

A stylized map of the I-80 District, showing a blue river winding through a grey urban area. The river starts at the top, flows down, then turns left and flows horizontally across the middle of the map. The urban area is represented by grey shapes of various sizes and orientations. A blue banner is at the top right, and a large white number 5 is at the bottom right.

I-80 District

5

Cluster Cohesive Land Uses along the I-80 Frontage

Preserve Valuable Highway Frontage for Job Producing and Revenue Generating Uses

The 2014 Plan recommends that no new single use residential development be permitted along I-80 or IL 71 to preserve valuable highway frontage for job producing and revenue generating uses, including retail, office, light industrial, manufacturing and warehousing.

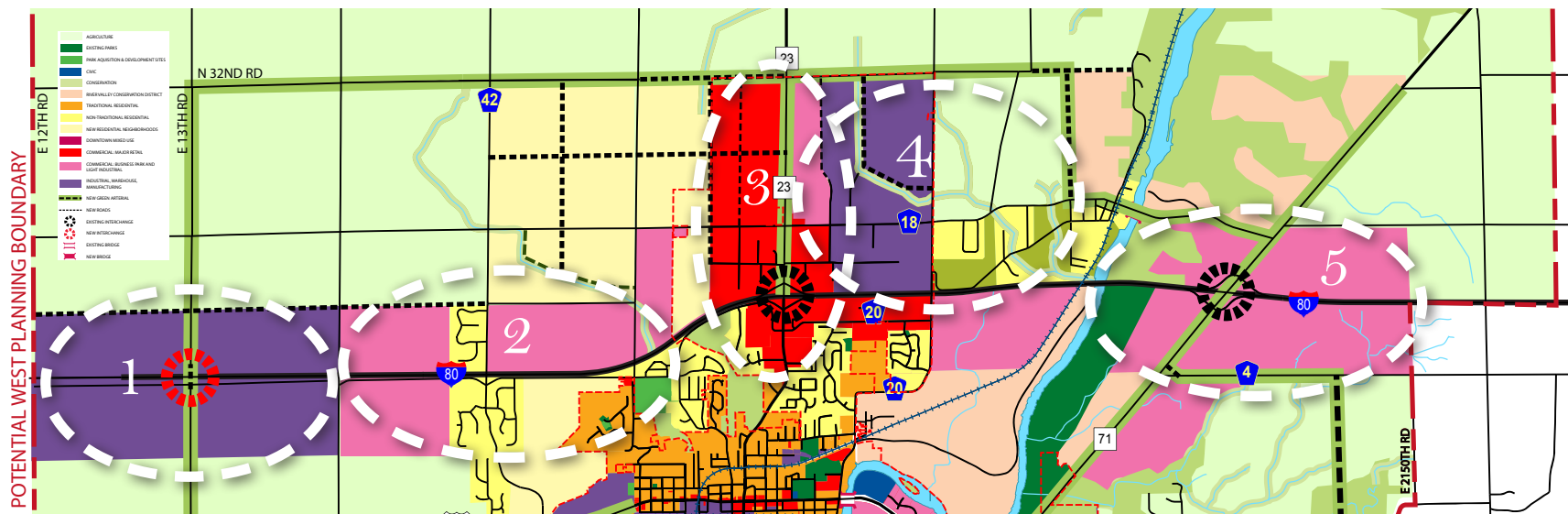
The following uses are recommended for the five clustered areas along the interstate frontage:

1. Reserve the significantly large tracts of land around East 13th Road for possible new large footprint industrial, warehousing and manufacturing facilities, and take full advantage of a possible third interchange at this location.
2. This area already has single family residential neighborhoods along E 15th Street on both sides of the highway. To minimize impacts on existing homes while still taking advantage of the highway frontage, commercial business parks and light industrial uses are recommended for this stretch.
3. Cluster major retail around the Columbus Street and I-80 interchange, with hotel, office and other job producing support uses around retail centers.

4. Major industrial, manufacturing and warehousing cluster centered around Dayton Road, with light manufacturing and business parks as a buffer to the east and west.

5. Reserve land at the IL 71 interchange for job producing uses that can create an attractive gateway to the city and also take advantage of the natural resources of the land along the Fox River. Corporate business campuses and support uses are strongly recommended, with generous landscaped buffers, buildings along the roadways and parking located in the back.

Areas around the Columbus interchange are discussed in detail in following pages.



I-80 North and South Districts

Located to the north and south of Interstate 80 at the Columbus Street interchange, these two districts offer great economic potential for Ottawa's future. These areas have seen significant new investment in the recent years, with new major retail, hotels and light industry moving to the area.

Plan recommendations focus on creating a clear framework of roadways, development parcels and land uses that can strengthen existing anchors and help attract new job producing and revenue generating uses to the two districts, and also create attractive gateways to the City of Ottawa.

MAJOR DISTRICT ASSETS

Proximity to the I-80 and Columbus St. interchange and good visibility from the highway

Large tracts of available land for new development and room for future expansion

Major existing retail, industrial and warehousing anchors





Recent Economic Activity

In the past several years, there have been significant investments and redevelopment projects in the I-80 North and South Districts, especially along Route 23. Major activity includes the following:

I-80 North District

Walmart and **Farm and Fleet** are the two major retail anchors, with significant tracts of land ready for new retail development. There are several dining opportunities including **Cracker Barrel**, **Arby's**, **Taco Bell** and **Shakers** along Route 23 north of I-80. There are several development ready sites available for additional retail and dining investments.

Major logistics and industrial anchors include **Kohl's Distribution Center**, **PetSmart Distribution Center**, **Clover Technologies**, **HR Imaging**, **Tyson**, **Seattle Sutton**, **MBL** and **B & B Electronics**. These facilities provide numerous jobs and are traffic generators for the immediate retail and dining facilities.

Car dealerships include a new **Toyota dealership** and a **Honda dealership** that will be redeveloping a dealership site on Route 23.

There are several hotel facilities located in this north part of Ottawa, including the **Holiday Inn Express** and **Hamton Inn of Ottawa**, within close proximity of the Columbus interchange.

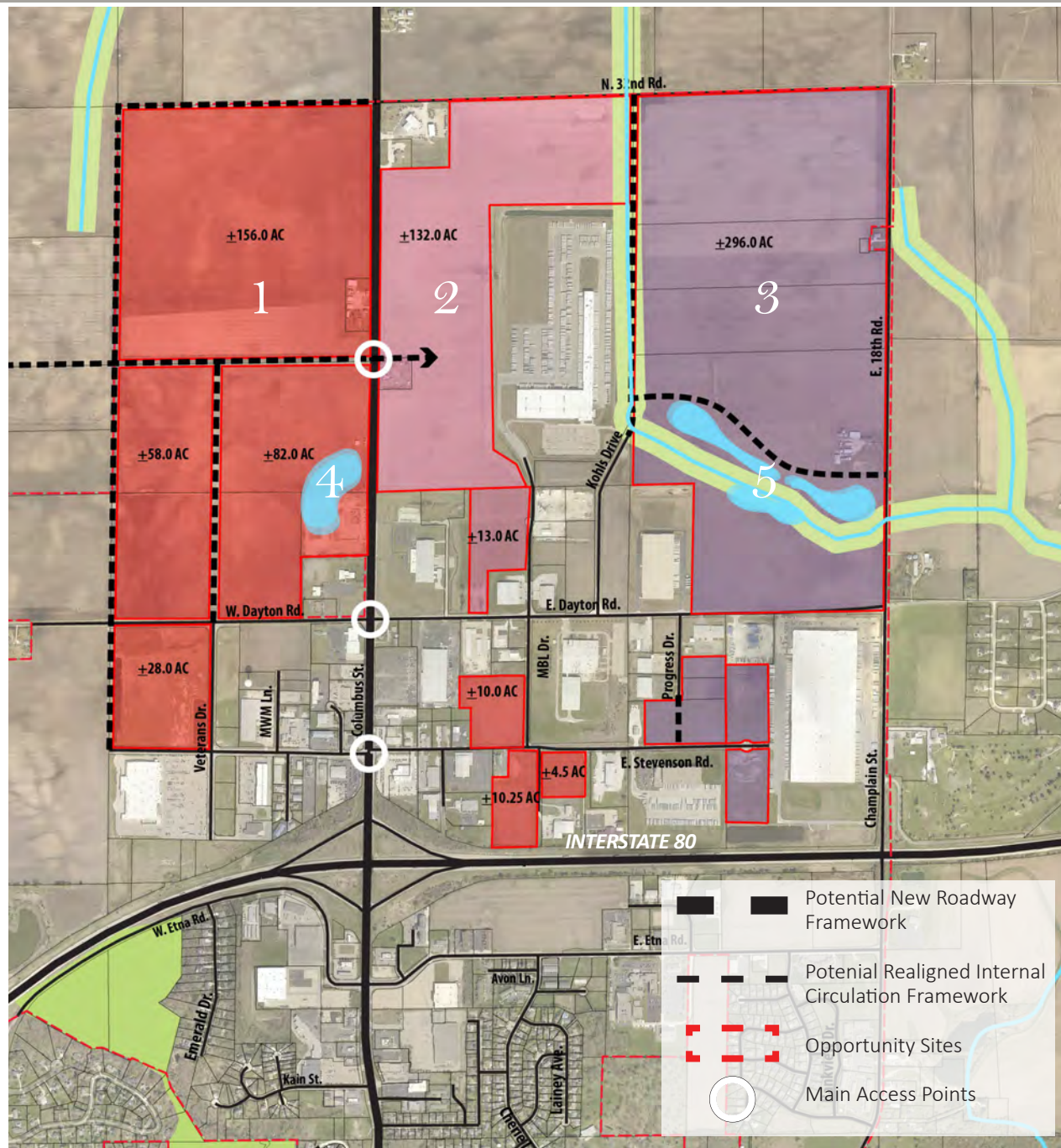
I-80 South District

The South District has a significant amount of underutilized and vacant parcels and buildings, offering great opportunities for redevelopment, reuse, and new construction. Several such projects have been successfully completed in recent years, bringing new investment to this important gateway area, including the following:

In 2010, a new **Fairfield Inn and Suites** was developed south of I-80 on the site of an older hotel that was demolished. A new **Culvers** was also opened in a redevelopment site on Route 23. Across the street, a new **Ford/Kia dealership** has been developed utilizing an old vacant retail building. Adjacent to the new car dealership another empty retail facility is planned to be reused by **RP Lumber**.

Across Route 23 from Culvers, a **Thorton's** convenience store and gas station has preceded the other investment in the area. An **O'Reillys Auto Parts store** recently opened across from RP Lumber on Route 23 south of Thorton's. Along with the vacant former Walmart and Hardees buildings, there are several small strip retail buildings in the area that are available for new investment opportunities.

1 Farm and Fleet 2 New Super Walmart and available sites 3,4 PetSmart and Kohls Distribution Facilities 5,6 New Car Dealerships 6 & 7 Culvers & Fairfield Inn, and Hotels



I-80 North District Recommendations

Roadways and Development Parcels

New major roadway connections are recommended to promote good connectivity, access and circulation, while reserving large parcels for major new development.

Major Land Uses

1. Reserve large tracts of vacant land north of the existing Super Walmart along the west side of Columbus Street for future large retail development.
2. Encourage office, support retail, office, and restaurants along the east frontage of Columbus Street to develop as a viable commercial corridor.
3. Encourage major industrial, manufacturing and warehousing that build on the major anchors already in the area.

Consolidated Detention

4. Encourage centralized detention as an open space amenity for future retail development.
5. Encourage a large centralized detention along the creekway with a new road along the north to create a well defined and shared open space amenity for the area.

I-80 South District Recommendations

Roadways and Development Parcels

- New roadways are recommended to provide access to vacant parcels that are currently difficult to access.
- Consolidate curb cuts along Columbus Street to allow continuous sidewalks for pedestrians, and ease traffic issues by minimizing unnecessary turn movements.

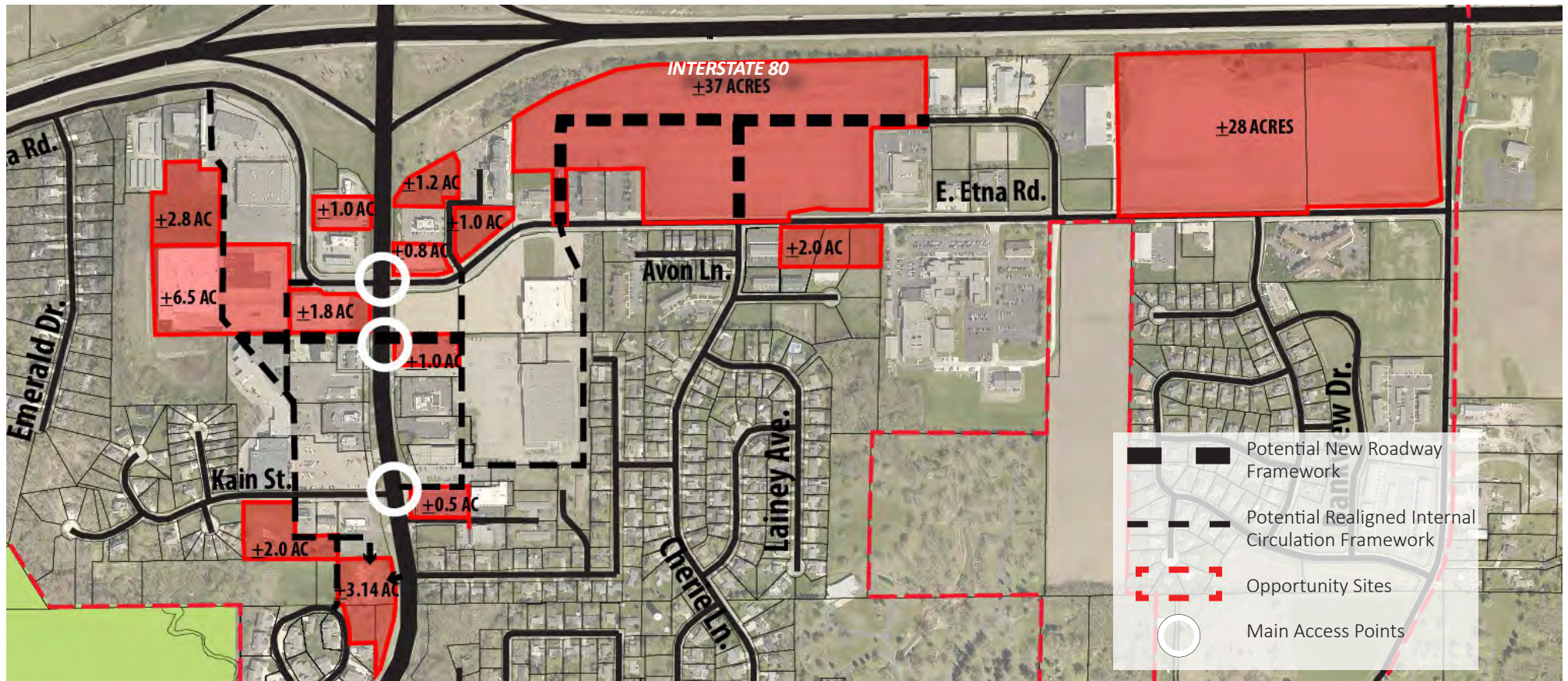
- Use the existing signalized intersections as main access points to the commercial areas.
- Encourage shared parking and cross access easements for more efficient traffic circulation.

Land Use & Development

- Encourage retail, office, hotels and

restaurants that can add to existing anchors to create a vibrant gateway to Ottawa.

- Continue to encourage the reuse of vacant buildings and redevelopment of under utilized parcels
- Encourage buildings to be located near the roadways with parking to the rear or side.



I-80 South District Development Map
City of Ottawa, 2014 Comprehensive Plan