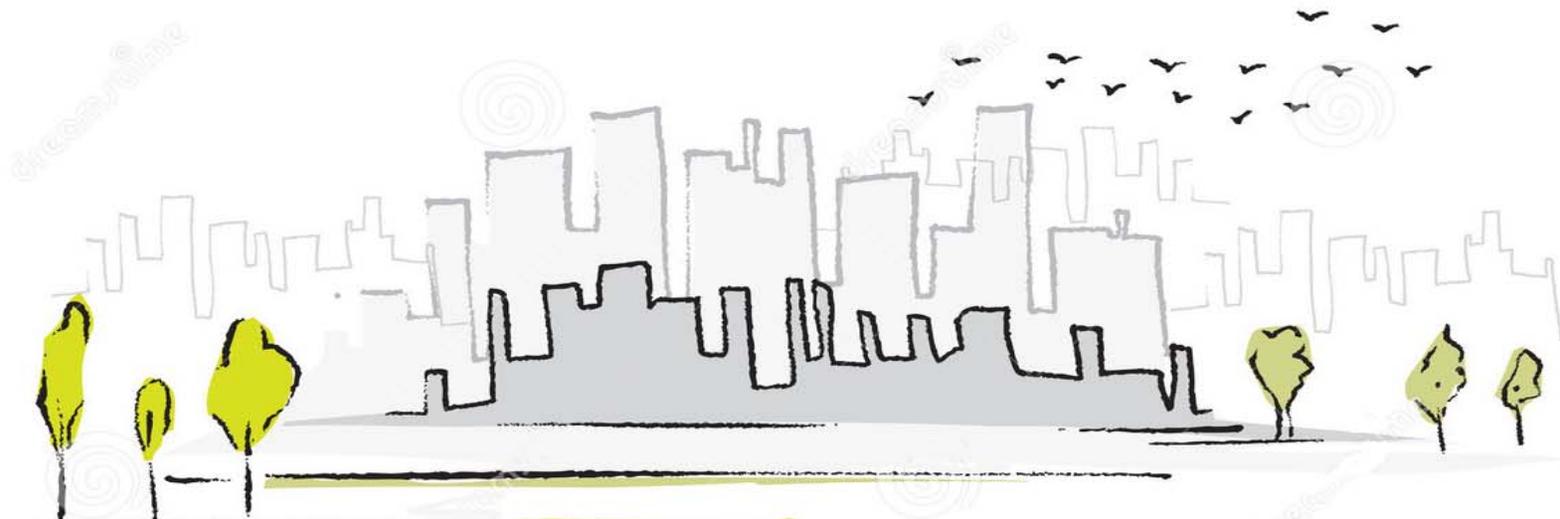


# Delhi Township Community & Economic Development

A Presentation to:

Delhi Township Trustees

March 25, 2015



# Delhi Township Strategic Redevelopment Plan

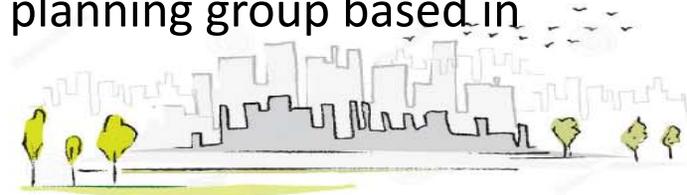
- Township Trustees approved this process in Autumn 2014.
- Goal: To create a targeted, market-driven land use plan for Delhi's economic core and to evaluate feasible redevelopment options for priority sites based on market conditions and financial analysis.
- Delhi wants to be able to **use** this plan, immediately, to achieve strategic objectives:
  - Adjust zoning resolution to encourage favorable development and limit unfavorable development within the Redevelopment District.
  - Use market and financial data to actively sell Delhi to private developers in target industries.



# Consultant Selection and Top-Ranked Firm



- Delhi Township received 12 submissions for the Strategic Redevelopment Plan RFQ released in late fall.
- An evaluation committee consisting of four members reviewed all submissions and rated firms on knowledge/experience, capacity, proximity, and references.
- The top three firms were invited to interview: New Republic/DPI, MKSK/GBBN, and Stantec. Interviews were conducted by the evaluation committee, who revisited the knowledge and experience criteria to rate the firms a second time.
- The top-ranked of the three firms was Stantec, an urban planning group based in Boston, MA with a regional office in Cincinnati.

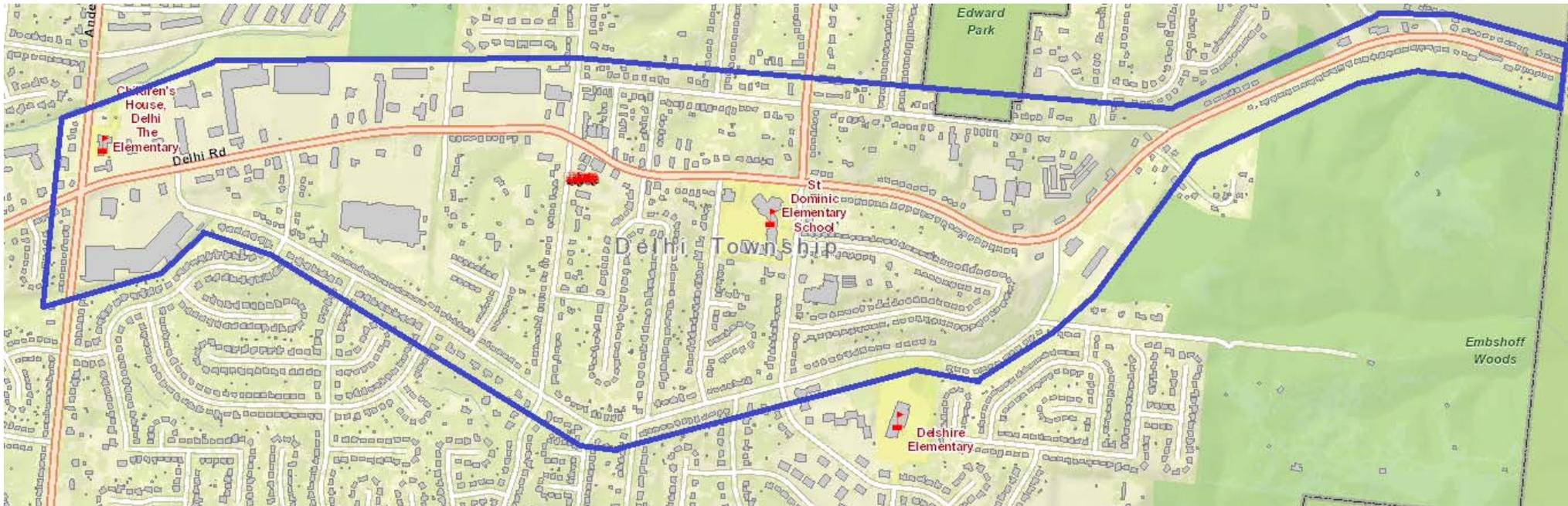


# Stantec: A Comprehensive Planning Firm

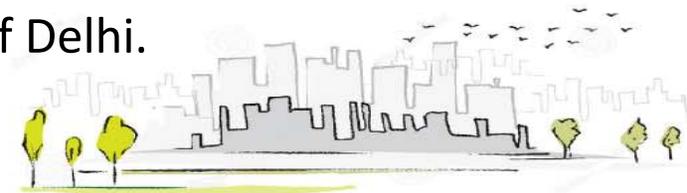
- **Stantec** has performed over 250 comprehensive plans for communities of all sizes, with over 1,000 clients served by their Urban Places Group.
  - Stantec's specialties include community engagement, placemaking, and urban design
  - The firm has established close ties to two firms specializing in residential market analysis and financing, and retail/commercial market analysis and development financing.
- **Zimmerman Volk & Associates** uses a proprietary target market methodology to study residential markets across a broad spectrum of community types.
- **W-ZHA** specializes in developing revitalization strategies for first-ring suburban communities. The firm combines a depth of knowledge in retail and commercial markets with the capacity for proforma development finance analysis, taking a project from the research stage through implementation.



# The Redevelopment District



- The District features a variety of land uses in the heart of Delhi.



# Strategic Redevelopment Plan: Elements

- The scope of services as proposed through the passage of Resolution 2015-037 includes the following deliverables:
  1. A land use plan targeting the economic core of Delhi, including residential neighborhoods to the north and south of Delhi Pike, looking for untapped opportunity.
  2. A thorough analysis of underlying market conditions in retail, commercial, and residential sectors, and an understanding of Delhi's regional strengths and weaknesses.
  3. A development feasibility study involving the identification of three priority sites for redevelopment, with pro-forma financial analysis on recommended uses ("test fits").
  4. Site brochures for use in selling Delhi as an ideal location for developers and employers.



# Other Policies Affecting Delhi Pike

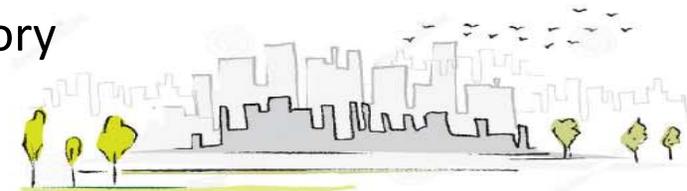
- A **Community Improvement Corporation (CIC)** has been established and provides expanded economic development opportunities For Delhi Township.
  - As a 501(c)(3) organization, having a CIC expands grant opportunities for development projects within the Township.
  - The CIC can purchase, redevelop, and sell blighted or underdeveloped properties.
- A new **Tax Increment Finance (TIF)** District will soon be established, including all commercial properties within the Redevelopment District not covered by the existing township TIF. Revenue generated from the TIF will finance public improvements related to economic development, including infrastructure enhancements.
- Opportunities for **Joint Economic Development Districts (JEDDs)** with business owners will provide limited income tax revenues toward specific development projects.
- **Grants** will be actively pursued related to Township investments in the Redevelopment District.



# The Future of Delhi Pike



- **Vibrant** economy and civic life
- **Diverse** mix of land uses and retail
- **Walkable** streets with a pleasant aesthetic
- **Dense** housing and retail options for new residents and businesses
- **Traditional** charm and appeal to Delhi's culture and history



# What's Next?

- If contract with Stantec is approved (RESOLUTION 2015-037), Township staff will begin the research and community engagement process immediately. Events will include:
  - A plan “Kick Off” event, explaining the process and inviting precursory community comments
  - Interviews with local market experts and other stakeholders
  - A charrette, or intensive planning workshop, inviting residents and community leaders to actively participate in the planning process
  - A presentation of the final plan for Delhi Township’s Redevelopment District
- All events and activities related to the Strategic Redevelopment Plan will be advertised through press releases, social media posts, and local media partners.
- Implementation! Active marketing of Delhi as a great place to live, work, or do business.



# Other Community & Economic Development News

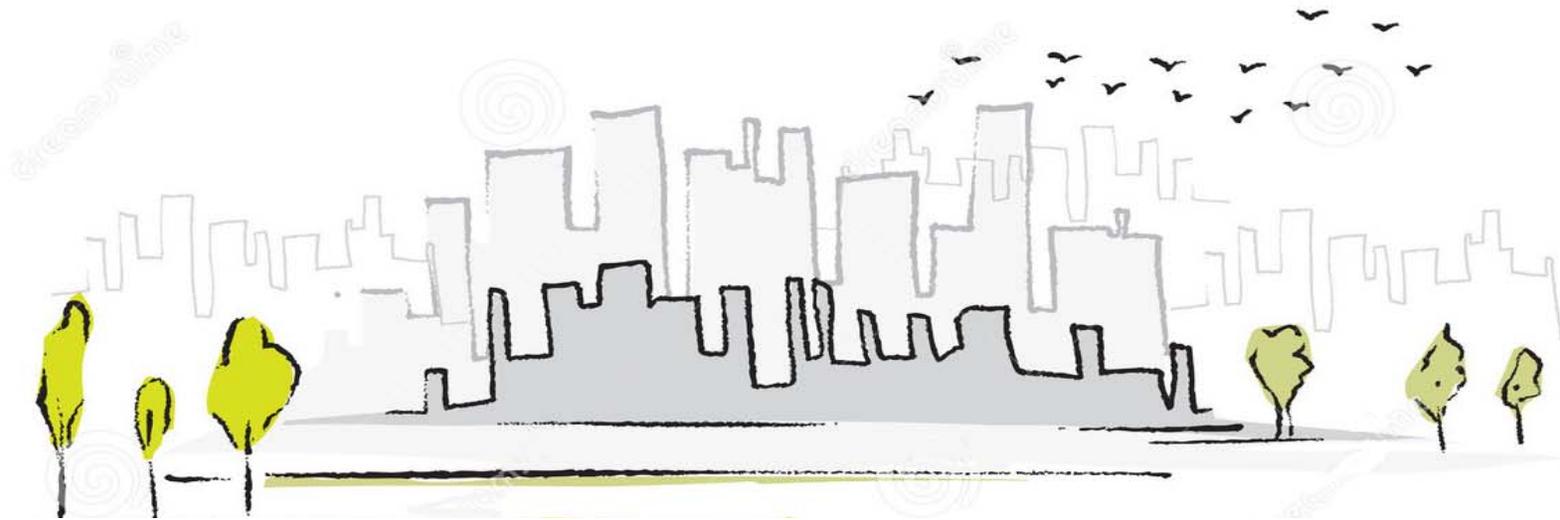
- Proposed Land acquisition for Parks – the community’s passion for athletics will receive additional opportunities for growth – RESOLUTION 2015-034
- Resources for new businesses have been posted on the Delhi Township website under the Economic Development tab.
  - Contacts for required regulatory agencies
  - Lists of incentives
- Township Bicentennial – The steering committee has been selected and includes:
  - Jack Ryan, Emeritus Advisor
  - Mary Brigham, Mount St. Joseph University
  - Pete Pritchard, Delhi Township Fire Department & Museum
  - Steve Schenkel, Riverview-Delhi Hills Kiwanis
  - Peg Schmidt, Delhi Historical Society



# Property/Land Acquisition

Josh Torbeck

Director of Parks and Recreation

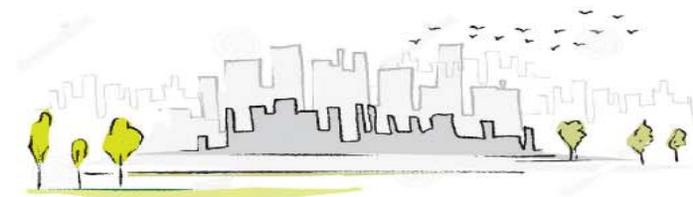


# Property History

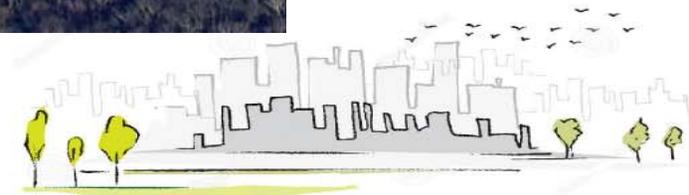
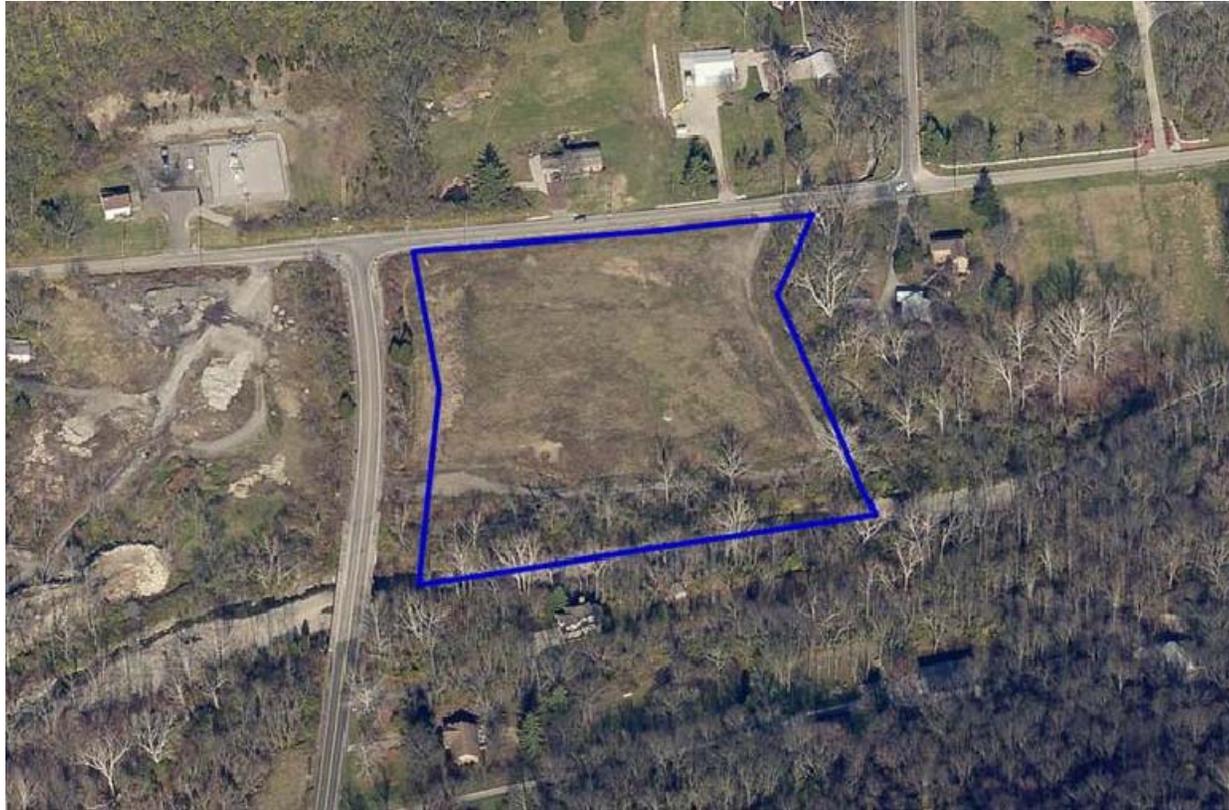
- 5.75 Acres located at the corner of Hillside Ave and Cleves Warsaw (6850 Hillside Avenue)
- Current landowner acquired the property approximately 35 years ago, and had the vision that one day the land would become a park
- With that vision in mind the property owner worked with Hamilton County, MSD, private contractors, engineering firms, and Delhi Township to ensure all site improvements were documented, designed, and completed properly
- In 2003 Delhi Township and the property owner entered a 1 year lease agreement, which was renewed each year through 2006
- Over time property owner has made significant improvements with one goal in mind, a space for the youth of Delhi Township



# Property



# Property



# Previous Site Improvements

- Approximately 184,000 sq./ft. of the property has been raised well above the floodplain level, some areas as much as 12 ft. with clean fill dirt
- The area that was raised was rough graded and the rock removed
- Approximately 77,000 sq./ft. of parking surface and drive has been added with grinded black top and gravel
- MSD of Greater Cincinnati installed sewer lines that run through the property, the lines were installed with future use on the property in mind
- A future access point along the Hillside Ave portion of the property was raised and graded to meet requirements
- During site improvement projects drainage, culverts, and headwalls were all installed to ensure proper drainage



# Development

- FLAT, FLAT, FLAT
- Water Aquifer located onsite which can be utilized for various uses
- Water and energy are both available resources
- The property sits on the Western border of Delhi Township creating multiple opportunities
- Located along Muddy Creek making it a “riparian corridor”
  - Why is this Important?

## Future Site Development Funding

- The goal is to have the property be primarily developed through grants and donations
- A property that is considered a “riparian corridor” opens up additional and substantial grant opportunities for development
- In addition, the Parks Department will be focusing on more traditional grant opportunities for park and recreation development



## Strategic Redevelopment Funding

- General Fund subsidy to Zoning Fund – Economic Development Initiatives
- Requires budget amendment – Resolution 2015-032
- Next: Passage of Resolution and Contract with Stantec – Resolution 2015-037

## Property/Land Acquisition Funding

- Property will be purchased with TIF (Tax Increment Financing) Fund
- Requires budget amendment – Resolution 2015-032
- Next: Passage of Resolution and Contract with owner – Resolution 2015-034



# Questions?

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