Fourth Street and south side of E. Fifth Avenue.*

Key Participants

Italian Village Commission
Italian Village Society
Department of Trade & Development

- *Address needed improvements to the E. Second Avenue bridge and E. Fifth Avenue underpass*

Key Participants

Italian Village Commission
Italian Village Society
Conrail Railroad
Engineering & Construction Division

Financial Incentives

Several programs have been set up by the city of Columbus and other agencies to offer assistance with redevelopment costs for qualified projects. The following list is to serve as a resource to potential developers. This list is not exhaustive and all programs listed may not apply to every site. For further information, contact the Business Development Office at 645-6427.

- Tax Increment Financing
Local legislative authority may redirect real property taxes on improvements to finance public infrastructure improvements connected to the project.
- Enterprise Zones
Provides real property and personal property tax exemptions for businesses that expand in or relocate to designated enterprise zones.



Jeffrey Mining Site from N. Fourth Street

- Columbus Job Creation Tax Credit
This program is similar to and piggybacks on the Ohio Job Creation

Tax Credit program. Columbus utilizes a combined application process to streamline the process. Applicant must make a best effort to achieve 10 percent hiring of new employees who are disadvantaged persons.

- Columbus Growth Fund
Primarily to finance working capital, owner occupied real estate acquisition or rehabilitation, and equipment.
- Columbus Business Development Fund
Finances fixed-asset purchases for small business located in the city of Columbus.
- Columbus Working Capital Loan Program
For small businesses located in the city of Columbus.
- SBA Section 7(a) Bank Guaranty Loan
Available to for profit small business owners.
- SBA Low Documentation Loan
Small business with annual sales of \$5,000,000 or less, and 200 or fewer employees.
- SBA 504 Loan
Small or medium business, net worth below \$6 million, profits below \$2million.

Resources for Revitalization

A number of programs and tools have been established by the city of Columbus to promote the revitalization of older, central city neighborhoods. The following list, highlighting major resources, is intended to serve as a guide for community leaders, residents, and area stakeholders.

- Capital Improvements
Each year the city of Columbus adopts a Capital Improvements Budget (CIB) and a Capital

Improvements Program (CIP). The CIB includes projects for one fiscal year and the CIP is a six-year program. To qualify to be on the CIB and the CIP the improvements must be city-owned, cost \$5,000 or more, and last 5 years or more. Each department of the city puts together a list of projects to be on the CIP. To see if a project in your area is on the CIP contact the appropriate department. The following are the departments to



N. Fourth Street between Warren Street & E. First Avenue

contact: Public Utilities, Public Service, Recreation and Parks, Public Safety, and Trade and Development. To obtain a copy of the current CIP, contact the Finance Department at 645-8200.

➤ Physical Improvements

The Urban Infrastructure Recovery Fund (UIRF) was created in 1992 to reverse the trend of urban decline and share the decision-making about public investment with area residents. UIRF resources are used for infrastructure repairs and for special features that will enhance a neighborhood. For more information, call Housing and Community Services at 645-6679.

➤ Tools for Commercial Corridor

The Urban Commercial Overlay was adopted in 1999 to help improve

older, central city commercial corridors. The purpose of the overlay is to protect and/or re- establish the unique character of central city commercial corridors and to encourage investment within compatibly designed development. Designation of corridors is established by City Council. For more information, call the Planning Office at 645-7565.

➤ Housing-Related Programs

The city of Columbus offers assistance to homeowners/buyers through its Housing and Community Services section. Programs may offer assistance on down payments, emergency repairs, and referrals to other agencies. For more information, call the Housing and Community Services at 645-8526.

