

ORDINANCE NO. 05-88 AC CMS

AN ORDINANCE APPROVING THE EAST COLLEGE STREET ECONOMIC DEVELOPMENT PLAN, AND DECLARING AN EMERGENCY

WHEREAS, this City has received the East College Street Economic Development Plan (the "Plan") dated December 1, 2005 which describes deteriorating conditions in the downtown area described in the Plan (the "Plan Area"); and

WHEREAS, the Plan proposes certain actions to provide for the redevelopment and revitalization of the Plan Area;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7^{ths}) of all members elected thereto concurring, that:

Section 1. This Council hereby accepts the aforesaid Plan, and based upon such report and previous studies of the Plan Area relating to the facts and conditions in the Plan Area, this Council hereby finds and determines that the Plan Area is in need of redevelopment activities by reason of the conditions which are detrimental to the public health, safety, morals and general welfare of the inhabitants and users thereof and of the entire City, and to provide for jobs and employment opportunities, to provide for adequate, safe and decent housing and to revitalize the Plan Area by addressing property conditions that preclude and inhibit economic use or reuse of property in the Plan Area.

Section 2. The Plan is hereby adopted and approved, notwithstanding and as an exception to the requirements, if any, of any other ordinance of the City.

Section 3. This Council finds and determines that all formal actions of this Council or of any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and of any of its committees, and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of this City, and for the further reason that this Ordinance is required to be immediately effective to eliminate deteriorated conditions, to provide for the revitalization of the Plan Area and to improve traffic flow and access by its police, fire fighting and emergency response forces; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed: 1st Reading – December 5, 2005

2nd Reading – December 19, 2005 (E)

3rd Reading -

Attest:


Clerk of Council


President of Council

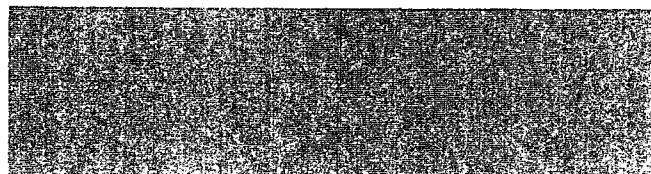
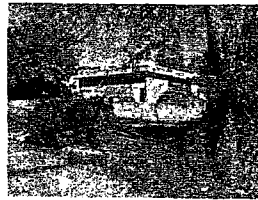
Posted: December 20, 2005

Effective Date: December 20, 2005

a:/ORD05-88EconomicDevelopmentPlan.TIF

**Economic Development Plan
for the
EAST COLLEGE STREET AREA
Oberlin, Ohio**

1 December 2005



Acknowledgements

City Council

Daniel Gardner, President

Everett Tyree, Vice President

Charles Peterson

Ron Rimbart

Eve Sandberg

Sharon Soucy

Calvin Waite

City Administration

Robert DiSpirito, City Manager

Gary Boyle, AICP, Director of Planning and Development

Steven Dupee, OMLPS Director

Keith Johnson, P.E., City Engineer

Eric Severs, City Solicitor

Sal Talarico, Finance Director

Planning Consultant

Northstar Planning & Design LLC

Contents

I.	Introduction	1
	• Purpose of the Economic Development Plan	
	• Location and Description of the Area	
II.	Area and Conditions	3
	• Properties and Ownership	
	• Site and Building Conditions	
	• Existing land use	
	• Existing zoning	
	• Documents Relating to the Area and Surrounds	
III.	Infrastructure Report & Engineer's Certification	12
	• Sanitary Sewers	
	• Water System	
	• Electric	
	• Parking	
	• Other Improvements	
	• Engineer's Certification	
IV.	Summary Statement of Area Conditions	16
IV.	Economic Development Plan	17
	• Objectives	
	• Proposed Development Actions	
	• Consistency with City Plans and Policies	

Introduction

This document presents the Economic Development Plan for the East College Street Area of Downtown Oberlin, Ohio.

Purpose of the Economic Development Plan

The purpose of this Plan is to document the conditions of the subject area, to conduct a professional analysis of those conditions, and to establish findings with regard to those conditions. The findings are presented for consideration by Oberlin City Council in determining whether to participate in Tax Increment Financing (TIF) for projects proposed in the area and for other purposes.

This Economic Development Plan is especially important given the competitive position of the Downtown relative to the growing commercial areas surrounding Oberlin. It is essential that the City make available tools which assist private investors to address the issues of land assembly, environmental contamination, and other negative conditions inherent in older areas such as the Downtown. These tools will increase the attractiveness of the Downtown for redevelopment and increase the potential for effective competition with newer "greenfield" commercial areas.

The State of Ohio (Ohio Revised Code 5709.40) has established the authority for municipal corporations to declare improvements in certain designated areas to be a public purpose and to authorize certain tax exemptions in support of such improvements. Action taken under this law requires preparation of a written economic development plan or urban renewal plan.

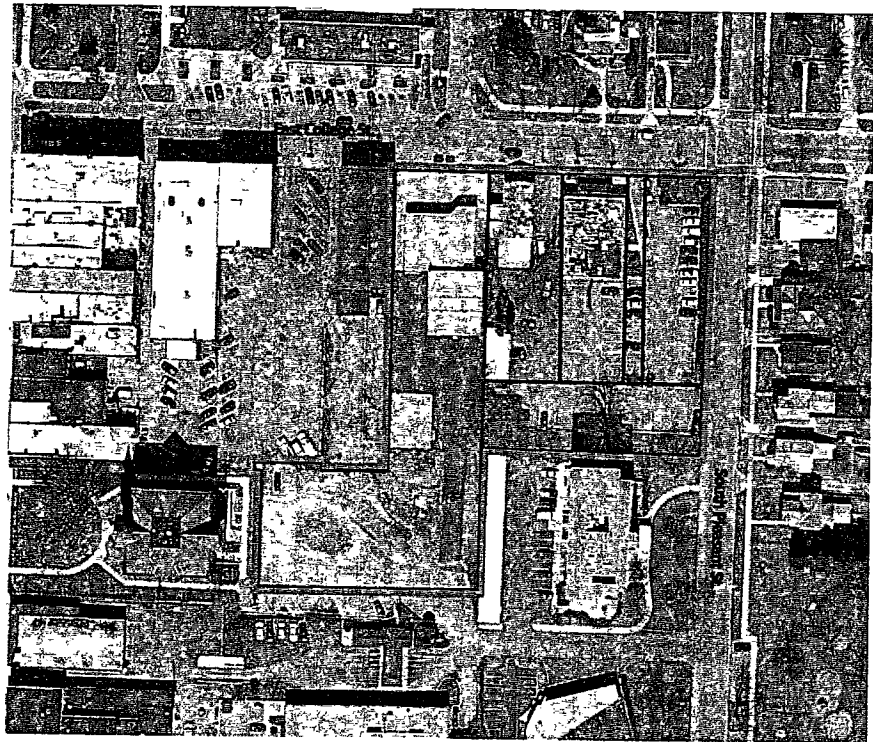
Location and Description of the Area

The area which is the subject of this Plan is located in the southwest quadrant of the intersection of East College Street and South Pleasant Street in the City of Oberlin. This is the northeast corner of the Downtown.

The area consists of approximately 2.26 acres of land in six (6) parcels. These parcels are identified in the tax records of Lorain County as

- 0900086102058
- 0900086102061
- 0900086102062
- 0900086102105
- 0900086102108
- 0900086102109

The boundary of the area and the parcels are indicated on the aerial photograph below.



Area & Conditions

Properties and Ownership

According to the records of the Lorain County Auditor, all properties within the Area are owned by a single entity, Sustainable Community Associates Limited

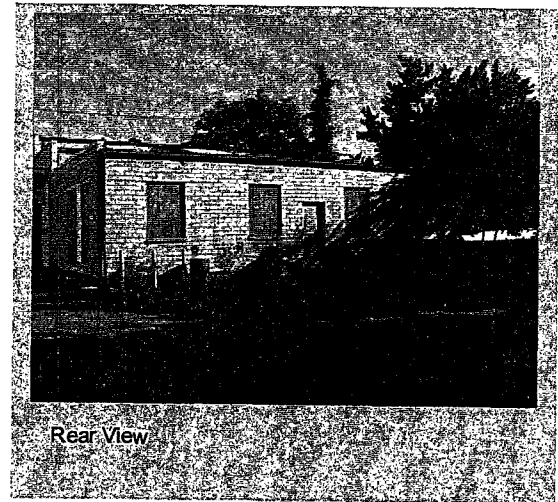
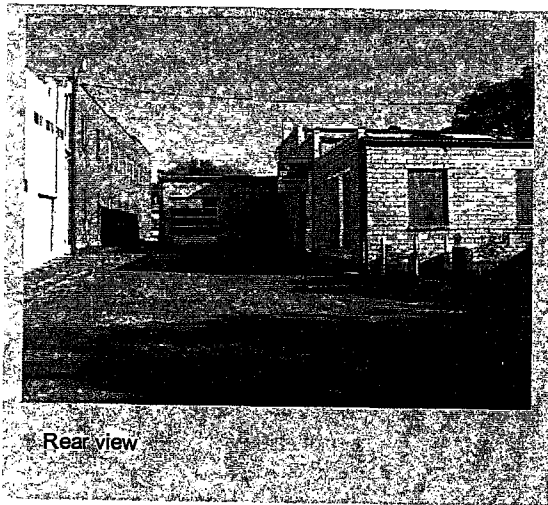
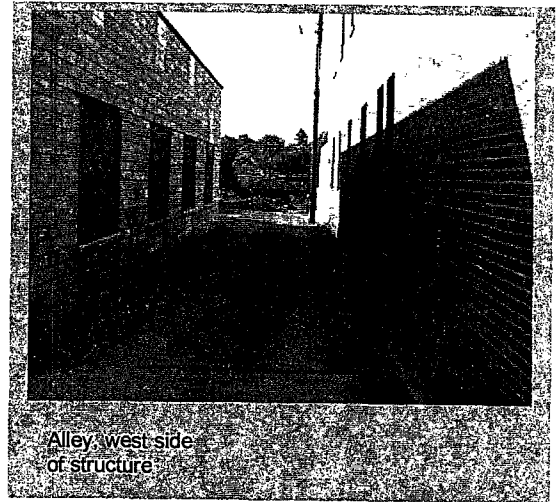
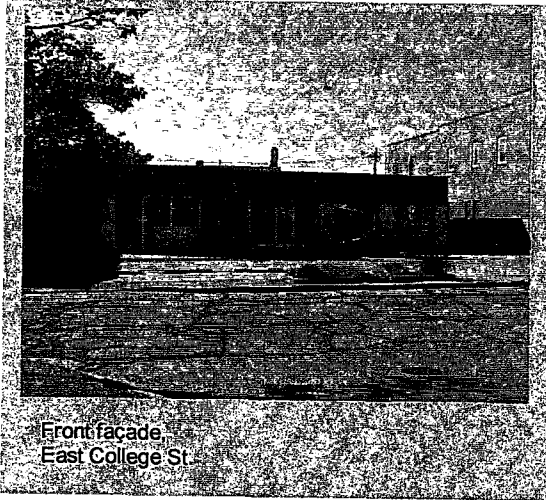
Site and Building Conditions

Three (3) structures (not including one recently demolished) exist in the Area. These structures are described in the texts and photographs on the following pages. These structures and their conditions were previously described in the studies conducted in support of the Downtown District Community Reinvestment Area established by Ordinance No. 03-51 AC CMS, effective August 2003.

43 East College Street

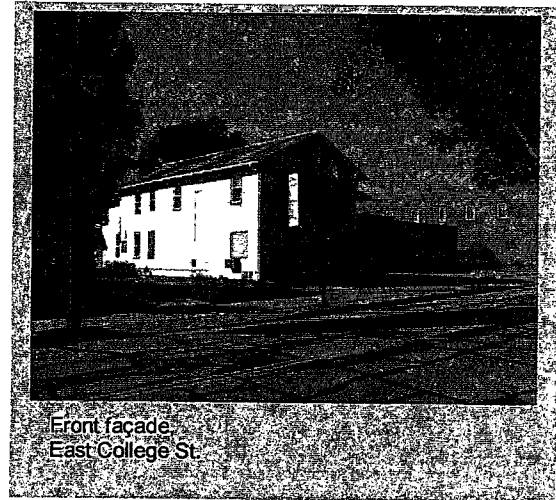
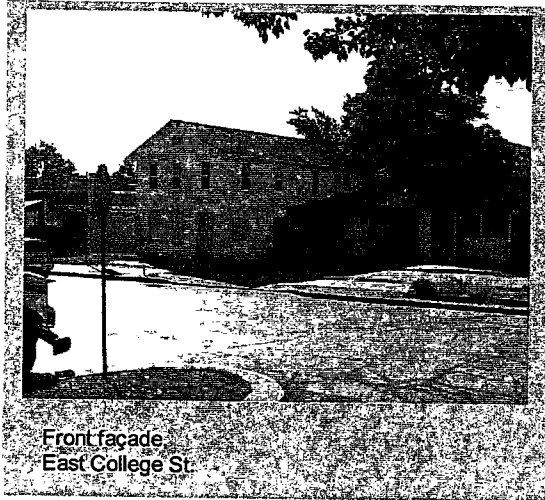
(Note The structure described below and illustrated in the photographs was demolished in October 2005)

- Vacant auto sales and service building
- One story, brick façade, approximately 6,000 square feet
- Constructed 1938



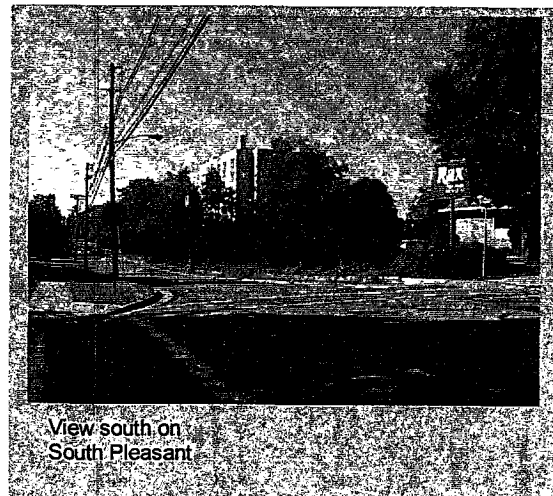
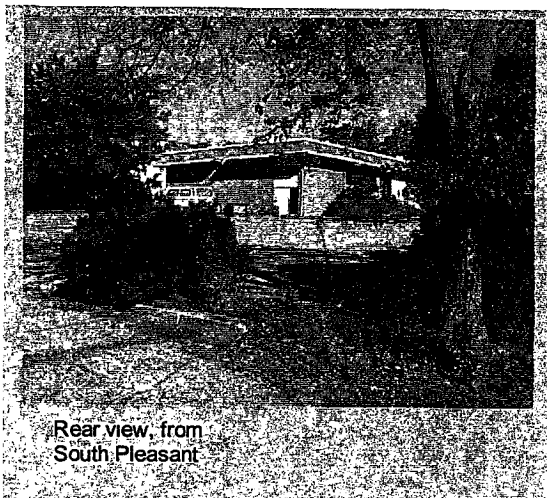
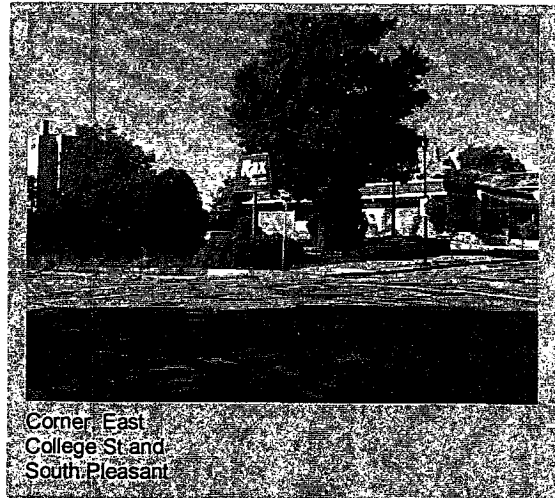
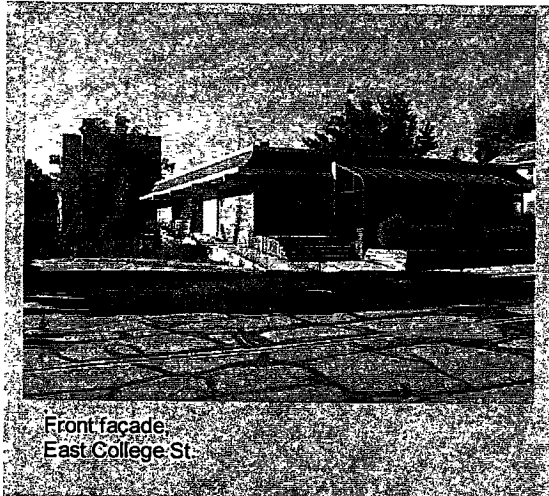
49 East College Street

- Vacant dry cleaning facility, vacant residential units
- Approximately 4,000 square feet
- Two-stories with one-story addition, frame
- Constructed mid 1800's

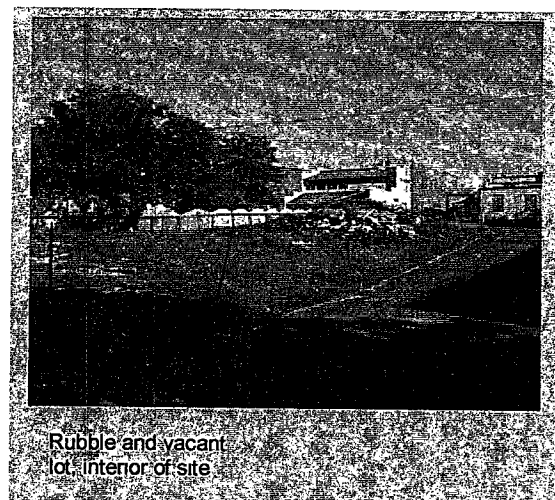
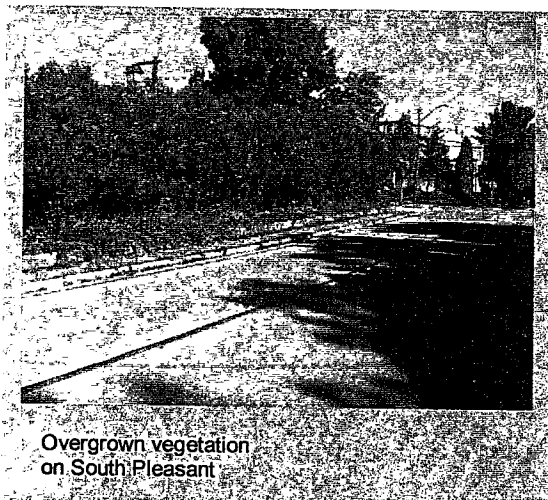
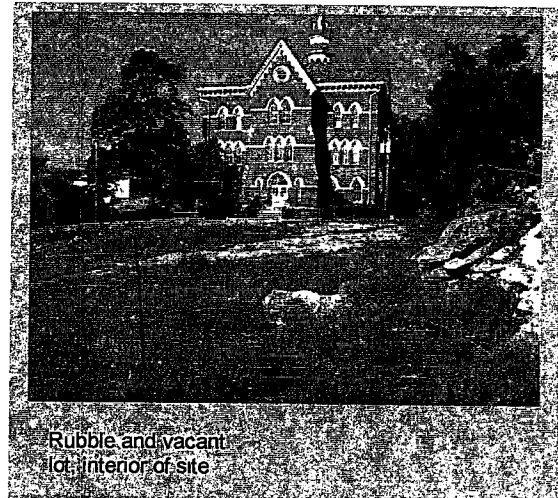
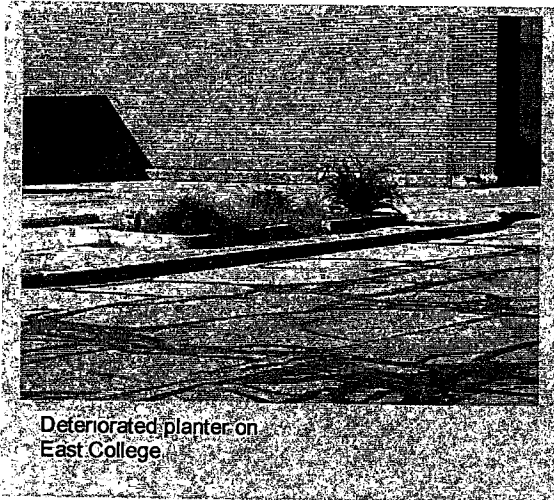


55 East College Street

- Vacant Restaurant
- Approximately 4,000 square feet
- One- story, brick
- Construction 1955



Additional Site Condition Photographs



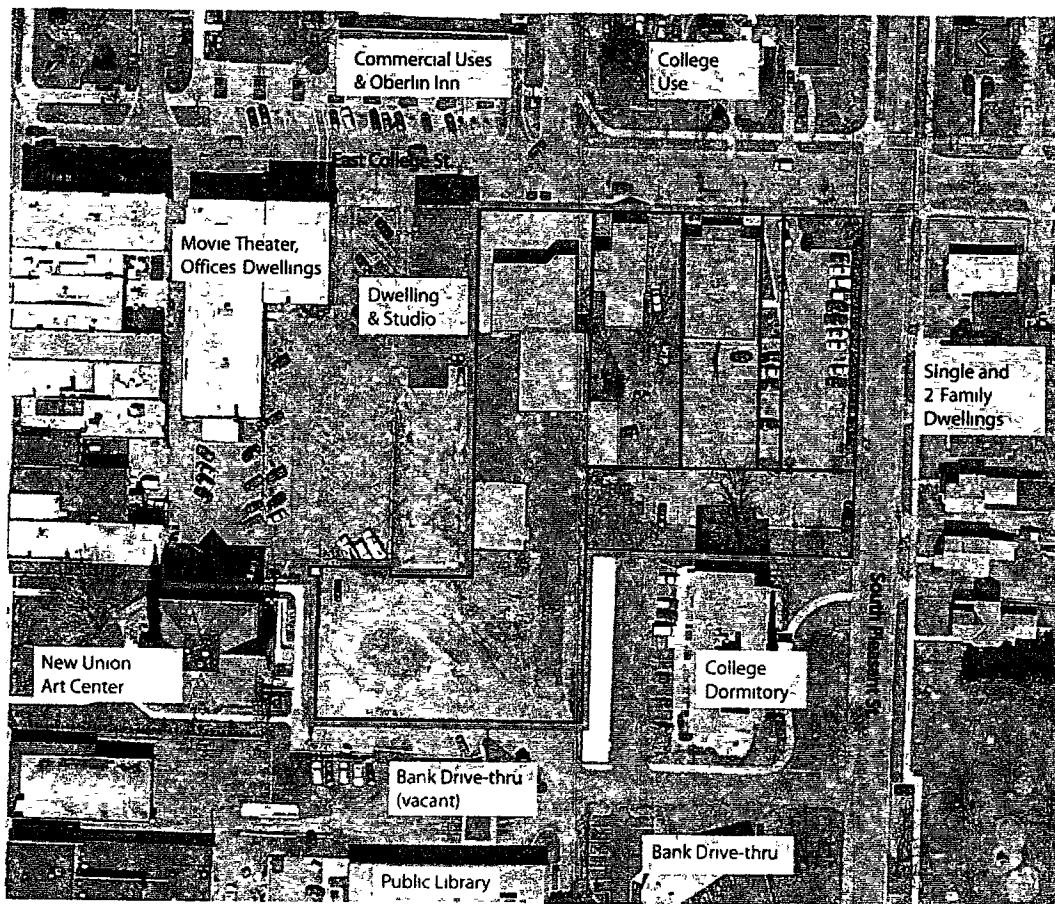
Existing Land Use

Existing Land Use of the Area

- All properties within the area are vacant Previous uses, prior to vacancy, are listed in the preceding descriptions of the properties

Existing Land Use of Surrounds

- East side of South Pleasant two-story frame dwellings
- North side of East College Street college uses, commercial uses, Oberlin Inn
- West side of Area art studio and dwelling, parking, offices, dwellings, movie theater, New Union for the Arts (arts sales, galleries, studios, and instruction), vacant land
- South side, vacant bank drive-thru, public library, active bank drive-thru, college dormitory building

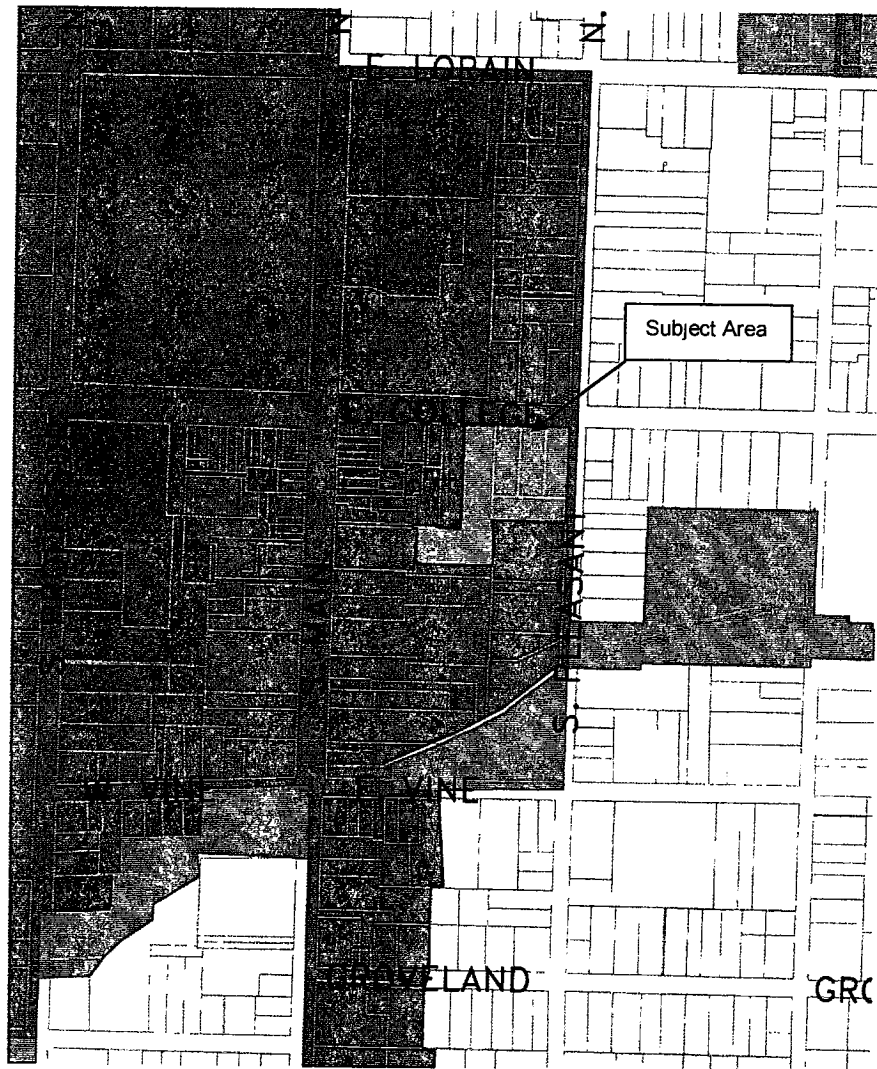


Existing Zoning

Zoning of the Area is C-1 Central Business District. The properties abutting the Area on the north, west, and south sides are also in the C-1 District.

Properties located on the east side of South Pleasant Street are located in the R1 Single Family Dwelling District.

Below is a section of the Official Zoning Map of the City of Oberlin.



Documents Relating to the Area and Surrounds

- Codified Ordinances of Oberlin, Part Thirteen - Planning and Zoning Code The City of Oberlin exercises zoning and subdivision regulation authorities through local ordinances assembled as the Planning and Zoning Code. These regulations are administered by the City's planning and building code professionals and by the Planning Commission, Design Review Subcommittee, and City Council.

The most significant of these regulations relevant to the East College Street Area are the provisions of Chapter 1341, "C-1" Central Business District. The subject properties are classified in the C-1 District on the official zoning map. Chapter 1341 establishes a list of permitted and conditional uses, and area, height and yard regulations.

- Marketing Strategy for Downtown Oberlin, Ohio (Main Street Connections, June 1998) This document, prepared with benefit of a visit by a Downtown Ohio, Inc. Technical Assistance Resource Team and over sixty interviews conducted by Main Street Connections, includes an extensive assessment of downtown conditions and sets forth six major sets of strategic issues to be addressed.

Significant findings in this Strategy relevant to potential redevelopment of the East College Street area include the following:

- p 59 "There is adequate market potential for many new or additional retail uses in downtown Oberlin in all five major merchandise groups."
- p 61 "Downtown can support additional retail square footage."
- p 68 ""Missing teeth" along College Street and main Street, which are blank spaced in the retail building facade line where there are either no buildings, blank walls, or non-retail uses, should be filled in."
- p 72 "The most significant opportunity for future development in downtown Oberlin is attractive, market rate and above-market-rate housing."
- p 73 "As existing retail is strengthened and revitalized, Oberlin's pedestrian shopping district could be extended eastward on College Street between Main Street and Pleasant Street by upgrading existing structures and

filling in empty spaces and parking lots with buildings that complement their surroundings "

- Downtown Revitalization Plan, Oberlin, Ohio (Oberlin Planning Department This document builds upon previous studies of the Downtown, summarizes conditions, and sets forth physical improvement and marketing strategies to be implemented by the Oberlin Main Street Program and its participating stakeholders

The section titled "Vision for the Future" includes the following statements relevant to redevelopment of the subject area

"Oberlin's downtown has few vacancies If Oberlin's retail base is to remain stable it will be necessary to add additional retail uses that complement the existing retailers "

" encouraging new structures to fill in the "missing teeth" that exist in Oberlin's streetscape as well as working to promote the reuse of existing unused upper floor space will further increase total available square footage of the downtown retail, office and residential space Two projects that are applying for funds through the Ohio Small Communities Block Grant will have significant impact on the streetscape in addition to adding both retail and residential space to the downtown "

- Ordinance No 03-51 AC CMS This Ordinance, effective August 19, 2003, established the Downtown District Community Reinvestment Area and provided the potential to grant certain real property tax exemptions for improvements constituting a public purpose
- City of Oberlin Comprehensive Plan Update, (Northstar Planning & Design, January 2005) This document updates the land use and infrastructure plans of the City Downtown is addressed as a special area (pp 49-50) Two statements in this Plan Update which are particularly relevant to the subject area are

"Retail density should be increased by constructing additional structures along Main Street and East College "

"Construction of new housing in and around the downtown should be encouraged to increase the walk-in market "

Infrastructure Report & Engineer's Certification

The following public improvements exist in the subject area or in the surrounds serving, or necessary to serve, the subject area and redevelopment thereof. The approximate locations of these improvements are shown on the aerial photograph on the next page.

Sanitary Sewers

- 6-inch (fair condition) and 8-inch (good condition) sanitary sewers in East College Street right-of-way
- 8-inch sanitary sewer in south Pleasant Street right-of-way in poor to fair condition

Water System

- 8-inch asbestos cement water line, west side of South Pleasant St. Asbestos cement pipe does not meet current standard
- 4-inch water line, east side South Pleasant St
- 8-inch water main in East College St

Storm Water Facilities

- Storm water retention/detention is not provided in the area. This does not comply with current development requirements
- Storm water facilities do not comply with NPDES II storm water regulations
- Development or redevelopment of this area consistent with other areas of downtown is likely to increase impervious surfaces and alter storm water discharges
- Existing storm sewers are considered to be inadequate for increased runoff discharge conveyances

Electric

- 12KV primary distribution system (aboveground) located in West Alley and in northwest area of block as indicated on next page
- New underground distribution connected from East Alley for backup
- City has applied for Block Grant to move distribution underground as preferred for new development or redevelopment

Existing Streets

- East College Street from Willard Court to South Pleasant Street is 30 feet wide
- South Pleasant Street south from East College Street is 28 feet wide. Minimum residential street standard in Oberlin is 26 feet. The proposed development would result in increased non-residential use, the existing width may not be adequate. In addition, there are topographic and geometric concerns with the existing intersection of East College Street and South Pleasant Street.
- Willard Court (private street) enters East College Street opposite the development site. Opposing intersection improvements should occur.

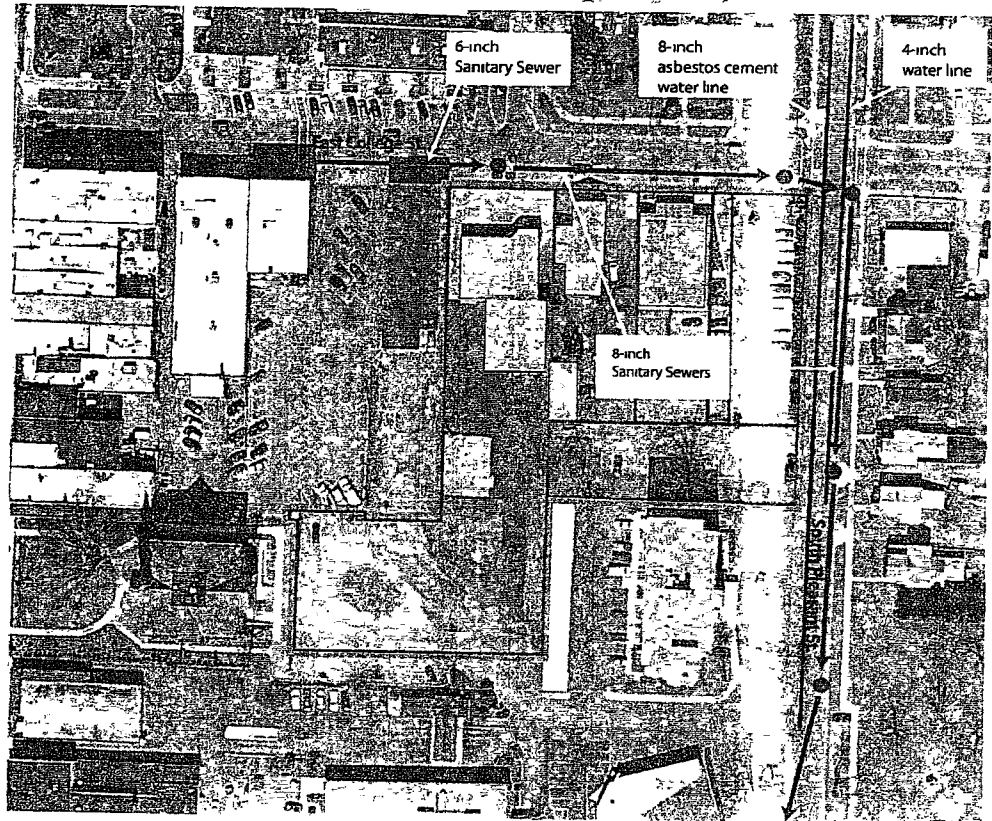
Parking

- Limited public parking is permitted in the East College Street right-of-way where not obstructing drives. These parking spaces are in good condition.
- No other public parking available in the immediate vicinity of the subject area.

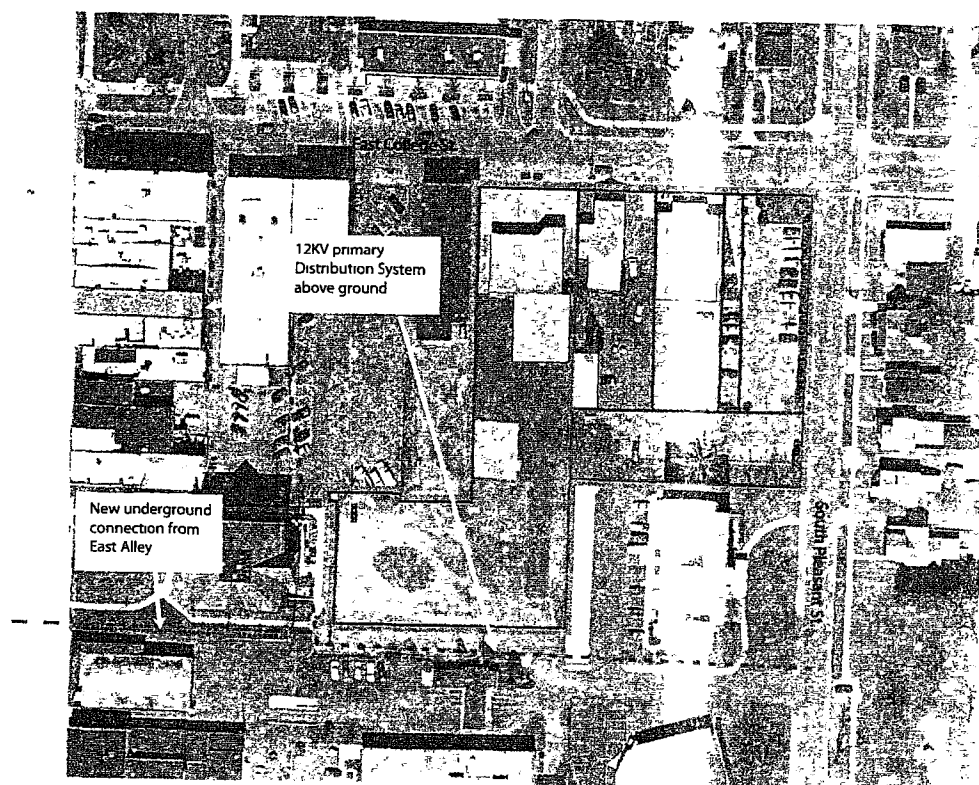
Other Improvements

- The subject area has frontage on two public rights-of-way, East College Street and South Pleasant Street. These public streets are in good to fair condition.
- Public sidewalks are located on both frontages. The sidewalks are in fair to poor condition.
- Public amenities, such as streetscaping, are in poor condition or non-existent.

Water and Sewer Infrastructure



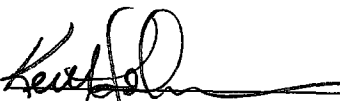
Electric
Infrastructure



Engineer's Certification

As the City Engineer of the City of Oberlin, Ohio, I hereby certify as contemplated in Ohio Revised Code Section 5709 40 that the existing public improvements serving the East College Street Area are substandard relative to current infrastructure requirements and would require upgrade or replacement to support redevelopment as described in this Economic Development Plan for the East College Street Area

Date Dec 1, 2005

By 
Keith Johnson, P E
Oberlin City Engineer



Stamp

Summary Statement of Area Conditions

The conditions of the Area have been documented and evaluated as set forth in the previous section. The following is a summary of the findings relative to Area conditions.

Summary of Conditions

- The properties of the Area have an inefficient pattern of land use and building construction due to uncoordinated parcel configuration and varying dates of development of the structures.
- Varied front setbacks, most notably the front setback of the former auto service facility, are inconsistent with the pattern of downtown development and contribute to the lack of pedestrian/customer activity in this area.
- Segmented frontages result in a lack of walkability, that is, a lack of the features which are conducive to pedestrian activity. This limits the potential for attracting or extending pedestrian activity from other parts of downtown into this area.
- The Area includes a vacant and isolated area of land at the rear of the Area and in the center of the block. This undeveloped area contributes to separation among the developed frontages of the entire block and inhibits internal pedestrian and vehicular movement.
- Public ways, drives, parking, and pedestrian facilities are uncoordinated in the Area and among the Area and abutting properties.
- The Area has, by virtue of its location, access, and dimensions, the potential to support a coordinated, cohesive redesign and redevelopment which may result in the benefits to the Area and surrounds.
- The Area is, as evidenced in the Pre-Development Market Study prepared by Development Strategies in February and June 2003 for McCormack Baron Salazar, underdeveloped relative to its potential for more intensive and more economically valuable use.

Economic Development Plan

Objectives

The objectives of this Economic Development Plan are to encourage and promote actions within the Area which

- Contribute to greater commercial mass in the Oberlin downtown area and greater competitiveness with nearby commercial areas. Increase floor area available for a greater variety and density of retail, service, and office uses
- Create a use or uses consistent with those permitted and appropriate in the downtown area
- Create a use or uses compatible with and supportive of the nearby residential uses, serving and attracting that market
- Contribute to increased real estate value, income tax yields, and utility revenues, and immediate or long-term increase in real estate tax yields
- Contribute to job creation in the community
- Construct a successful development having sufficient scale and quality to attract market attention and investment in additional rehabilitation and new investment on other sites in the downtown area
- Encourage quality architecture consistent and/or compatible with the architectural features of the historic downtown

Proposed Development Actions

In pursuit of the foregoing objectives, it is recommended that some or all of the following development actions be implemented by public or private parties in the Area

- Assemble parcels and replat as necessary to promote efficient land development

- Design and construct a new structure or structures with a coordinated and more efficient footprint and greater land use intensity
- Replace or upgrade public utilities as determined necessary by the City to support redevelopment
- Replace, upgrade, or expand public use areas including streets, parking, sidewalks, formal green spaces, the appurtenance thereof, and related public use amenities as determined necessary by the City to support redevelopment
- Utilize public financing methods, such as Tax Increment Financing, which assist to create public and private investment
- Utilize other incentives to encourage private investment

Consistency with City Plans, Policies, and Codes

The foregoing proposed development actions are found to be consistent and/or compatible with the plans, policies, and codes of the City applicable to the Area

- The proposed actions comply with the Planning and Zoning Code in providing for redevelopment consistent with the applicable regulations
- The proposed actions are consistent with the Marketing Strategy and Revitalization Plan for the downtown in creating the potential for expanding business uses in the downtown, infilling streetscape frontages, and extending business uses along East College Street
- The proposed actions are consistent with the Comprehensive Plan Update in creating potential for new, infill, additional structures on East College Street
- The proposed actions are consistent with ordinance No 03-51 AC CMS establishing the Downtown Reinvestment Area, making more feasible the remodeling of structures and construction of new structures as a public purpose