

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.

