

## Vision Development finalizing 300-unit apartment complex in Clintonville - Columbus - Columbus Business First

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A Columbus developer is finalizing details of a 300-unit apartment and commercial complex in Clintonville, after more than a year of public vetting and scrutiny over a strained sewer system in the neighborhood.

is moving ahead with plans to demolish the former Dixie International warehouse on Indianola Avenue in June, making way for a roughly \$60 million development on about 10 acres.

The Ave will include a pair of four-story apartment buildings set back from Indianola, with construction of retail, offices and a restaurant dependent on securing tenants.

Clintonville residents and commissioners had expressed concerns over the proposal, ranging from a sewer capacity issue to the way the rental units are being designated as extended-stay rooms.

The shuttered Dixie warehouse at 3636 Indianola Ave., between Cooke Road and Oakland Park Avenue, is surrounded by a mix of industrial and retail properties.

“We’ve spent about a year and a half on design, and integrating it into the neighborhood,” Vision President [Brent Wrightsel](#) told me. “I think it will be pretty exciting for Indianola, which pretty much is a blighted area. We’re taking down a 10-acre truck depot that is abandoned, and going to invest \$60 million.

“It will bring up property values,” Wrightsel said. “I completely understand concerns. ... A lot of residents just don’t want change. I do understand that, and we’re trying to be receptive.”

Vision is finalizing construction drawings to submit for building permits, the final step before moving ahead. Wrightsel expects to begin construction in the fall, after demolition is completed. The Ave is targeted to open in the fall of 2018.