



## **REQUEST FOR DEVELOPMENT INTEREST FOR OREGON, OHIO'S DOWNTOWN MIXED USE PROJECT**

The City of Oregon is searching for a development partner(s) to help establish an exciting mixed-use downtown development near one of the prime gateways to the City. Currently, the City does not have a downtown area but strong interest exists in Oregon to develop an area that will serve as the centerpiece of community, commerce, and social activities.

### **City Background**

The City of Oregon is located east of Toledo and adjacent to Lake Erie. With over 21,000 residents, Oregon is an interesting blend of a bedroom community, recreational gateway to Lake Erie, and an industrial suburb. There are 9,525 people working daily in the City of Oregon. Of those 9,525 people, 8,105 come from outside of the City each day for work while 1,420 both live and work in the City. Over 250,000 people live and work within a 15-mile radius of Oregon. The median household income of Oregon is \$55,523, significantly higher than that of Lucas County at \$44,820 and higher than the state of Ohio at \$52,407. The population of the City has grown more than 10% over the last 2 decades. A majority of the community, over 68% is in owner-occupied housing units with 50% of the value of those homes being between \$100,000 and \$200,000.

The City has several major employers including a regional hospital, St. Charles Hospital of Mercy's Ohio system that sits immediately adjacent to the downtown development area with thousands of people in and out every day. Oregon has a second regional hospital, Bay Park ProMedica, located less than a mile south of the site. Oregon is home to BP North America, First Energy's Bayshore Power Plant, CSX Transportation and PFB Energy's Toledo Refinery. The target development area is served by full interchanges on interstate I-280 both north & south of the site.

Oregon is growing and attracting significant new job development. In addition to being home to two of Ohio's largest oil refineries, Oregon Clean Energy just completed an \$850 million gas power plant, and a second power plant of equal size is scheduled to break ground in the next 6 months. There is an \$80 million Methanol plant currently under construction. The City recently completed a \$5 million upgrade to Navarre Avenue in order to create a safer and more attractive gateway to the community and the downtown development area. The City recently was awarded state funding to provide improvements at the intersection of Coy Road and Navarre Avenue. The City has recently made a \$750,000 to construct new bike trails and parkland investments.



## **Downtown Development Area Background**

The downtown development area is approximately 60 acres with frontage on the City's main traffic corridor, Navarre Avenue. The adjacent intersection of Navarre and Wheeling has approximately 40,000 cars per day. The downtown development site is located just east of the St. Charles campus, centered on a former K-Mart property, and runs south toward Pickle Road. The City has most of the targeted area under contract, and the City is in the final stages of negotiations for the balance of the property that it currently does not have in contract. Adjacent to the project site, the Mercy Health system owns 8 acres south along Isaac Streets Drive that they will make available for compatible development. The hospital is exploring the development of medical office space in the downtown development area as well as an upgrade to the east side of their campus to better blend in with the downtown development project. Should the developer be interested in additional property for this project, there is available property to the east of the downtown development area and considerable acreage directly south of Pickle Road. Attached is an aerial & map showing the development properties.

The City is interested in a common architectural theme for this downtown development project. *It is the City's desire to see a mix of retail, entertainment, restaurant, medical/office, and residential uses.* The City believes there is market demand for such a mixed-use project due to the lack of such projects in the community today and the demographics and the economics of the area. The City's expectation is that commercial uses will be focused closer to Navarre Avenue and the residential uses closer to Pickle Road. The City's preference is two-story commercial developments within those areas.

The City plans to add infrastructure to the downtown development area, extending Harbor Drive south to Pickle Road and adding east and west roads running from the hospital across Harbor Drive, or adding roadways deemed appropriate for the development plan. The City is able to bring incentives to this project in the form of tax abatement and tax increment financing to help fund infrastructure. The City has enacted a zoning overlay to increase the square footage available for development and to encourage buildings be brought up along possible new streets. The City stands ready to change the underlying zoning to support the final mix-used development plan. The City has established a Community Reinvestment Area (CRA) for the downtown development area to provide tax abatement. An agreement has been negotiated with the area school system to allow for tax abatement.

## **WHAT IS NEEDED FROM DEVELOPMENT PARTNERS**

### **Letters of Interest from Developers shall include:**

Developer Background

Experience with mixed-use projects – both current properties owned or previously developed



Principals who will be involved with the project  
Proposed Development Strategy for the entire property  
Strategy to complete the project  
Joint-Venture/Partnership Expectations of City/Oregon Economic Development Foundation  
Expectations from local government (City of Oregon and others)  
Timing  
Financial capability  
Identify potential key tenants for the development

### **TIMETABLE**

The City would like detailed letters of interest no later than April 15, 2019.

The City is happy to schedule an onsite meeting or conference call to answer your questions or provide additional information.

### **CONTACT INFORMATION**

Sommer Vriezelaar, Executive Director  
Oregon Economic Development Foundation  
(419) 693-9999  
svriezelaar@oregonohio.org