



CITY OF OBERLIN, OHIO

FY 2011 OHIO SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT COMPREHENSIVE DOWNTOWN REVITALIZATION PROGRAM

Background

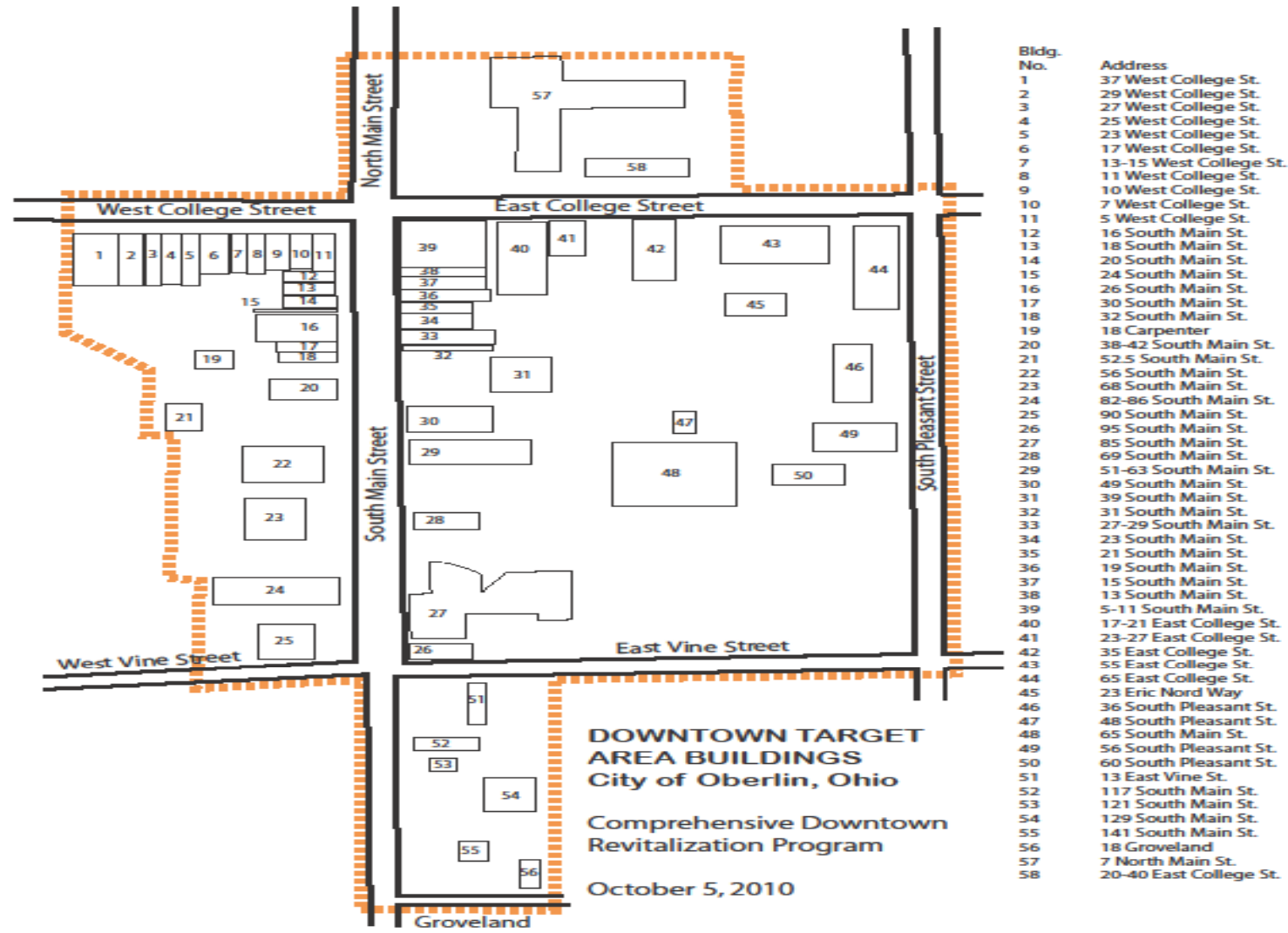
In October, 2011, the City of Oberlin Planning and Development Department, with the authorization of City Council, applied to the Ohio Department of Development for funding under the State's FY 2011 Ohio Small Cities Community Development Block Grant Comprehensive Downtown Revitalization Program. The State's Community Development Block Grant (CDBG) Program is available to communities that have prepare a Downtown Revitalization Plan. The State receives funding to offer such grant programs from HUD.

The City received notification of a grant award in the amount of \$400,000.00 which amount is the maximum award possible under this grant program. The State's grant award indicates that:

"Funds are to be used for the historical preservation of 15 buildings in Oberlin's Central Business District. Other work includes code improvements, replacing water lines, electric service and storm sewers. The resurfacing of pavement, traffic management, street signs, street lighting and parking will be completed within the Central Business District."

All eligible activities are to be completed no later than December 31, 2013.

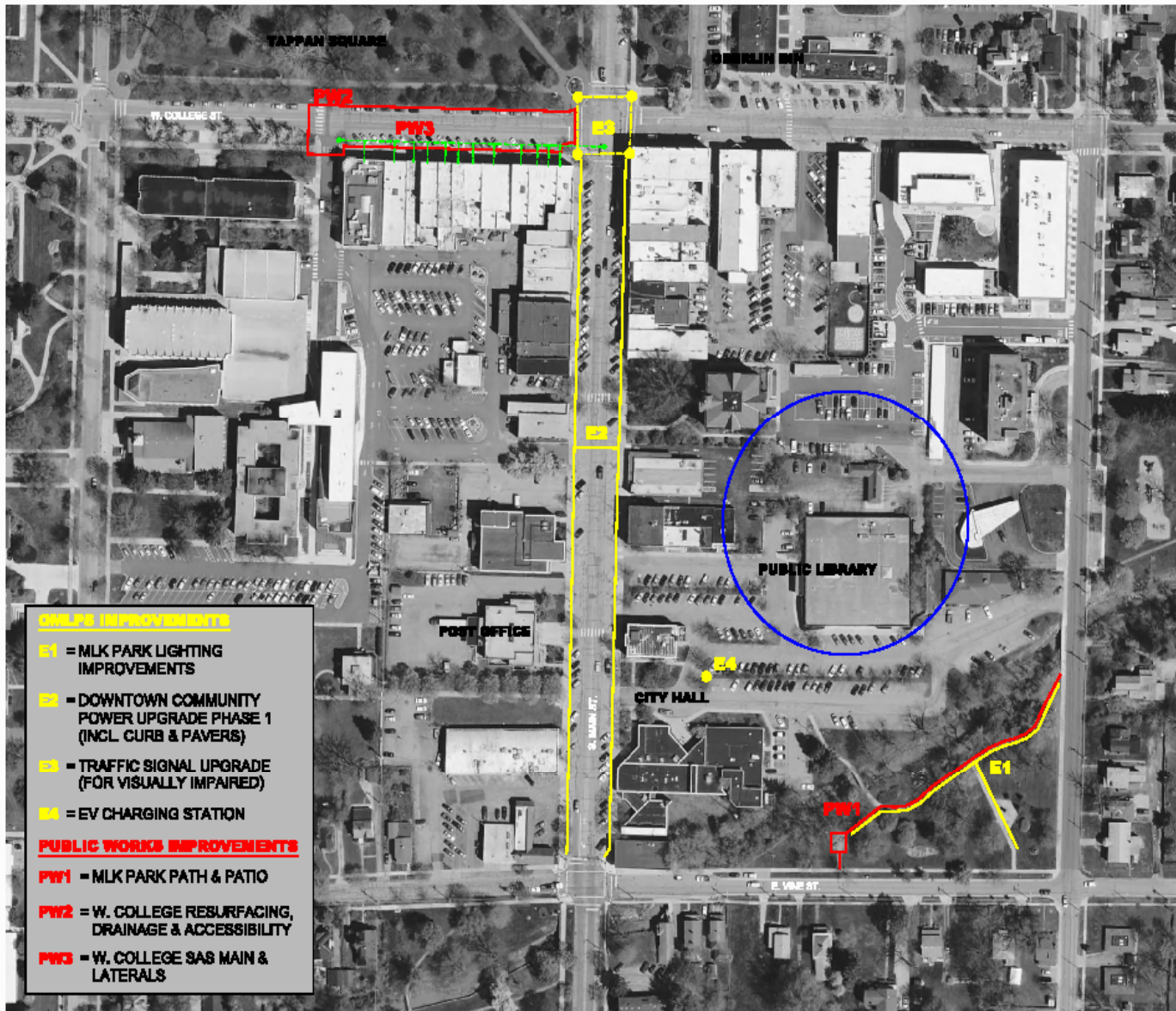
Target Area



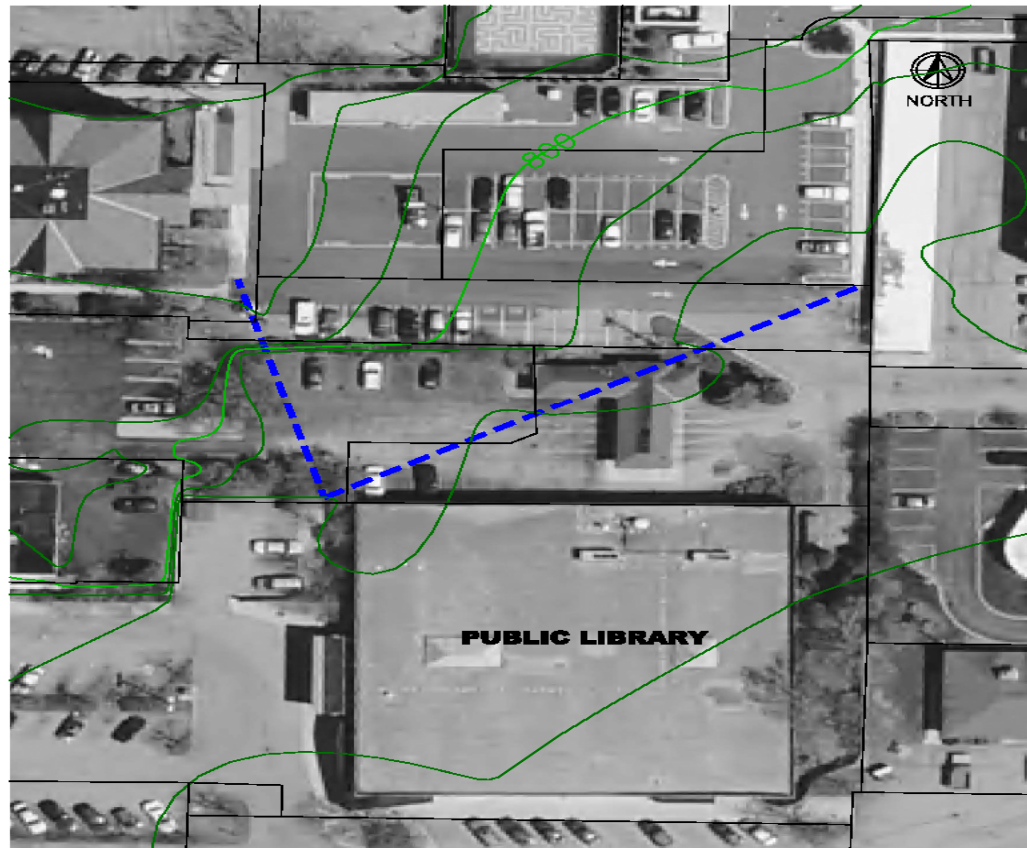
Private Building Rehabilitation

The Downtown Revitalization Grant provides funding to assist building and business owners with building improvements in the Downtown District. Such improvements are intended to address Code violations or updates to meet current Code requirements. Eligible activities include electrical, plumbing, HVAC improvements; building accessibility; façade improvements; signage; etc. Any exterior changes to buildings must be reviewed locally, and subsequently approved by the Ohio Historic Preservation Office.

Up to \$15,000 is available to building or business owners in the form of a matching grant. \$170,000.00 is available for this purpose. To date, fifteen (15) businesses in fourteen (14) buildings have benefitted under this program activity. Approximately \$63,000.00 has been committed to those projects, and we encourage other building and business owners to consider applying.



East Block Pathway and Parking Improvements Concept



Recent Public Participation

- March 1, 2013. Public meeting for building and business owners and other stakeholders
- March 22, 2013. Building owners meeting to discuss project, esp. sanitary sewer replacement.
- April 19, 2013. OBP Design Sub-Committee
- April 26, 2013. OBP Design Sub-Committee
- May 8, 2013. OBP Design Sub-Committee
 - Task Groups: Wayfinding, Streetscape, Public Art

OMLPS and Public Works Projects

1. Community Power Improvement Project
2. MLK, Jr. Monument , Pathway and Lighting Improvements
3. College/Main Traffic Signal Upgrade for the Visually Impaired
4. Electric Vehicle Charging Station
5. West College Sanitary Sewer Main/Lateral Replacement
6. West College Paving Improvements
7. Central Business District Streetscape Improvements

Streetscape Improvements

GOAL: TO DEVELOP AN ATTRACTIVE AND CONSISTENT DESIGN
AESTHETIC TO EMPLOY THROUGHOUT THE CENTRAL BUSINESS DISTRICT

Sidewalk Improvements

- replace Pavers

- select Repair/Replacement

Street Furniture:

- Benches

- Refuse/Recycling Containers

- Planters

Street Trees

Bike Parking Facilities

Way-finding Improvements

Parking Improvements

* All pictures from "Conditions Assessment and Recommendations for Downtown Oberlin Streetscape", Oberlin Main Street-Chamber Design Committee, March, 2010. Elizabeth Tisher

Paver Condition



Benches



Refuse/Recycling Collection



Planters and Planting Beds



Bike Parking



Way-Finding



Public Works Department

Contract 2013-04

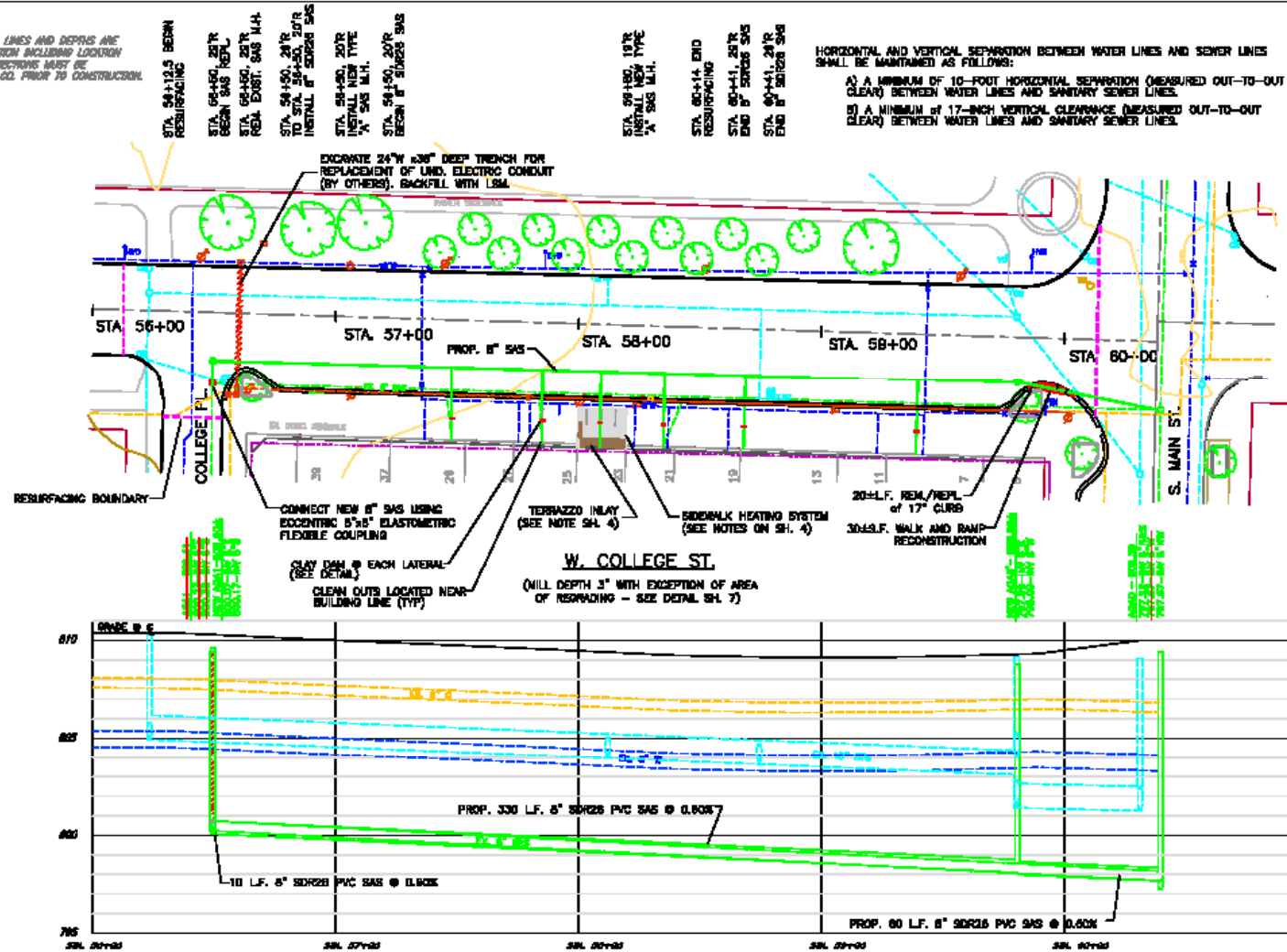
West College and South Main St. Improvements

Bid Opening:	May 28, 2013
Target Award Date:	June 3, 2013
West College Start Date:	After Juneteenth
West College Completion Date:	August 2, 2013
South Main Start Date:	After June 24, 2013
South Main Completion Date:	August 23, 2013
Contract Incentive:	\$7,000 on or before July 19 th or \$500/calendar day before August 2 nd

West College Sanitary Sewer Replacement

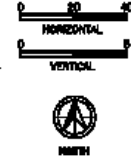
- New SAS Main from College Place to Main St. moves from south curb line +/- 10' north for required separation from water main.
- Per C.O. 915.11, the City is responsible for laterals from the main to the edge of the right-of-way.
- West College SAS lateral condition survey finds cast iron services under building footers.
- Coordinate with building owners to replace building main under foundation into building. Owners eligible for 50% cost-share through CDBG/DTR Grant.

GAS LINES
 LOCATION OF GAS LINES AND DEPTHS ARE
 APPROX. INFORMATION INCLUDING LOCATION
 OF SERVICE CONNECTIONS MUST BE
 VERIFIED BY GAS CO. PRIOR TO CONSTRUCTION.



HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES AND SEWER LINES SHALL BE MAINTAINED AS FOLLOWS:

- A) A MINIMUM OF 10'-0" HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN WATER LINES AND SANITARY SEWER LINES.
- B) A MINIMUM OF 17'-0" VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN WATER LINES AND SANITARY SEWER LINES.



Street Improvements

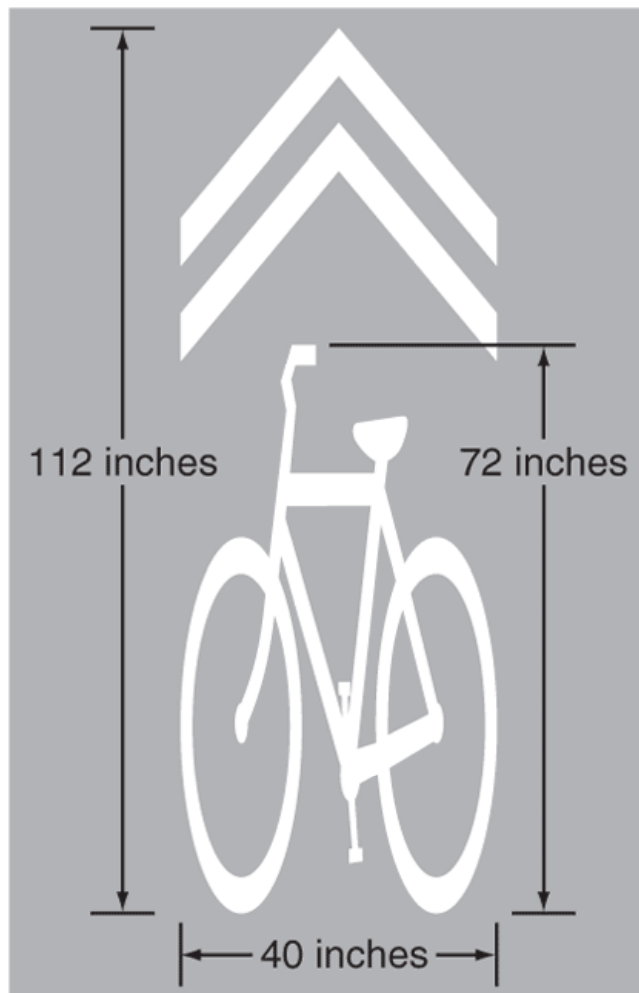
GOAL: USE 'COMPLETE STREETS' PRINCIPLES TO DESIGN, CONSTRUCT AND OPERATE THE PUBLIC RIGHTS-OF-WAY TO SAFELY ACCOMMODATE USERS OF ALL AGES AND ABILITIES INCLUDING PEDESTRIANS, CYCLISTS, MOTORISTS AND EMERGENCY, SERVICE AND TRANSIT VEHICLES.

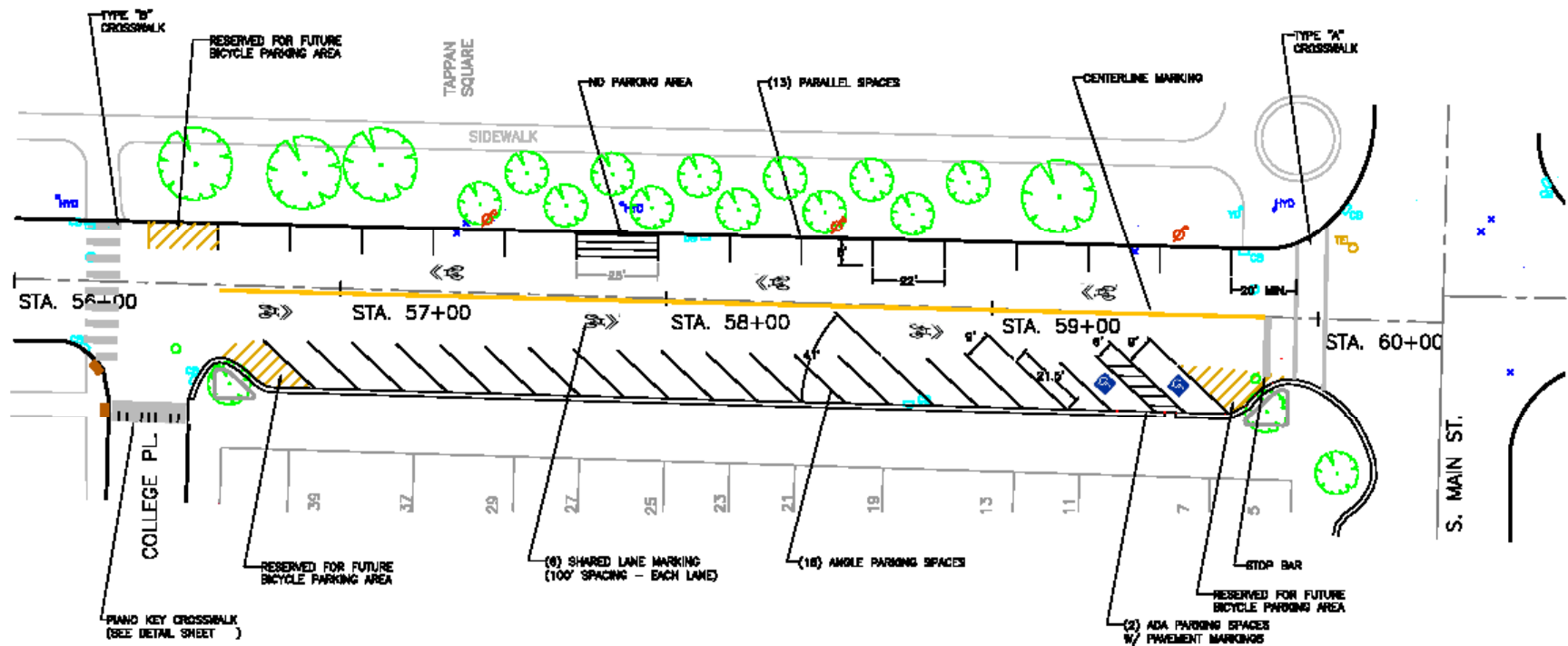
Change cross-slope at east end to add 2 accessible parking spaces with a shared 5' wide access aisle with a new ramp to the sidewalk

Add on-street bike parking at each end and on Tappan Square side, east of bookstore crosswalk. Actual bike rack equipment TBD.

Improved bike access using shared lane markings "sharrows" east/west

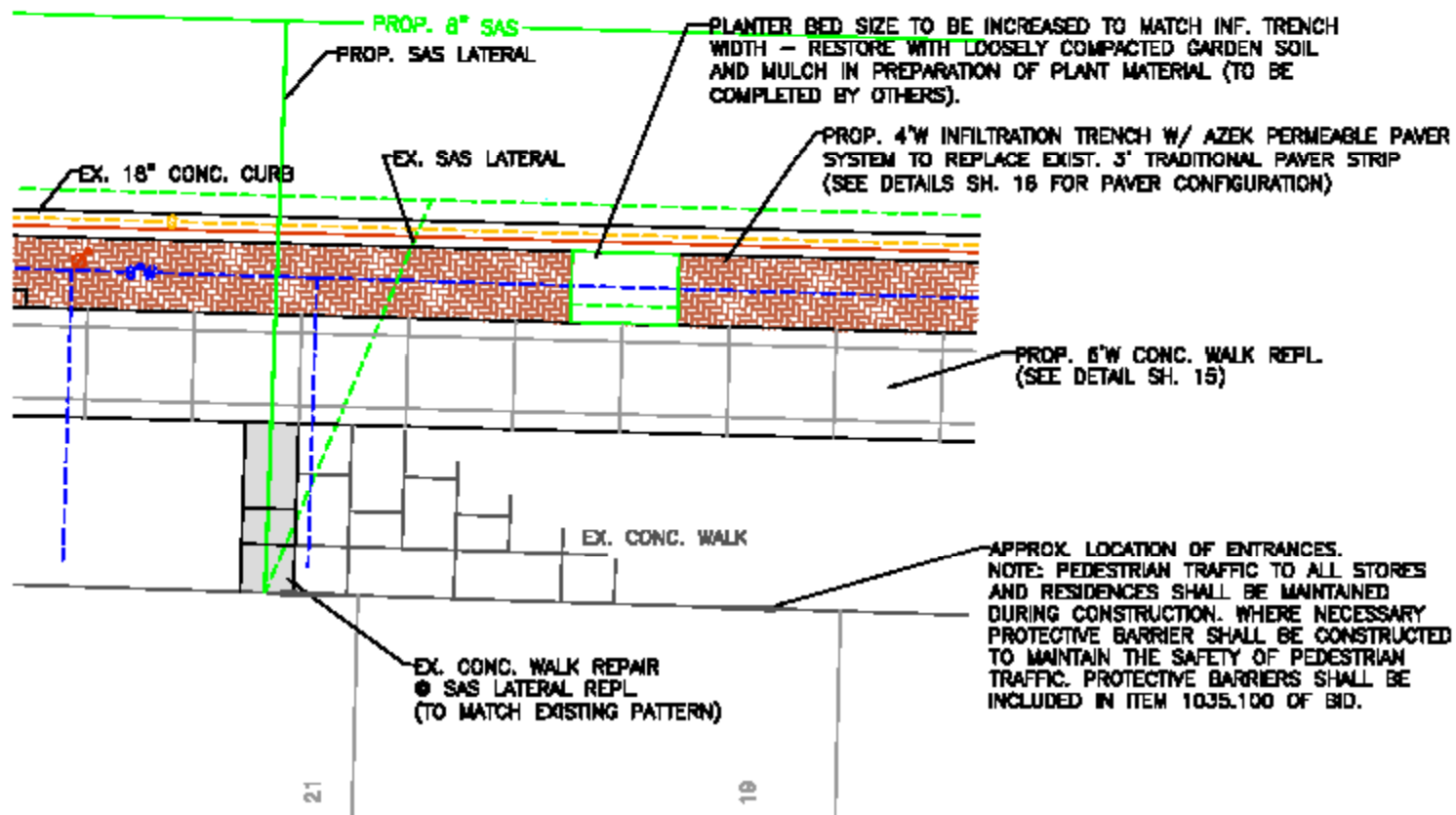
Figure 9C-9. Shared Lane Marking





West College Sidewalk Improvements

- Approximately 21' of right-of-way from the face of the curb to the front of the buildings
- Sidewalk segregated into 3 “zones”
 1. RETAIL ZONE. +/- 10' from store front for outdoor seating/dining, sidewalk sales, etc.
 2. PEDESTRIAN ZONE. 6' clear from College Place to Main
 3. AMENITY ZONE. 18" curb width plus new 4' paver strip over infiltration trench. New conduit installed by OMLPS for West College lighting and convenience outlet circuit.
- Contract includes removal of existing street furniture
Garbage cans, cigarette urns, concrete planters, hitching posts, benches, etc.

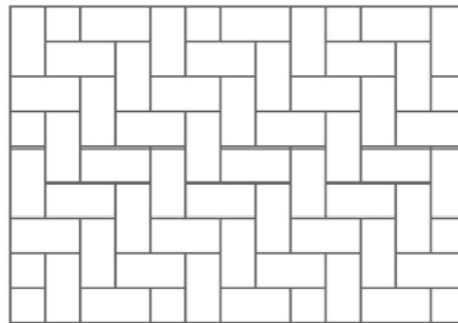


PEDESTRIAN AREA IMPROVEMENTS

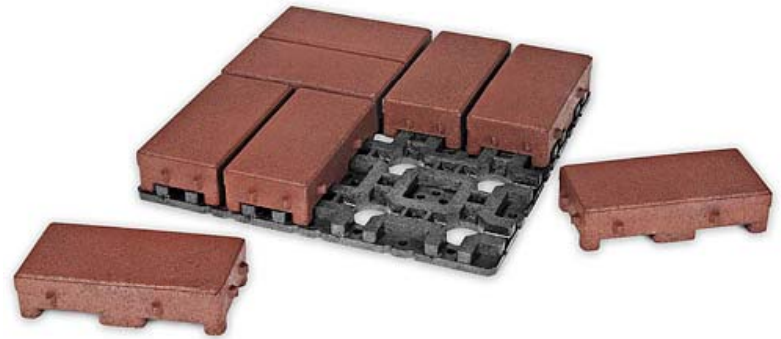
Azek Pavers



Joints and grid allow for permeable design



Grid system allows ease of installation



Manufactured with up to 95 % post-consumer recycled rubber and plastics, AZEK VAST Pavers offer visual appeal, design flexibility, strength, and durability.



West College Landscape Concept

- Zelkovia Trees in triangular planters anchor corners
- Remove (5) existing red maples
- Remove existing tub planters
- Re-purpose (7) existing tree wells as new landscape planting beds



South Main Improvements

- **Community Power Improvement Project** (by OMLPS/Contractor)
Replacement of underground circuits, distribution junction boxes and relocation of outlets.
- **Remove existing street furniture**
Garbage cans, cigarette urns, concrete planters, hitching posts, benches, etc.
- **Paver replacement**
- **Concrete driveway aprons**
- **New ADA ramps at mid-block 'bump-outs'**

Discussions continue with Oberlin Business Partnership Design sub-committee on new street furniture, landscaping, way-finding, etc.

West College – Bid Alternate #1

Diagonal parking on the north side of West College

- April 30, 2008 Planning Commission approval of the OC Jazz Studies addition was received subject to the provision of angled parking on West College St.
- April 26, 2013 Letter from Oberlin Business Partnership:
“The Board of Trustees for the Oberlin Business Partnership proposes that the Oberlin City Manager and City Council recommend the expansion of the sewer replacement project scheduled for June and July 2013 to include creating diagonal parking spaces on the north side of West College Street”

Current configuration includes 13 parallel parking spaces. Diagonal parking within the existing R/W would provide adequate space for 19 parking spaces and would help to minimize the impact of moving bicycle parking off the sidewalks to the street.

