



Request for Proposals:

Brownfield
Redevelopment
Site Planning

City of Lorain
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remained an industrial manufacturing facility until approximately 1981.

This former manufacturing site, like many others in the industrial Midwest, is situated in the heart of a walkable residential neighborhood. The City of Lorain would like to see the site reimagined in a way that respects the history of the neighborhood and sews this vacant, derelict land back into the fabric of the neighborhood. The demolition of the site was funded through the Community Development Block Grant (CDBG) program and is under an interim slum and blight designation. Through this planning process we will engage the community and develop a plan for developing an affordable housing project that fits the current urban form.

Introduction

The City of Lorain is on the cusp of a renaissance—reemerging from years of neglect and uncoordinated decision-making. Lorain possesses a genuine urban fabric, dense neighborhoods, access to parks, and waterfront access most cities are artificially recreating.

The city's master plan, adopted in 2018, states that “with efforts underway in the city to reclaim brownfields and efforts throughout the county to relink people to the lakefront, this is truly the time for rediscovery and reemergence in Lorain.” It is in this spirit that the City of Lorain is seeking proposals to facilitate the redevelopment of a long vacant and derelict property.

Executive Summary of Request

The City of Lorain is soliciting proposals to produce a vision for the redevelopment of the former Stoveworks Site. Situated in central Lorain, this site was home to the National Vapor and Stove and Manufacturing Company which began production in 1894 and

Site History and Neighborhood Context

The National Stove Company was originally the National Vapor Stove and Manufacturing Company, which was incorporated in Cleveland in 1889 and its plant and business transferred to Lorain in 1893. In 1895 a consolidation was effected with the Moon Range Company of Columbus, and subsequently the extended and improved plant was taken over by the National Stove Company, a corporation within the system of the American Stove Company.

The Stoveworks site at 1200 Long Avenue is located approximately 3,500 feet from City Hall in downtown Lorain. The property encompasses 5.25 acres and is bordered by West 13th Street, with 19 site-facing residential structures to the south; two commercial buildings on 1.10 acres and an Ohio Edison electrical power substation to the West; the Norfolk Southern Railway to the North; and a small commercial building and two site-facing homes to the East.

Environmental Status

A Voluntary Action Plan (VAP) compliant Phase I Environmental Site Assessment (ESA) was conducted in March of 2019 which identified where 14 hazardous substances and/or petroleum products were suspected to have been released. The Second Phase ESA was conducted in August of 2019 and a Remedial Action Plan was presented, and accepted by the Ohio Environmental Protection Agency (EPA). The Remedial Action Plan is awaiting submission to Ohio EPA.

The City of Lorain anticipates submitting a grant application to the USEPA in the fall of 2020 for a Brownfield Coalition clean-up funding to execute remedial action plan and further prep the site for re-development.



Market Analysis

The 2018 Lorain Comprehensive Plan identified a major need for quality affordable housing was, and as such, there's no better place to start than one of Lorain's oldest and most historic neighborhoods.

Lorain's Median Household income of \$34,300 is lower than neighboring city Elyria's (\$41,315), Lorain County as a whole (\$52,935), and significantly lower than that of the State of Ohio at \$49,011 (Lorain Comprehensive Plan, 2018, page 12).

The City of Lorain has a large portion of single family homes. The 2018 Comprehensive Plan

determined the current residential development in the city doesn't reflect current needs. There is also strong interest in new, infill housing. Further, a significant share of the population is between the ages of 50 to 64 in Lorain, who tends to prefer homes with "smaller footprints and in walkable neighborhoods."

Plan Objectives:

URBAN FORM—the plan should respect the existing neighborhood and contain dense, urban housing characteristics. Particular attention to minimal property setbacks from the sidewalk, a de-emphasis on parking, and quality architectural aspects are highly encouraged. The site is within a 15-minute walk of Lorain's Historical Commercial Center, Broadway Avenue, which recently completed a \$4.2 million streetscape improvement.

STRENGTHEN CONNECTIONS—the plan should create cohesion within the neighborhood. It is expected that the architecture will be inviting and historically accurate to the neighborhood and city.

NEIGHBORHOOD STABILIZATION—include information on how this housing project will help to stabilize the neighborhood. Many houses within the site vicinity have fallen into average to poor condition. The City of Lorain hopes to show a significant investment in this neighborhood to encourage updates to existing homes by their owners.

NEIGHBORHOOD DEVELOPMENT STRATEGY —Provides creative recommendations for inexpensive neighborhood improvements for the blocks contained within West 11th Street, Long Avenue, West 14th Street, and Washington Avenue.

Proposal Instructions

We invite consultant teams to submit proposals for the Stoveworks Redevelopment Plan in Lorain. Firms are encouraged to assemble a team that will deliver the optimal product and results. The final consultant team should have project teams who closely resemble the make-up of the community.

The proposal can be up to 30 pages double-sided (or 60 single pages total). The cover letter, table of contents, and front and back cover will not count in your total page limit.

Please include in your response:

- Cover letter. This may be submitted as a separate document.
- Project understanding. Reflecting an understanding of the nature of the City of Lorain's request and of the neighborhood surrounding the Stoveworks site.
- Planning philosophy and approach. Discuss where the consultant teams align or differ from Lorain's planning approach.
- Community engagement approach. Describe how the consultant team will interface with the community. Include specific examples of strategies and tools.
- Project Completion Schedule (suggestion of 45-60 days)
- Project cost. Provide an estimate of cost based on the deliverables requested.
- Relevant experience. Include 2-3 examples of past projects that may be relevant to the nature of Lorain's requests for this project.

Budget

Our objective is to solicit innovative approaches to addressing the plan elements listed in the RFP. The City of Lorain has committed funds of \$27,000.00 for the plan in the year 2020. However, please feel free to submit your best proposals based on this knowledge with an estimated cost of services.

Deadline

The deadline for this project is Thursday, May 28, 2020 at 4:00pm

Deliverables

SITE PLAN for future facility/facilities

REQUEST FOR PROPOSALS (RFP) for Development Based upon the site plans.

Submission Instructions

Please submit your organization's plans via email to: drew_crawford@cityoflorain.org

