

City of Oberlin
Green Acres Redevelopment Project
Response to Community Concerns
Oberlin Community Benefits Coalition Meeting
May 11, 2015

- **Community Concern #1: Purpose of developing the Green Acres site**
 - The City purchased the Green Acres property with many goals and strategies of several adopted plans in mind:
 - **Comprehensive Plan Goals and Strategies**
 - Encouraging Infill and Density.*** Infill development has been identified as a high priority for future development and redevelopment in Oberlin. “Infill” is construction of new or replacement structures and uses (particularly dwellings, but also business uses) on unused or underutilized lots within the developed areas of the City. Infill development makes full, efficient use of the infrastructure in which the community has already invested (streets, sidewalks, utilities) and to intensify the use of areas already devoted to urban development. The benefits of infill may include more efficient use of established services (police, fire, schools, etc) by making it less necessary to expand the service areas. Infill may also reduce the extent of sprawl of new development. Intensification of the core areas also means that more people will be within walking distance of local commercial areas, downtown, schools, parks, and other community amenities. A greater density of neighbors may also contribute to the liveliness of the neighborhoods, the number of “eyes on the street” for neighborhood security, and may also result in other social benefits.
 - Connecting Neighbors and Neighborhoods.*** A consistent theme in the public discussions regarding the Comprehensive Plan has been the desire to connect neighborhoods. It is recommended that these connections be made through interconnection of the movement systems - streets, walkways, and bikeways. Connection can also be increased through intentional infill of land use patterns. Examples are the construction of new housing in a manner which joins older neighborhoods together, a new park which provides a common area for recreation and socialization, or a commercial area which conveniently serves the needs of two or more neighborhoods. The proposed Preliminary Development Plan provides for vehicular, bicycle and pedestrian connections to existing streets and sidewalks which connect to surrounding neighborhoods and to the City’s bicycle path. This “infill” development also serves to connect two older residential areas and which provides for a new park which will be common area for recreation and socialization of residents from the development and surrounding neighborhoods.
 - Becoming a More Sustainable Community and Consideration of the “Triple Bottom Line.”*** Many of the strategies recommended in the Comprehensive Plan fit under the broad umbrella of sustainability. Most important are those which encourage and reward infill or close-in development, alternative transportation such as walking and biking, and the use of environmentally-sound site development practices. Oberlin continues to seek additional ways to increase the sustainable characteristics of the community.

Encourage Conservation Development. Several areas within the City have been identified for low density residential land use in the Comprehensive Plan. It is recommended that these areas be considered for “conservation development”. This development format evaluates the land to determine the areas that are most suitable for preservation and the areas that are most suitable for development. Flexible development standards encourage clustering of dwellings in the developable sections and preservation of the balance. It is noted that the proposed Preliminary Development Plan has clustered proposed residential dwelling units around the perimeter of the subject site in order to preserve as much open space as possible on-site. This Plan proposes a large neighborhood park as well as a significant amount of open amenity space around the proposed townhouses and the apartment building.

- **Oberlin Parks and Recreation Strategic Plan.** The Oberlin Parks and Recreation Strategic Plan specifically refers to park and recreation needs in the northeast area of the City where the subject property is located. One goal of the Plan is to “acquire and develop park land in the northeast portion of the City near Oberlin Road to address geographic deficiencies in the level of service (gaps in service radii).” There also exists a gap in the service radii to the east of downtown Oberlin that runs from the north to the south borders of the community and approximately one quarter of a mile wide. Roadside Park is the nearest park to this service gap but is considered to be inaccessible and less desirable as a community open space according to citizen input received. This Strategic Plan cites the Green Acres Property as a potential location for a park/community open space in order to provide a solution to this gap in service. The proposed Development Plan proposes an approximately five (5) acre neighborhood park site would forward the above-noted goal of the City’s Park and Recreation Strategic Plan.
- **Climate Action Plan.** The City’s 2013 Climate Action Plan also specifically mentions the development of the Green Acres property. The Plan calls for the City “to create a model neighborhood with all houses built to high performance standards, which are expected to include both passive and active solar features with the goal of acquiring most if not all operating energy from the sun. Creative design of the property will provide the City with the opportunity not only to have a climate positive neighborhood, but also one that has common open space and vegetable gardens, aesthetically pleasing locations and relationships among houses, and attractive landscaping created to complement neighboring properties.” The proposed Preliminary Development Plan is intended to feature high performance dwelling units which are positioned to take advantage of passive solar gain. The subject development will also have community gardens, common open space, and attractive landscaping. There is also ample green space between units and units are located at setbacks similar to or greater than those found to the west of the site on the north side of East College Street.
- **Recoup Some of the City's Investment in the Property.** Residential development on Green Acres can generate income tax and property tax revenue.
- **Community Concern #2: Community-based requirements for the Green Acres project**
 - As noted in the Request for Proposals for a developer for the Green Acres project, the City envisioned the following requirements for the development:
 - High performing energy efficient buildings;
 - Universal design incorporated to the maximum extent feasible for residential units;
 - Housing for various price ranges, if feasible;

- Quality site design;
- Use of innovative stormwater management practices;
- Incorporation of a neighborhood park (approximately 3.5 to 5 acres in size) into the project’s design that meets the needs of the neighborhood;
- Preservation of existing site trees as much as possible; and
- Return of the City’s investment to the maximum extent feasible.
- **Community Concern #3: Define sustainability for the project**
 - The TCB Development Team proposal has broadly defined sustainability for the Green Acres project to address the triple bottom line:
 - The Green Acres Site will become a model for development that contributes to the City’s carbon positive goals. The TCB Team is committed to implementing social sustainability and leverage the proposed development to provide opportunities that impact the local community. In order to do that, the Team will seek out additional qualified local and/or minority or woman-owned business enterprises to perform consultant or construction work, and will create employment opportunities in the community.
 - The Team will measure environmental sustainability through the use of the LEED® Green Rating System or other third party verification and are committed to working closely with the City of Oberlin, Oberlin College, the local community, and other local stakeholders to create community interest, and reduce carbon emissions to implement the City’s commitment to net zero practices and the Oberlin Climate Action Plan.
 - The Team will measure economic sustainability by tracking workforce (minority, female, and local businesses) demographics on a daily basis to ensure that economic opportunities are provided. The Team will maximize local labor in building modular wood panels on or near the site, creating a local workforce. The design and construction team will implement Building Information Modeling (BIM) to better communicate the physical aspects of the project and also expedite the construction of pre-manufactured components.

- **Community Concern #4: Define affordability for the project**
 - For the purposes of defining affordability for the Green Acres project, under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility/affordability is based on household income not exceeding the targeted percentage of Area Median Household Income (AMHI), depending upon household size.
 - The subject project is within the Cleveland-Elyria-Mentor, Ohio Metropolitan Statistical Area (MSA), which has a median household income of \$62,600 for 2014. For the purposes of the proposed tax credit/workforce housing units, resident incomes would not exceed 60% of AMHI. The proposed market-rate units at the subject project will have no maximum rent or income restrictions. The following table summarizes the maximum allowable income by household size for the Cleveland-Elyria-Mentor MSA at 30%, 40%, 50% and 60% of AMHI.
 - **2014 HUD Income Limits - Cleveland-Elyria-Mentor, OH MSA**

Household Size	30% AMHI	40% AMHI	50% AMHI	60% AMHI
One-Person	\$13,200	\$17,560	\$21,950	\$26,340
Two-Person	\$15,050	\$20,040	\$25,050	\$30,060
Three-Person	\$16,950	\$22,560	\$28,200	\$33,840
Four-Person	\$18,800	\$25,040	\$31,300	\$37,560

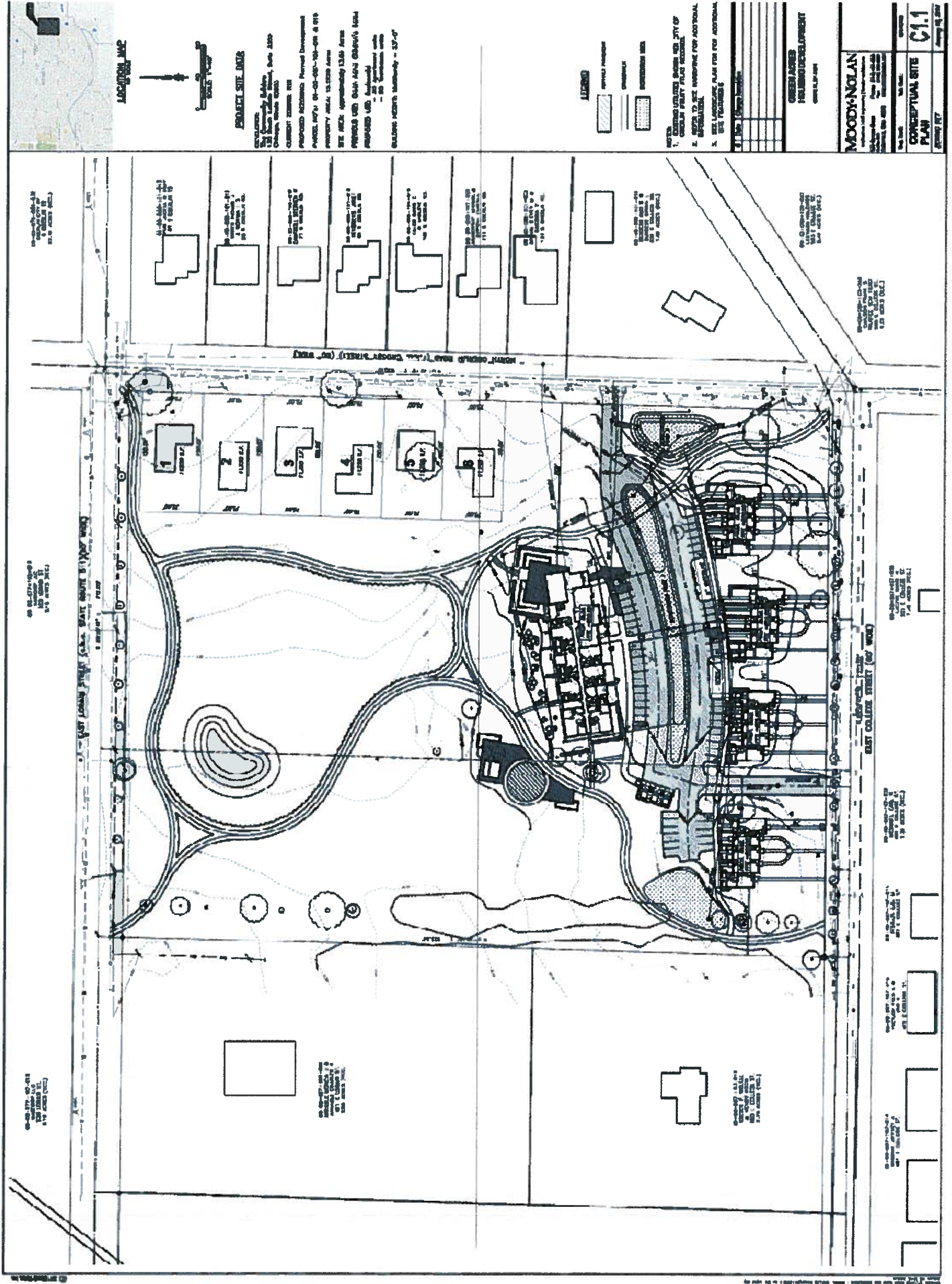
Five-Person	\$20,350	\$27,080	\$33,850	\$40,620
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- The hourly wages for the 60% AMHI households would range from \$12.66/hr. for a one-person household to \$19.53/hr. for a five-person household.
- **Community Concern #5: Employment, local hiring, and training**
 - The TCB Development Team will be using Ozanne Construction as its general contractor for the Green Acres project. Ozanne Construction is a minority owned business (MBE).
 - After speaking with Ozanne staff, they regularly use the following supplier diversity standards and would have no problem committing to these minimums for the Green Acres project:
 - 30% of the total construction contract value to be contracts with minority business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). The percentage breakdown for each type of business would be:
 - 15% MBE
 - 7% WBE
 - 8% SBE
 - This goal is inclusive of all under-represented groups, including but not limited to minority-owned businesses, women-owned businesses, small businesses, disabled-owned businesses and veteran/disabled veteran-owned businesses.
 - 30% of all new hires would be Section 3 residents from the City of Oberlin.
 - 5-10% of total construction value will be performed by Section 3 resident-owned businesses.
 - Daily reports provided by Ozanne on hiring and contracting value. Ozanne is willing to look at other performance standards as well.
 - Ozanne stated these are minimums and they strive to exceed these percentages.
 - Ozanne will have local community outreach meetings for local businesses and let them know about contracting opportunities. They have just recently done this for a \$19 million school project in the Village of Wellington so they are familiar with southern Lorain County businesses.
 - Ozanne would like to lease space in Oberlin so that they can hire local labor to assemble building panels which would be assembled on-site. Right now, they anticipate that they would hire approximately 12 local residents for this part of the project. Ozanne would pay for these residents to go through OSHA training.
- **Community Concern #6: Diversity – income levels, age, race**
 - The proposed development will not be age-restricted and will be open to all races, ethnicities, etc. Federal fair housing laws, which all landlords and real estate developers must follow, do not allow discrimination based on race, color, national origin, religion, sex, disability and the presence of children.
 - The proposed project will have a mix of income levels. The multi-family housing will be a mix of tax credit/workforce housing and market rate housing. There will be 45 units of tax credit housing and 5 market rate units. As an example as to who can qualify to live in a tax credit unit, a family of four could have a household income of \$37,560 or less – head of household is making \$18/hr. It is noted that tenants only have to income qualify when they move in. Their incomes will not be verified after that so they are not penalized when their incomes increase over time. It is anticipated that the single-family units will be market rate and will be occupied with households with higher income levels.

- Tax credit housing is NOT Section 8 housing. Rents are offered at a reduced rate to tenants but all tenants pay rent in tax credit housing just like any other apartment building. Rents are offered at a reduced rate in exchange for the tax credit subsidy provided to the developer at the beginning of the project.
- **Community Concern #7: Development plan for the entire site**
 - The proposed preliminary development plan is a plan for the entire site. The plan calls for the development of the following:
 - 50 Multi-Family Residential Units
 - 30 1- and 2-bedroom apartment units
 - 20 2- and 3-bedroom townhouse units
 - 6 Single-Family Dwellings
 - Community Park/Open Space (~5 acres)
 - The final design details for the development of the park will be presented in the final development plan. The preliminary development plan shows the location and size of the proposed park and how it might connect to pedestrian and bicycle linkages. What is shown on the preliminary development plan is NOT the final design of the park.
 - The location, number and size of the single-family residential lots is shown on the preliminary development plan. It is anticipated that these lots will be split off of the Green Acres site and either sold to a single-family home developer or sold individually to property owners. Either way, development requirements will be developed for builders/property owners to follow so that their home designs will be compatible with the TCB multi-family project and park development.
 - Please see attached preliminary development plan.
- **Community Concern #8: Improve project approval process**
 - The Green Acres project is following the development approval process which is prescribed in the City's Zoning Code (Chapter 1338). This process requires the developer of a Planned Development to seek preliminary development plan approval, a rezoning to the "PD"/Planned Development District, and then final development plan approval. All three of these approvals require action by the Planning Commission level and the City Council level.
 - Once preliminary plan approval and rezoning approvals are received, the final design for the park can be developed with input from the Recreation Commission and the public and the Sustainability Working Group can meet to ensure the final design will meet the project's sustainability goals. A development agreement and a site control agreement can also be developed simultaneously while the final plan development is in process.
 - A final development plan will then need to be approved by Planning Commission and City Council.
- **Community Concern #9: Conduct a housing needs analysis**
 - The Community Builders have conducted a preliminary housing market study which is a requirement of housing tax credit financing. That market study indicated the following:
 - All housing project types surveyed in the preliminary Site Primary Market Area (PMA) are reporting high occupancy rates ranging from 98.2% to 100.0% with an overall occupancy rate of 99.0%. There are no non-subsidized Tax Credit developments within the Site PMA. Non-subsidized Tax Credit rental housing will fill a void in the market and will provide much needed workforce housing serving lower income-earning households who have limited quality rental housing alternatives from which to choose.

- **Community Concern #10: Improve communications**
 - Please see the attached timeline for the public meetings which have occurred in the last four (4) years which have provided for public presentations and input into the Green Acres project.
 - Documents related to the project including the Request for Proposals for a developer, the site analysis from 2012, Planning Commission reports, and presentations made at City Council meetings have been posted on the City's website: www.cityofoberlin.com.
 - The City is willing to entertain other options of communication with the public regarding the Green Acres project.
- **Community Concern #11: Housing issues not related to Green Acres project – housing task force, address needs of current housing in distress**
 - Housing code enforcement – The City's Building Division is charged with housing code enforcement. Staff are looking at ways to increase these efforts.
 - Thriving Communities Institute – This organization recently conducted a housing condition survey (exterior) of all houses in Oberlin. Staff are looking at this survey along with staffing needs to address housing conditions in the rest of the City.
 - The City has a long history of applying for Community Housing Impact and Preservation Program (CHIP) funds to assist homeowners with repairs to their properties. The City recently partnered with Lorain County to apply for FY 2014 CHIP funding and received \$350,000 for Oberlin which will be used for home repairs.
 - The City is also looking at other grant and loan programs which could be utilized to improve the existing housing stock.

PRELIMINARY DEVELOPMENT PLAN



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LACROSSE AVE



PROJECT SITE DATA

CONTRACTOR:
The City of Chicago, Department of Public Works, 2200
Chicago Avenue, Chicago, Illinois 60604

PROPOSED DEVELOPMENT: Planned Development

PROPOSED LOT: 08-0174-10-03-010-010-010-010

PROPOSED AREA: 13,200 SQ. FT.

PROPOSED ZONING: 08-0174-10-03-010-010-010-010

PROPOSED USE: 08-0174-10-03-010-010-010-010

PROPOSED SETBACKS: 10'-0" (FRONT), 10'-0" (SIDE), 10'-0" (REAR)

PROPOSED HEIGHT: 10'-0" (MAXIMUM)

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPOSED USE

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

GREEN ASSESSMENT

NO.	DESCRIPTION

MOODY-NOLAN
ARCHITECTS AND PLANNERS
100 N. LAUREL ST., SUITE 1000
CHICAGO, IL 60602
TEL: (312) 329-1000
WWW.MOODY-NOLAN.COM

CONCEPTUAL SITE PLAN
DATE: 11/11/2011

City of Oberlin
GREEN ACRES REDEVELOPMENT PROJECT

Project Timeline 2011-2015

Date: April 2, 2015

Note: **Yellow highlights** denote public meetings.

Date	Activity
8/22/2011 and 9/6/2011	City Council discusses and unanimously approves executing a purchase agreement to acquire Green Acres from Lorain County.
11/10/2011	City of Oberlin acquired the Green Acres Children's Home site at East Lorain Street, Oberlin Road and East College Street from the Lorain County Commissioners.
2011-2012	Site and reuse alternatives analysis for the Green Acres site conducted by City staff and Northstar Planning and Design, LLC, a planning consultant.
April 2012	Community forum held to seek input on the development potential of the Green Acres site.
6/11/2012	Final report on the Green Acres site analysis and reuse alternatives issued by Northstar Planning and Design.
October 2012	Community forum held to present final report on the potential development scenarios for Green Acres. Public feedback from both forums indicated support for future residential and open space/recreational use on the property.
2012	City contracted for the removal of most of the buildings on this property and the demolition occurred with the exception of the garage structure that will be removed prior to development.
March 2013	Request for Qualifications for developers for the Green Acres property was issued by the City.
4/26/2013	RFQ submissions were due. No submissions from developers were received by the City.
8/1/2013	A draft of the second Request for Proposals (RFP) for Green Acres circulated to City Council for comments before it was issued. RFP was also reviewed by Jon Clark, Law Director and Sal Talarico, Finance Director.
8/23/2013	Second Request for Proposals issued by the City for redevelopment proposals for the Green Acres Site.

9/23/2013	Pre-proposal meeting held for those interested in submitting a proposal for Green Acres - three entities attended.
10/25/2013	Deadline for submission of proposals from the second RFP. Three (3) proposals were submitted by the following development teams: Northshore Properties, NRP Group and The Community Builders/Ozanne Construction/Moody Nolan.
11/12/2013	Meeting held by City staff to discuss the Green Acres project and the next steps in the selection process.
12/11/2013	Interviews held with each of the three (3) development teams who submitted proposals in response to the RFP. Interview team consisted of Gary Boyle, Greg Sherman, Steve Dupee, Jeff Baumann, Carrie Handy, Eric Norenberg, Stephen Kamrass, Bryan Burgess, and Carl McDaniel.
1/9/2014	Meeting held by Selection Committee to discuss the interviews and proposals of development teams.
1/30/2014	Meeting held by Selection Committee to discuss the selection of a development team for the Green Acres project. Consensus of the Committee was that The Community Builders/Ozanne Construction/Moody Nolan development team should be the developer of Green Acres.
3/21/2014	Initial meeting between City staff and Council members and TCB development team staff held in Oberlin. TCB development team toured the City and were shown examples of recent development.
8/6/2014	Residential market evaluation conducted by Vogt Santer Insights for The Community Builders.
8/18/2014	A City Council work session was held on the project to update City Council members on the progress made by The Community Builders.
9/19/2014	Carrie Handy attended a "Learning Exchange" program hosted by TCB, Case Western Reserve University and the Knight Foundation in Akron. The program focused on the progress of TCB's Cascade Village development in downtown Akron.
9/23/2014	Community Meeting #1 was held at The Depot to gather input on design elements that the public would like to see in the Green Acres project relative to building and site design and sustainability.
10/16/2014	Jeff Beam of TCB and Carrie Handy met with Ohio Housing Finance Agency representatives in Columbus to discuss the Green Acres Project and the potential for it to receive housing tax credit financing in the February 2015 funding round.
10/17/2014	Draft of development agreement and option to purchase the Green Acres property submitted to the City by the TCB team.

10/28/2014	Community Meeting #2 was held at City Hall in the Council Chambers. The Community Builders presented the proposed site layout, elevations of buildings, housing unit floor plans, and sustainability elements of the development plan. The public gave input on the proposed designs.
10/31/2014	TCB formally submits an application to amend the Zoning Map to the "PD"/Planned Development District and for approval of a Preliminary Development Plan.
11/1/2014	Submission by TCB to the City of the application for preliminary development plan approval and a request to amend the Zoning Map to "PD"/Planned Development District. City staff placed it on City Council's agenda for consideration on November 17, 2014.
11/3/2014	TCB's application and preliminary development plans are distributed to City staff for their review and comments.
11/12/2014	A representative from the TCB design team met with the chairperson of the Oberlin Recreation Commission meeting to gather input on what the community would like to see in the new proposed park on the Green Acres site.
11/17/2014	City Council received petition to amend the Zoning Map to the "PD"/Planned Development District and application for Preliminary Development Plan approval but did not take any action at their meeting on this date.
12/1/2014	An update on the Green Acres project was presented publicly during a City Council work session by Jeff Beam of The Community Builders. During the regular Council meeting that night, City Council referred the petition to amend the Zoning Map to the "PD"/Planned Development District for TCB's proposed development to Planning Commission for a report and recommendation. Council also voted to schedule a public hearing on TCB's rezoning request for January 20, 2015.
12/10/2014	Meeting of City staff to discuss the preliminary development plan and technical requirements. Planning staff then assemble a staff report on the project to present to Design Review Subcommittee and Planning Commission based on staff comments.
12/16/2014	Carrie Handy met with Oberlin Community Benefits Coalition representatives to discuss the Green Acres project and how local residents could benefit from using local labor, suppliers, etc.
12/17/2014	Design Review Subcommittee considered the TCB development team's preliminary development plans during their regular meeting. Richard Gallagher made a motion to recommend approval of the design elements, colors and materials for the Preliminary Development Plan to the Planning Commission subject to the developer considering larger canopies or awnings at building entrances, and submitting landscaping plans and exterior lighting plans for review and approval. Peter Crowley seconded. Motion carried unanimously.
12/17/2014	Rezoning application and preliminary development plan considered by the Planning Commission. No recommendation to City Council made.

12/23/2014	Conference call held between City staff and the City's legal counsel and TCB to discuss development agreement, option to purchase the Green Acres site and other technical issues.
1/12/2015	Green Acres Sustainability Working Group assembled by TCB met at the City Fire Station to discuss the sustainability goals for the Green Acres Project. In attendance were Jeff Beam from TCB, Laura Steinbrink from HMLS Consultants, Carrie Handy, David Orr, Steve Dupee, Arlene Dunn, Ellen Mavrich, Sean Hayes, Carl McDaniel, Mico Perales, Miguel from Moody Nolan Architects.
1/16/2015	TCB and Moody Nolan submit revised plans to Planning Commission based upon the staff and Planning Commission comments received on December 17, 2014. City staff review the revised plans and provide comments to Planning staff that the revisions are acceptable to staff.
1/21/2015	Rezoning application and preliminary development plan considered again by the Planning Commission. No recommendation to City Council made.
2/18/2015	Rezoning application and preliminary development plan considered again by the Planning Commission. No recommendation to City Council made. It was decided to hold a joint work session between the Planning Commission and City Council so that Planning Commission could express its concerns with the proposed development to Council.
3/4/2015	Joint work session between Planning Commission and City Council held to discuss the Green Acres project.
3/11/2015	Planning Commission votes to recommend to City Council that the rezoning application and preliminary development plan not be approved.
3/17/2015	Deadline per the Zoning Code for Planning Commission to make a recommendation to the City Council on the rezoning to the "PD" District and the preliminary development plan for TCB's proposed development.
4/6/2015	Work session held by City Council to discuss the Green Acres rezoning application and preliminary development plan.

City of Oberlin
GREEN ACRES REDEVELOPMENT PROJECT

Tentative Future Development Process Timeline

Date: April 2, 2015

Date	Activity
4/6/2015	Work Session by City Council; Decision on motion to approve preliminary development plan; direct the preparation of a rezoning ordinance for consideration by Council and schedule a public hearing on the rezoning (30 days notice required)
5/18/2015	Public hearing on rezoning application to "PD"/Planned Development District.
6/1/2015	1 st reading on rezoning ordinance.
6/15/2015	2 nd reading on rezoning ordinance.
7/6/2015	3 rd reading on rezoning ordinance.
8/5/2015	If passed, rezoning would become effective on this date.
August 2015-1 st quarter of 2016	Activities that should happen during this timeframe: Sustainability Working Group should continue to meet to ensure that the final design meets the project's sustainability goals. Final design of park area to be developed with Recreation Commission, Open Space Commission and public input.
August 2015 – February 2016	Development agreement and site control agreement with The Community Builders finalized and approved by City Council.
Fourth Quarter 2015 – First Quarter 2016	Final Development Plan process occurs. Review by Planning Commission first. The Commission must provide a recommendation to City Council on the approval of the Final Development Plan within 90 days. Recommendation then goes to City Council for consideration.
February 2016	Housing tax credit application submitted to the Ohio Housing Finance Agency by The Community Builders.