
WICK NEIGHBORS, INC. UPDATE

A Status Report on Recent News

November 2005

Planned Development Overlay Zoning Approved

The Wick District-Smoky Hollow Development Plan achieved another milestone November 2 when Youngstown City Council approved Planned Development Overlay Zoning for the area. Council approved the rezoning 5-2, providing the flexibility needed to build the mix of townhouses, condominiums, single-family homes, retail establishments, office space and green space as outlined in the Development Plan. The City Planning Commission recommended in June that council approve the Planned Development Overlay Zoning. This is just the second Planned Development Overlay Zoning classification ever approved by the city.

First Ward Councilman Artis Gillam, Sr. led the effort and gained council support. He praised Wick Neighbors, Inc. and highlighted the positive impact the Wick District-Smoky Hollow Development can have on not just one neighborhood, but the whole city.

The Comprehensive Process

This past year Wick Neighbors, Inc. (WNI) has engaged the community in the legislative process to both inform our constituents and secure approval for the Overlay Zoning designation. Steps in the process included:

- Wick District-Smoky Hollow Development Plan reviewed by YSU Trustees, March 18.
- Wick Neighbors, Inc. Board of Directors approves the Plan, March 30.
- Wick Neighbors, Inc. sponsored a public hearing for residents and all Smoky Hollow property owners, March 28.
- Introduction of Overlay Zoning proposal to City Planning Commission, April 19.
- City Planning Commission discussion on proposal, May 17.
- City Planning Commission public hearing and recommendation for Overlay Zoning approval to City Council, June 21.
- City Council public hearing on Overlay Zoning proposal, Aug. 23.
- City Council Public Safety committee presentation on Overlay Zoning proposal, Sept. 28.
- City Council first reading of Overlay Zoning legislation, Oct. 5.
- City Council second reading of Overlay Zoning legislation, Oct. 19.
- City Council third reading and passage of Overlay Zoning legislation, Nov. 2.

WHAT ELSE HAS BEEN DONE?

Wick Neighbors, Inc., as a community development corporation, has adopted a logical, thorough, and professional approach in preparing a 'developer package' as the means to attract qualified developers to participate in this neighborhood reinvestment initiative. The package includes:

- CT Consultants has completed the *phase-one engineering analysis* to determine subsurface and utility conditions and has produced *cost estimates* for roadways, infrastructure, and utilities.
- City Architecture has prepared the *final Wick District-Smoky Hollow Development Plan*.
- *Design Guidelines* are completed.
- A Wick District *Design Review formation* is being shaped.
- Draft *legislation* is prepared for State approval for the transfer and sale of YSU-owned land.
- An *Economic Impact Analysis* has been completed to determine tax generation from the Wick District-Smoky Hollow Redevelopment Project.
- Planned Development Overlay *Zoning* approved.

WHAT ARE THE NEXT STEPS?

Developer Request for Proposals Ready for Release

Wick Neighbors, Inc. will be advertising and circulating Requests for Proposals (RFP) for Master Plan Developer of the Wick District-Smoky Hollow Redevelopment Plan before the end of the year. The RFP will, among many topics, ask interested developers to address their project experience in similar mixed-use, large-scale developments, principals of their proposed development team, local participation, marketing plan, conceptual renderings, and financial capacity. RFPs will be circulated to potential developers and homebuilders across Ohio and Pennsylvania. The RFP also will be advertised in regional newspapers and posted on www.wickneighbors.org and on Web sites of national organizations involved in real estate and community redevelopment.

Economic Impact Potential

An Economic Impact Analysis of the Wick District-Smoky Hollow Redevelopment Plan shows major economic growth is possible. The study, done by the Patco Group, of Cleveland, includes a study of the market, an analysis of the land and taxes, an analysis of the projected investment, estimates of tax revenues and financing analysis. The study shows that, right now, the Wick District-Smoky Hollow area generates \$31,000 in property taxes annually, which includes all the businesses on Andrews Avenue. When fully built, the development has the potential of generating \$1.45 million annually in property taxes. In addition, the area will generate \$1 million annually in city income tax revenue. That projection includes a combination of income tax paid by Wick District-Smoky Hollow residents and new workers at the retail, office and industrial expansions. The study concludes that the public infrastructure costs can potentially be supported by the revenues generated from the development.

WNI GOAL: BREAK GROUND IN 2006