City Revitalization Program
Program Concept

- Improvement Sections
  - Commercial
  - Residential
  - Parks
  - Environmental
  - Public Safety
  - Culture
Preliminary Conceptual Goals

- improving existing and developing new housing
- improving commercial corridors
- improving parks
- improving public safety strategies
- alternative transportation approaches and improvements for pedestrians, bicyclists and mass transit
- Planting of trees, shrubs and plants to improve the urban environment and increase green space
- Promote art in public places throughout the city
- Conduct neighborhood cleanups
- Planted and maintained community gardens
- Promote energy conservation and recycling
- Help improve water quality in lakes and streams
- Build playgrounds, tot lots and trails
- programs for youth
- building improvements for small businesses
- community gatherings and events
Process

• Staff research
  – Grant Funding
  – Identify City initiatives
  – Investigate other communities’ programs
  – Community outreach
Town Center Historical Timeline

- March, 2002 – Resolution supporting development of Chambersburg Villas, an affordable 140 unit senior housing project.
- From Dayton Daily News, Feb 14, 2002 – “Huber Heights Planning and Development Director Mary DelRaso said the development could serve as a catalyst spurring a Huber Town Center Concept Plan that envisions redeveloping an aging commercial area bounded by Brandt Pike, Fishburg Road and Chambersburg Road. DelRaso said the redevelopment would create a neighborhood with not only the senior housing community but also residential townhouses, office buildings and small retail and restaurant areas.”
- March, 2002 – Towne Properties senior housing proposal and McKenna Associates, Inc. Town Center Concept presented to City Council along with rezoning to Planned Residential
- From Dayton Daily News, Mar 28, 2002 – “The Council approved development agreement between the city and the developer commits Towne Development to “use best efforts” to not only the 15-acre lot adjoining its development site but also the Marian Meadows site – and to serve as the developer in charge of redeveloping the “Brandt Pike Frontage Properties.” The developer assured council that Towne Development is committed to living up to its side of the agreement.”
Town Center Historical Timeline

• July, 2002 – Resolution to execute a MOU regarding a Feasibility Study for a Community Performing Arts Center
• July, 2002 – Ordinance establishing Urban Renewal regulations passed (repealed in 2011)
  From Dayton Daily News, July 4, 2002 – “Enactment of the regulations sets the stage for the urban renewal programs to take place in aging commercial areas of Huber Heights that have become blighted “due to lack of existing infrastructure, age, dilapidation, lot size or configuration and other economic factors” that render them “difficult to redevelop and unlikely to be redeveloped by private parties without some form of assistance.”
• October, 2002 – Towne Properties failed to obtain federal tax credit assistance (Project on Hold)
• November, 2002 – City applies for $500,000 ED/GE grant to help finance Town Center infrastructure construction (Grant not awarded)
  From Dayton Daily News, November 7, 2002 – “The grant, if received, would be “just another piece of the puzzle” the city and a senior housing community developer, Towne Development Group LTD, have been assembling to finance the Huber Town Center redevelopment... DelRaso also said the grant would help fill in a funding gap that will exist if Towne Development...does not receive the full amount of federal tax credit assistance being sought for a 140-150-unit senior housing community to be built on a 15.1 acre tract that will anchor the Huber Town Center development, which is envisioned to also include a townhouse complex, and office tower and a retail/restaurant shopping area.”
Town Center Historical Timeline

• December, 2002 – Resolution to issue a Request for Qualifications for a Town Center Concept Study
  
  From Dayton Daily News, December 19, 2002 – “First came the concept plan for redeveloping Huber Heights’ Marian Meadows commercial area. Now city officials want a firm to prepare for a much larger-scale ‘town center’ redevelopment…”

• June, 2003 – Resolution to enter into Professional Service Agreement with Woolpert LLP for the creation of a specific development strategy for the area identified as Huber Heights Town Center

• June, 2003 – Resolution to execute a MOU regarding a Town Center Study. Cost of Study $67,500
  
  – Huber Heights - $30,000
  – St Peters - $10,000
  – Huber Heights Athletic Foundation - $10,000
  – Columbia Building Company - $17,500
Town Center Historical Timeline

• October, 2003 – Towne Properties request for Tax Credit Financing fails again. Project shelved.

• November, 2003 - City applies for $500,000 ED/GE grant to help finance infrastructure construction for proposed Good Samaritan Hospital satellite center (Grant not awarded)

• From Dayton Daily News, November 6, 2003 – “DelRaso said the city has nonetheless continued to pursue the expanded town center concept, up to and including signing a memorandum of understanding with the St. Peter Church and the owner of the Huber Centre shopping center and jointly contracting with Woolpert LLP to conduct a revitalization study for the entire area. DelRaso also said the proposal to locate the Good Samaritan Hospital health center in the area grew out of continuing study and planning.”

• June, 2004 – Woolpert Phase I submittal for Town Center Plan issued (Plan paid for by partners: City of Huber Heights, St Peters Church, Huber Heights Athletic Foundation, Columbia Building Company)
  – Note, this plan is a revision to the Towne Properties plan shifting the redevelopment to the north
Town Center Historical Timeline

• December, 2004 – Good Samaritan Hospital purchases 29 acres to build health care campus
  • From Dayton Daily News, December 15, 2004 – “The project, costing between $12 million and $15 million, will consist of several buildings and be part of what Huber Heights hopes will become a thriving downtown business and recreation district called the Huber Town Center...The city has been attempting for several years to jump-start construction in the Brandt Pike area, replacing mostly vacant strip malls and declining commercial properties.”

• June, 2007 – Council approves rezoning of 29 acres to Planned Mixed Use for Good Samaritan Hospital

• 2009 – 50,000 s.f. Good Samaritan Health Center opens
Project Failures

• Towne Properties Senior Housing Project
  – Tax credit funding failed twice
  – City ED/GE grant application not awarded

• Good Samaritan Hospital Campus Project
  – City ED/GE grant application not awarded
  – Number of jobs created didn’t meet original expectations to generate enough income tax to support extending public road to north and purchase of land from Columbia Building Company
Huber Centre

- Has had multiple renovation plans over the years, but none have gone through.
- Opportunity for revitalization.

Town & Country Shopping Center

- Has stayed relevant due to reinvestment into property.
- Proposed $7 million in new investment to update facility and bring in new anchor store.
- City offering $700,000 forgivable loan to encourage development