

ReDO Redevelopment Opportunities

Revitalizing Piqua through Economic Redevelopment

through the efforts of



ReDO Plan Purpose

- ✓ **Goal** Revitalize Piqua through initiatives that encourage redevelopment or reuse of existing structures.
- ✓ **Principle** Underutilized, institutional, and manufacturing districts and sites will be strategically redeveloped and incorporated back into the Community fabric.
- ✓ **Objectives**
 - 1 – Examine market conditions
 - 2 – Develop a property identification map
 - 3 – Establish a property ranking matrix
 - 4 – Conduct SWOT analysis of each property; and,
Highlight potential redevelopment strategies
 - 5 – Identify top 5 redevelopment opportunities

Top 5 Opportunities

- ✓ **Riverfront Mill District**
- ✓ **North County Road 25-A Corridor**
- ✓ **East Ash Street Corridor**
- ✓ **South Main Street and Clark Avenue Area**
- ✓ **Former Piqua Hospital Site**

Project Update

- ✓ **RIVERFRONT MILL DISTRICT**
 - ✓ **Initiate Planning Effort**
 - ✓ **Tier I ODOD Planning Grant**
 - ✓ **Certified Local Government Fund**
 - ✓ **Private Sector Investment**

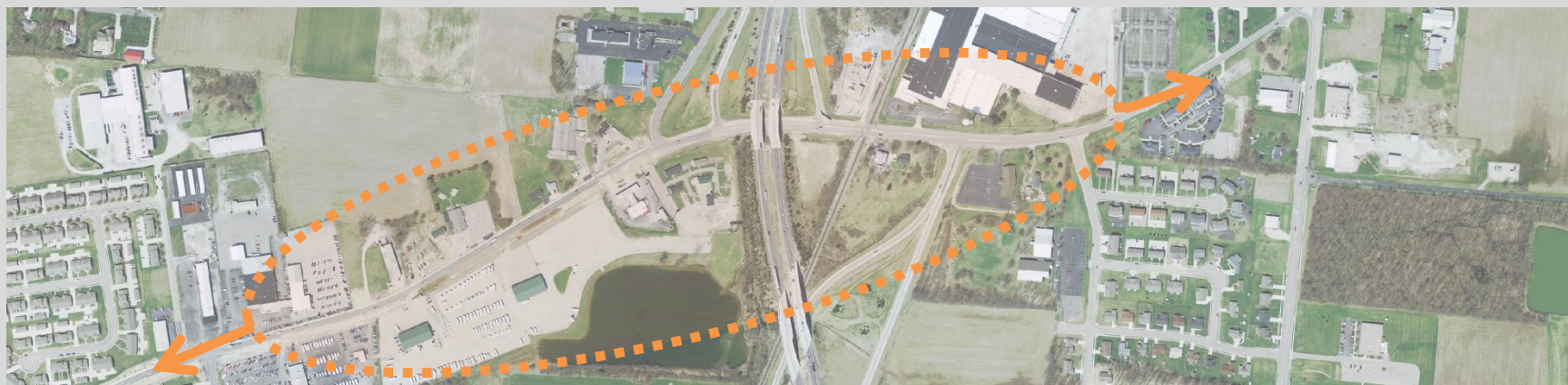
*Next Step – Prepare
Redevelopment Area Plan*



Project Update

- ✓ **NORTH COUNTY ROAD 25-A CORRIDOR**
 - ✓ **Construction of Roadway Improvements**
 - ✓ \$3 million project (90% funded by federal, state, and county)
 - ✓ Widen existing improvements to 5 - 3 lanes
 - ✓ Curb and sidewalk

*Next Step – Prepare **Corridor Plan***



Project Update

✓ EAST ASH STREET CORRIDOR

✓ Construction of Roadway Improvements

- ✓ \$2.5 million dollar project (75% funded by federal and state)
- ✓ Widen existing improvements to 3 lanes
- ✓ Basic streetscape amenities

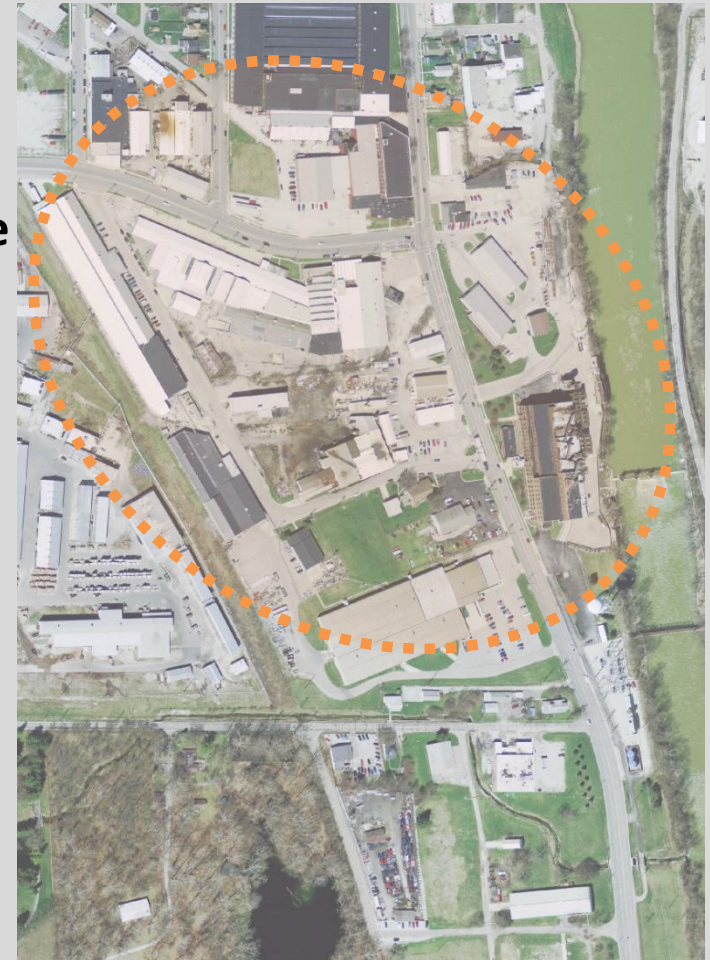
*Next Step – Develop **Corridor Plan***



Project Update

- ✓ **SOUTH MAIN ST and CLARK AVE AREA**
 - ✓ Remediation and Demolition of Existing Power Plant Structure
 - ✓ Phase I ESA complete
 - ✓ Secured \$219,9 55 COAF grant
 - ✓ Phase II ESA nearly complete

***Next Step – Secure CORF Assistance
and prepare
Redevelopment Area Plan***



Project Update

- ✓ **FORMER PIQUA HOSPITAL SITE**
 - ✓ Remediation and Demolition of Existing Hospital Structures
 - ✓ Phase I ESA complete
 - ✓ Secured \$195,000 COAF
 - ✓ Phase II ESA complete
 - ✓ Applied for \$2 million in CORF

***Next Step – Prepare
Redevelopment Area Plan***

**** CORF APPLICATION PUBLIC HEARING ****

Wednesday, March 9, 2011 - 7:00PM - MGC



Other

✓ **OUTSIDE FUNDING RESOURCES**

- ✓ **\$6,200,000** (Expended or Committed towards Top 5 Projects)
- ✓ **\$2,400,000** (Additional Funds Pending Approval)

✓ **USEPA - COMMUNITY-WIDE ASSESSMENT GRANTS**

- ✓ Applied for **\$400,000** in funding

✓ **RETAIL RECRUITMENT STRATEGY**

- ✓ Define Piqua **Retail Trade Area**
- ✓ **Identify potential retailer “voids”** in the Piqua retail market
- ✓ Use findings to **recruit “best fit” retailers** to Piqua market

Contact Information

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