

MONDAY, SEPTEMBER 16, 2019

Held

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The regular meeting of the Bowling Green City Council, held in the Council Chamber, 304 North Church Street, Bowling Green, Ohio was called to order at 7:00 p.m. by Council President Aspacher. The meeting began with the Pledge of Allegiance.

On roll call, Council Members Aspacher, Herald, Hollenbaugh, Jeffers, Robinette, Rowland, and Zanfardino were present. Also present were Mayor Richard Edwards, Municipal Administrator Lori Tretter, City Attorney Michael Marsh, Public Works Director Brian Craft, Utilities Director Brian O'Connell, Planning Director Heather Saylor, and Parks and Recreation Director Kristin Otley.

Council Member Herald moved, Rowland seconded, to approve the minutes of the regular meeting held September 3, 2019 as distributed. On unanimous voice vote, Council President Aspacher declared motion carried.

CORRESPONDENCE

Clerk also noted for the record that copies of the Budget Summary Report for the month of August 2019 was distributed to Council prior to this evening's meeting.

SPECIAL RECOGNITIONS – MAYOR EDWARDS

There were no special recognitions.

LOBBY VISITATIONS

Bill Donnelly, chair of the Black Swamp Arts Festival (BASF) Committee, expressed his thanks to members of the City Administration and Mayor Edwards for their continued support of the annual festival. Donnelly noted that the festival is a partnership with the City and the support is critical to its success. Donnelly indicated that this year's festival was one of the most successful.

Tony Vetter, Downtown Bowling Green Executive Director, announced that the annual community tree lighting will be held on November 22 followed by Shop Small Saturday on November 30. Vetter also noted that there will be window contests held in the downtown with an opportunity to win up to \$500. He introduced a Think Local Shop Dine & Explore promotion with coupons available throughout the year to encourage shopping and dining locally to support downtown businesses.

Council President Aspacher thanked Bill Donnelly and the Black Swamp Arts Festival Committee on behalf of City Council for their hard work throughout the year in putting together the festival every year.

Mary Hinkleman, Director of the Chamber of Commerce, also expressed her thanks to the BASF Committee for a very successful festival during what has been a stressful time of construction in the downtown area. Hinkleman also announced that the annual holiday parade will be held on November 23 beginning at 10:00 a.m. and will again be covered by WTOL Channel 11. She noted that this year's Grand Marshall will be Mayor Edwards.

NEW LEGISLATION

The following new legislation was recommended by the Administration and presented to Council for introduction:

Council Member Robinette, for the Planning, Zoning and Economic Development Committee, introduced an ordinance amending the Zoning District Map of the City of Bowling Green, Ohio, for Inlot #2801 and Inlot #2802, approximately 0.3582 acres of land, located at the northwest corner of North Enterprise Street and Frazee Avenue, from M-2

General Industrial to R-2 Single-Family Residential, as petitioned for by Maurer Rentals, LLC.

Council Member Jeffers, for the Finance Committee, introduced a resolution authorizing the Municipal Administrator to enter into a renewal agreement with the Wood County Public Defender.

Council Member Jeffers, for the Finance Committee, introduced an ordinance providing supplemental appropriations for the current expenses and other expenditures of the City of Bowling Green, Ohio, during the fiscal year beginning January 1, 2019 and ending December 31, 2019.

OFFICIAL REPORTS

Mayor Dick Edwards praised the officers of the Bowling Green Police Division and Chief Hetrick for showing outstanding professionalism in responding to two separate incidents occurring in the downtown area over the weekend. Mayor Edwards indicated that there was video of these incidents posted online through social media and also reported by the news media. Edwards indicated that he is proud of the City's well-trained and accredited Police Division and wholeheartedly supports the police officers and called for respect for the critical role they hold in the community.

Mayor Edwards announced the appointment of nine members to the Sustainability Advisory Committee as follows:

- Jodi Anderson (west side resident)
- Holly Cipriani (west side resident)
- John Cubberly (industrial – from Lubrizol)
- Andrea Depinet (BGSU – Campus Operations)
- Amanda Gamby (City of Bowling Green Sustainability Coordinator)
- Todd McGee (hotels – from Best Western Falcon Plaza)
- Megan Reedy (east side resident)
- Adam Smith (east side resident)
- Paula Williams (restaurants and middle school science teacher)

The Mayor explained that this committee will begin its work to look at sustainability efforts already ongoing in the community, where improvement maybe needed, and make a recommendation on how these issues are evaluated.

Municipal Administrator Lori Tretter reported that the supplemental appropriation ordinance that was hand-carried to tonight's meeting is needed for repairs and maintenance services at the Court Street fire station on the air conditioning unit. Tretter also expressed her thanks to City staff members for their outstanding work on the Black Swamp Arts Festival. She also expressed her pride in the Police Division for the professional manner in which they handled events over the weekend. Tretter mentioned that these instances show why training and accreditation are important.

Planning Director Heather Saylor had no report.

Parks and Recreation Director Kristin Otley reminded Council of the upcoming annual wine and cheese fundraising event being held on Friday, September 27, at 5:30 p.m. at the Simpson Garden Park. Otley noted that proceeds from the event will be used for a shelter at Carter Park. Otley announced that the September 24th Park Board meeting has been canceled. However, there will be a Foundation Trustees and Board joint work session held in its place. Otley also announced that the first community focus group meeting will be held on October 1 at 7:00 p.m. at the Community Center. The topic will be Simpson Garden Park.

City Attorney Michael Marsh also commended the Police Division saying that the City's police are outstanding and that the investment in training pays off during these types of incidents.

Utilities Director Brian O'Connell reported that the annual hydrant flushing began about a week ago in Ward 4 and then will move on to Wards 1, 2 & 3 respectively. O'Connell encouraged citizens with questions to call the Utilities Department.

Public Works Director Brian Craft had no report.

COUNCIL COMMITTEE REPORTS

Council Member Robinette, for the Planning, Zoning and Economic Development Committee, gave an update on the CAP implementation, redevelopment update and strategy for East Wooster Street, and other Planning, Zoning and Economic Development Committee issues. Robinette distributed a copy of his report to Council Members and gave a brief summary of the report. A copy of this report is attached to and made a part of these minutes.

Council President Aspacher thanked Robinette for his report and for keeping Council updated on the process not only because it sheds light on what still needs to be done, but also shows that progress is being made. Council Members Herald and Zanfardino also expressed their thanks to Robinette for the update. Zanfardino indicated that he is happy to see that the rental registration is still on the list which is an item that he hears about most from citizens on the east side. Zanfardino asked if there were any dates set for meetings on that subject. In response to that question, Council Member Jeffers scheduled a meeting of the Finance Committee for Monday, October 21, at 6:00 p.m. in the Council Chamber. Jeffers indicated that the purpose of the first meeting will be to lay out the discussion that's developed during the CAP process in order to be clear on what has been discussed thus far. Jeffers noted that this is not something that will be hammered out in a couple of meetings, but it is good to keep things moving forward.

READING OF LEGISLATION

Clerk read Resolution #3742 authorizing the Municipal Administrator to enter into a renewal agreement with the Wood County Public Defender, for first reading.

Clerk read Ordinance #8797 amending the Zoning District Map of the City of Bowling Green, Ohio, for Inlot #2801 and Inlot #2802, approximately 0.3582 acres of land, located at the northwest corner of North Enterprise Street and Frazee Avenue, from M-2 General Industrial to R-2 Single-Family Residential, as petitioned for by Maurer Rentals, LLC, for first reading.

Council Member Robinette scheduled Ordinance #8797 for public hearing on Monday, October 21, 2019, at 6:45 p.m. in the Council Chamber.

Clerk read Ordinance #8798 providing supplemental appropriations for the current expenses and other expenditures of the City of Bowling Green, Ohio, during the fiscal year beginning January 1, 2019 and ending December 31, 2019, for first reading.

Council Member Jeffers moved, Zanfardino seconded, to suspend the rules and give Ordinance #8798 its second and third reading. On roll call vote, Council Members Herald, Hollenbaugh, Jeffers, Robinette, Rowland, Zanfardino, and Aspacher voted yes. Council President Aspacher declared motion carried, and rules suspended.

Clerk read Ordinance #8798 for second and third reading by number and title only.

Council Member Jeffers moved, Rowland seconded, to adopt Ordinance #8798. On roll call vote, Council Members Hollenbaugh, Jeffers, Robinette, Rowland, Zanfardino, Aspacher, and Herald voted yes. Council President Aspacher declared motion carried, and Ordinance #8798 adopted.

Clerk read Ordinance #8796 determining certain real properties no longer necessary for municipal purposes, and authorizing the Municipal Administrator to transfer said properties to the Bowling Green City School District Board of Education, for second reading.

Clerk read Resolution #3739 accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor, for third reading.

Council Member Jeffers moved, Rowland seconded, to adopt Resolution #3739. On roll call vote, Council Members Jeffers, Robinette, Rowland, Zanfardino, Aspacher, Herald, and Hollenbaugh voted yes. Council President Aspacher declared motion carried, and Resolution #3739 adopted.

Clerk read Ordinance #8791 levying a \$5.00 motor vehicle license tax as authorized by Section 4504.173 of the Ohio Revised Code, for third reading.

Council Member Jeffers moved, Zanfardino seconded, to adopt Ordinance #8791. On roll call vote, Council Members Rowland, Zanfardino, Aspacher, Herald, Hollenbaugh, and Jeffers voted yes. Council Member Robinette voted no. Council President Aspacher declared motion carried, and Ordinance #8791 adopted.

Clerk read Ordinance #8792 amending the Zoning District Map of the City of Bowling Green, Ohio, for the properties generally known as 1019 Mourning Dove Lane and 936 Robinwood Lane from S-1 Planned Residential to R-2 Single Family Residential zoning, for third reading.

Council Member Robinette moved, Jeffers seconded, to table Ordinance #8792 until a public hearing is held on October 7, 2019. On roll call vote, Council Members Rowland, Zanfardino, Aspacher, Herald, Hollenbaugh, Jeffers, and Robinette voted yes. Council President Aspacher declared motion carried, and Ordinance #8792 tabled until October 7, 2019.

Clerk read Ordinance #8793 amending and adopting Section 150.55 of the Codified Ordinances of the City of Bowling Green, Ohio, regarding off-street parking, for third reading.

Council Member Robinette moved, Zanfardino seconded, to table Ordinance #8793 until a public hearing is held on October 7, 2019. On roll call vote, Council Members Zanfardino, Aspacher, Herald, Hollenbaugh, Jeffers, Robinette, and Rowland voted yes. Council President Aspacher declared motion carried, and Ordinance #8793 tabled until October 7, 2019.

Clerk read Ordinance #8794 authorizing the sale or disposal of former transit service vehicles by the Municipal Administrator as no longer necessary for municipal purposes, for third reading.

Council Member Zanfardino moved, Jeffers seconded, to adopt Ordinance #8794. On roll call vote, Council Members Aspacher, Herald, Hollenbaugh, Jeffers, Robinette, Rowland, and Zanfardino voted yes. Council President Aspacher declared motion carried, and Ordinance #8794 adopted.

Council Member Herald moved, Rowland seconded, to adjourn. On unanimous voice vote, Council President Aspacher adjourned the September 16, 2019 regular meeting of the City Council at 7:49 p.m., subject to call.



Kay D. Scherrek, Clerk of Council



Michael Aspacher, President of Council

**Bowling Green City Council Meeting
September 16, 2019**

- I. CAP Implementation Recommendation Update*
- II. East Wooster Street – Strategy for Redevelopment Update &*
- III. Planning, Zoning, and Economic Development Update*

I. CAP Implementation Recommendation Update (Numbers Indicate Original Priority As Appeared In Document Dated April 16, 2018)

Actions Completed - Recommendations Implemented:

3. Ask the city administrator to work with the appropriate city department to provide to City Council a recommendation for implementing the micro-grant program outlined in CAP priority **2C**.

- Micro-grant Program started.

6. Ask the city administrator and the Mayor to review CAP priority **3D**, dealing with a Historic Preservation Ordinance and Commission, and to provide to City Council a recommendation for its implementation. Including at a minimum the structure, mission, and target completion dates for such a commission.

- Ordinance creating the Historic Preservation Commission adopted; commission functioning.

8. Ask the city administrator and the Parks & Recreation Director to work with the Parks & Recreation Board and any other appropriate city department to draft a plan that includes a recommendation for improvements to Carter Park in accordance with CAP priority **5H**, and present the plan to City Council.

- Partially Implemented, partially deferred:

1) Shelter improvements moving forward.

2) Other improvements to Carter Park not in current Parks and Rec Five-Year Plan. Intent is to take a hard look at potential Carter Park improvements during the next Five-Year Plan process.

**The next Parks and Rec Five-Year Plan will be published in 2020; the next levy is in 2021. Focus groups will be formed this fall.*

***Request that the BGCC trail project we included in the discussion of priorities in the next Five-Year Plan.*

Implementation Tabled Indefinitely:

9B. Ask the city administrator to review CAP priorities **2J** and **4G**, dealing with focused development areas near BGSU to: (1) determine if these goals will be addressed in the on-going BG City-BGSU joint project to develop a Land Development Strategy, and (2) if the specific projects identified in CAP priorities **2J** and **4G** are not addressed in the Land Development

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Strategy project, then prepare a recommendation for implementation that includes a structure for collaboration with BGSU and any other required stake-holders.

- L. Tretter contacted BGSU to ask what if any plans BGSU has for the properties identified in ~~2J and 4G~~. BGSU has no immediate plans for the property identified in 2J: "Develop vacant University-owned property west of the CSX tracks between Evers Avenue and Ridge Street as well as existing parking lots between Ridge Street and Court Street."

Implementation Started, But Not Complete:

7+4. Ask the city administrator to work with the appropriate city department to draft a plan that implements CAP priority **5D**, dealing with bicycle infrastructure, and present the plan to City Council. Now included original priority 4 (CAP priority **1F**), dealing with a grant application for bicycle infrastructure on Court St.

- During Joint Meeting of Bicycle Commission & Council Transportation and Safety Committee on 2/4/19, the Bicycle Commission agreed to prioritize their detail list of recommendations for Council's review.

- Next Steps:

1) Administration to review and develop plan to implement the Bicycle Commission's recommendations. The Bicycle Commission's recommendations will be worked into the 2020 and beyond paving plan and budget.

2) Complete the plan and a timeline for the BGCC Trail. The administration is pursuing grants through TMACOG.

Deferred pending a future Zoning Code Update:

1. City Council has established a goal of hiring a consultant to review and update the Zoning Code in 2020.

1) CAP priorities **1A** and **3E** will be addressed in the future Zoning Code Update.

2) CAP priorities **1B** and **1D** will be addressed during drafting of the Gateway District zoning district (see item II below).

3) Zoning Diagnostic Report commissioned and being prepared for delivery in 3 – 4 months.

9A. Ask the city administrator to review CAP priorities ~~2J and 4G~~, dealing with focused development areas near BGSU to: (1) determine if these goals will be addressed in the on-going BG City-BGSU joint project to develop a Land Development Strategy, and (2) if the specific projects identified in CAP priorities ~~2J and 4G~~ are not addressed in the Land Development Strategy project, then prepare a recommendation for implementation that includes a structure for collaboration with BGSU and any other required stake-holders.

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- III. Planning, Zoning, and Economic Development Update***

- 4G: "Possible mixed-use development including townhomes between Williams St. and Baldwin Ave. and the corner of E Wooster and State Streets and E Wooster Street and University Lane."

1) Administration to ask BGSU what their views/plans are for the area.

2) CAP priorities 4G should be considered as part of the future Zoning Code Update to specifically answer the question: Is the non-BGSU owned property in this area zoned properly to achieve our desired outcome for use.

Implementation Pending:

5. Ask the city administrator to provide to City Council at a future meeting an explanation of the processes and requirements for Tax Increment Financing (TIF) in the event that City Council chooses to implement CAP priority 1G to fund public infrastructure improvements within the Core Development Area.

- L. Tretter has invited the Montrose Economic Development Group to make presentation to City Council before the end of 2019 to provide an overview of the TIF process.

10. Move forward on CAP priority 2A. Specifically, CAP priority 2A recommends the creation of a city-wide rental property registration program that includes a landlord self-certification process to improve rental property conditions.

- City Council Adopted Ord 8781, which amended Sections 94.2, 152.20, 152.21, 152.24, and 152.99 of the BG Code regarding litter and nuisance conditions.

- The Finance Committee will begin discussion of a way to implement the CAP priority 2A recommendation to create a city-wide rental property registration program that includes a landlord self-certification process to improve rental property conditions.

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II. East Wooster Street – Strategy for Redevelopment Update

1. A new Gateway District is being drafted for the BG Zoning Code. This new district is at the NW corner of E. Wooster and Thurstin, and is described and recommended in the East Wooster Street – Strategy for Redevelopment document dated February 2019. In addition, **CAP priorities 1B and 1D** will be implemented as part of the creation of the Gateway District.
2. Development of the proposed Eds, Meds & Beds district must begin with an agreement between BGSU (owners of the property on E. Wooster St.) and Wood Co. Hospital. May be addressed in the BGSU Masterplan 2.0.
3. Any further discussion on the creation of the recommended Walkable Hospitality district at the Eastern end of E. Wooster St. should be deferred until the construction of the roundabout and the associated sidewalk improvements are completed.
4. For the immediate future, the issue of public art can be addressed by the BG Arts Commission. Public art can also be addressed in the new Gateway District.

III. Other Planning, Zoning, and Economic Development Issues Updates

1. Zoning Diagnostic Report commissioned and being prepared for delivery in 3 – 4 months.
2. Council support for a Zoning Code update in 2020.
 - Significantly, 16 new CAP priorities can be implemented as part of a Zoning Code Update.

PREFERRED PLAN PRIORITIES

The Preferred Plan outlines overall priorities for the East Side neighborhood as well as residential areas surrounding downtown Bowling Green. The Plan reflects stakeholder and Task Force comments and feedback generated through the community engagement process, with priorities listed in order of importance.



1 CORE DEVELOPMENT

Extends from the eastern edge of Downtown and connects to BGSU along E Wooster. The area contains several properties whose design and development could improve the walkability of the area and provide a model for contemporary mixed-use development in other parts of the City.



2 TARGET REINVESTMENT

Residential sections of the northeast and southeast neighborhoods are currently showing signs of deferred maintenance and blight. The vision to improve these areas is to cater to their dominant populations, with redevelopment in the northeast focused on families, post-collegiate professionals and BGSU faculty and the southwest geared toward workforce housing.



3 SINGLE-FAMILY REINVESTMENT

Includes the neighborhoods directly adjacent to Downtown and the blocks immediately to the north of Cohn Elementary. Strategies for this priority area focus on stimulating private renovations, providing quality public improvements that can help stimulate reinvestment, and marketing the uniqueness of these communities to the broader region.



4 TRANSITIONAL DEVELOPMENT

The blocks of E Wooster Street between Troup Ave and S Mercer Road have been slowly transitioning from a primarily single-family area to a mixed-use environment. Encourage continued transition into a walkable district that blends seamlessly with the traditional uses on campus and the lower intensity single-family neighborhood to the south.



5 MULTI-FAMILY DEVELOPMENT

Includes the blocks immediately west of the BGSU campus and areas south of Cohn Elementary and north of Carter Park. Promote medium and higher density residential development in these areas, coupled with new public investments in pedestrian and bicycle infrastructure.



6 CREATIVE DISTRICT

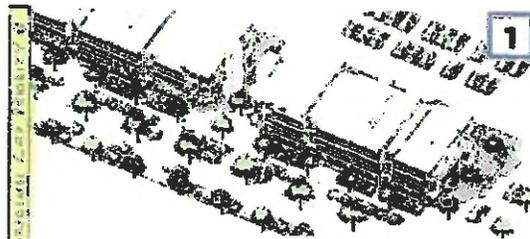
The designation of a Creative District on either side of the ESU tracks between Enterprise and Summit Street on the west, Marville Avenue on the east, Cough Street on the north and E Napoleon Road on the south. The District is intended to promote and incubate creative businesses and entrepreneurship opportunities, especially those focused on sustainability.



7 HIKE-BIKE TRAIL ALONG CREEK

The Hike-Bike Trail utilizes an existing creek and public right-of-way as an asset to begin to develop a recreational corridor and trail that can benefit current and future East Side residents. The Hike-Bike Trail recognizes the need for facilities that encourage active transportation as well as supporting neighborhood beautification and restoration of the natural environment.

EXECUTIVE
SUMMARY



1 CORE DEVELOPMENT

Extends from the eastern edge of Downtown and connects to BGSU along E Wooster. The area contains several properties whose design and development could improve the walkability of the area and provide a model for contemporary mixed-use development in other parts of the City.

Initiatives are further detailed in the Core Development Area Chapter, beginning on PAGE 45

TIMING	EST COST	INITIATIVE	LEAD PARTNERS			
			City	Private	High	BGSU
Short: 0-3 Years	Medium: 3-6 Years	Long: 6-8 Years				
1 Short	Low Cost	A. Establish a new core zoning district for the Core Development Area to allow for major height increases and reduced parking requirements in comparison to the current B-5 designation	•			
1 Short	Low Cost	B. Rezone properties at Thurstin/Marville and E Wooster, including the municipal building site to the core zoning district	•			
1 Short	Over \$1m	C. Create a joint development agreement between the City and BGSU to facilitate the development of the southern campus of Marville and E Wooster	•	•		•
1 Medium	Over \$1m	D. Establish a relocation option for the municipal utility building and work with selected developer on implementing feasible redevelopment for the existing site	•	•		
1 Medium	\$100k - \$1m	E. Enhance Thurstin-Marville and E Wooster intersection through public streetscape improvements	•			•
4 Medium	Low Cost	F. Apply for a grant for Court Street bicycle improvements through the PeopleForBikes Community Grant Program and the Ohio Local Transportation Improvement Program	•		•	
5 Medium	\$10k to \$50k	G. Consider using Tax Increment Financing (TIF) to further fund improvements within the Core Development Area	•			



2 TARGET REINVESTMENT

Residential sections to the northeast and southeast of Downtown are currently showing signs of deferred maintenance and blight. The vision to improve these areas is to cater to their dominant populations, with redevelopment in the northeast focused on families, post-collegiate professionals and BGSU faculty and the southeast geared toward workforce housing.

Initiatives are further detailed in the Target Reinvestment Areas Chapter, beginning on Page X.

ID	TIMING	EST COST	INITIATIVE	LEAD PARTNERS			
				City	Private	Neigh	BGSU
	Short: 0-3 Years Medium: 3-6 Years Long: 6-8 Years						
10	Short	\$10k - \$50k	A. Create a city-wide rental property registration program including a landlord self-certification process to improve rental property conditions	•	•	•	•
	Short	\$10k - \$50k	B. Facilitate the establishment of a Community Development Corporation (CDC)		•	•	
3	Short	\$10k - \$50k	C. Utilize a portion of the Community Action Plan implementation funding to implement a micro-grant program (less than \$5,000 grants) for the Target Reinvestment Area	•		•	
	Medium	Low Cost	D. Work with Wood County Habitat for Humanity to focus efforts programs and services on the Target Reinvestment Areas			•	
	Medium	\$50k - \$100k	E. Evaluate recommended potential approaches to control building use conversions through a city-wide zoning update	•			
	Medium	Low Cost	F. Encourage property owners to apply for assistance through Wood County's Community Housing Impact and Preservation Program (CHIP)			•	
	Medium	Low Cost	G. Improve landscaping requirements for new development within the R-3 zone	•			
	Medium	Low Cost	H. Rezone the area between the CSX tracks, N Summit Street, Court Street and Poe Road to R-3	•			
	Medium	Low Cost	I. Encourage the newly created CDC, or other mixed-income developers to apply for Competitive and Non-Competitive Low-Income Housing Tax Credit Program (LIHTC)		•	•	
9 8	Long	Over \$1m	J. Work with BGSU through a Public-Private Partnership (PPP) to develop vacant University-owned property west of the CSX tracks between Evers Avenue and Ridge Street as well as existing parking lots between Ridge Street and Court Street	•	•		•

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3 SINGLE-FAMILY REINVESTMENT

Includes the neighborhoods directly adjacent to Downtown and the blocks immediately to the north of Crim Elementary. Strategies for this priority area focus on stimulating in-place renovations, providing catalytic public improvements that can help stimulate reinvestment, and marketing the uniqueness of these communities to the broader region.

Initiatives are further detailed in the Single-Family Reinvestment Areas Chapter, beginning on Page X.

ID	TIMING	EST COST	INITIATIVE	LEAD PARTNERS			
				City	Private	Neigh	BGSU
	Short: 0-3 Years Medium: 3-6 Years Long: 6-8 Years						
	Short	Low Cost	A. Encourage forming and strengthening local neighborhood groups			•	
	Short	\$10k - \$50k	B. Establish a neighbors network program through a potential collaboration with BGSU and Habitat for Humanity			•	•
	Short	Low Cost	C. Dedicate funding collected through the Court Street Connects project to beautify Ridge Park and support the East Side Neighborhood Association with planning and programing on a ongoing schedule of events at the Park			•	
6	Medium	\$50k - \$100k	D. Consider a Historic Preservation Ordinance and Commission, conduct a historic building inventory of the Single-Family Reinvestment Areas, and establish one or more local historic districts deemed significant to the City's cultural fabric	•		•	
2	Medium	\$50k - \$100k	E. Evaluate recommended potential approaches for variances and conditional use requests through a city-wide zoning update	•			
	Medium	Low Cost	F. Encourage local groups to apply for a National Endowment for the Arts - Our Town Grant or a National Association of Realtors - Placemaking Micro-Grant to help activate Ridge Park			•	
	Medium	Low Cost	G. Encourage residents to apply for the Brush with Kindness program through Habitat for Humanity			•	
	Medium	\$50k - \$100k	H. Modify the zoning code to allow accessory dwelling units (ADUs) for owner-occupied properties within the R-1 and R-2 zones to promote housing affordability and provide additional income for homeowners	•			
	Medium	Low Cost	I. Encourage local groups to apply for the Every Body Walks Micro Grant Program			•	



6 CREATIVE DISTRICT

The designation of a Creative District on either side of the CSX tracks between Enterprise and Summit Street on the west, Marville Avenue on the east, Clough Street on the north and E Napoleon Road on the south. The District is intended to promote and incubate creative businesses and entrepreneurship opportunities, especially those focused on sustainability.

Initiatives are further detailed in the Creative District Chapter, beginning on Page X.

TIMING	COST EST	INITIATIVE	LEAD PARTNERS			
			City	Private	Neigh	BGSU
Short: 0-3 Years Medium: 3-6 Years Long: 6-8 Years						
Medium	\$10k - \$50k	A. Establish and define the goals of the District and recruit members to form a Creative District Alliance	•		•	•
Medium	\$10k - \$50k	B. Identify dedicated, multi-year funding streams to support an annual operating budget			•	
Medium	\$10k - \$50k	C. Encourage the Creative District Alliance to work with the City to develop a creative zoning district that would allow a broader mix of uses to help cultivate creative production and consumption	•			
Medium	\$10k - \$50k	D. Establish a tool-sharing program through collaboration with BGSU to assist emerging artists and makers who lack the means to buy expensive tools			•	•
Medium	\$10k - \$50k	E. Develop supplemental live/work and creative production design guidelines as a resource to inform design and construction of projects geared towards artisanal production	•			
Medium	\$50k - \$100k	F. Develop a comprehensive and targeted marketing strategy to attract allied stakeholder groups that will play critical roles in realizing the vision for the District			•	
Medium	\$100k - \$1m	G. Encourage Creative District leadership to implement policy and financial incentives that make the District more attractive as a place to live and work for creative professionals			•	•
Long	Over \$1m	H. Visually distinguish the Creative District by demonstrating its identity through a variety of streetscape elements and public realm improvements	•			
Long	Over \$1m	I. Explore opportunities for new uses including a kitchen incubator, greenhouses and artist spaces in the Creative District		•	•	

EXECUTIVE SUMMARY



7 HIKE-BIKE TRAIL ALONG CREEK

The Hike-Bike Trail utilizes an existing creek and public right-of-way as an asset to begin to develop a recreational corridor and trail that can benefit current and future East Side residents. The Hike-Bike Trail recognizes the need for facilities that encourage active transportation and support neighborhood beautification and recreation of the natural environment.

Initiatives are further detailed in the Hike-Bike Trail Along Creek Chapter, beginning on Page X.

TIMING	EST COST	INITIATIVE	LEAD PARTNERS			
			City	Private	Neigh	BGSU
Short: 0-3 Years Medium: 3-6 Years Long: 6-8 Years						
Short	Low Cost	A. Organize a committee of the East Side Neighborhood Association and "Friends of the trail" volunteer team to help clean, maintain, and promote the future corridor			•	
Medium	\$10k - \$50k	B. Develop a Phase 1 detailed design that utilizes public right-of-way to connect Mercer Road to Crim Elementary School	•			
Medium	Low Cost	C. Apply for grants through the Clean Ohio Green Space Conservation Program, the Ohio Recreational Trails Program, the Clean Ohio Trails Fund and the People/Park/Recreation Community Grant Program	•		•	
Medium	\$100k - \$1m	D. Implement and construct Phase 1, including the trail surface, landscaping, seating, signage, and lighting	•			
Medium	\$100k - \$1m	E. To support future phases, acquire easements along the east side of the vacant property south of State Street, between Amherst Village Apartments and Ivywood Apartments running north to E Wooster Street, east of Scott Hamilton Drive and from Brierwood Drive to E Napoleon Road	•			
Medium	\$10k - \$50k	F. Develop a Phase 2 detailed design that utilizes this newly-acquired right-of-way to connect the segment between Scott Hamilton Avenue and Brierwood Drive and to connect the creek segment to the BGSU Campus and Carter Park	•			
Medium	\$100k - \$1m	G. Implement and construct Phase 2	•			
Long	\$10k - \$50k	H. Develop a Phase 3 detailed design that includes bicycle infrastructure on Scott Hamilton Avenue between Crim Elementary and Marville Avenue, as well as an extension of the trail between Brierwood Drive and E Napoleon Road.	•			
Long	\$100k - \$1m	I. Implement and construct Phase 3	•	•	•	