

Development Opportunities Presentation

City of Cumberland
October 31, 2003

<http://www.AdventureGovernment.com>



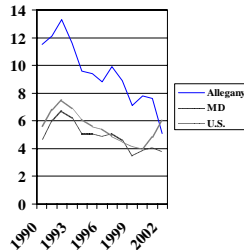
Development Opportunities Outline

- Local economic trends
- Housing demand studies
- City Owned Land
 - Goethe Street Addition, Sacred Heart Site, Naval Reserve Field, Holland Street Park
 - Approximately 50 other lots with potential value for development
- Privately Owned Lots
 - Over 1,000+ lots w/o improvements (>\$ 2,500 assessed value)
 - Need to determine which have potential for development
 - Recent annexations
 - Turano
 - Mitchell
- Development Incentives



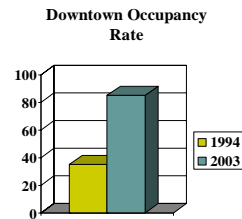
Local Economic Trends

- Labor market
 - Unemployment
 - Allegheny County Labor market picture is gradually improving
 - New employment
 - Zorro Medical Devices (up to 100 employees, 2004)
 - Western Correctional Institution (up to 250 employees, 2004)
 - Local call center expansions (100 or so employees)



Local Economic Trends

- Downtown Development
 - Over April 1998 -- November 30, 2002 Period
 - 36 net businesses created (66 businesses opened and approximately 30 closed during same period)
 - 12 businesses expanded
 - \$19,720, 575 private/public sector funds invested
 - Occupancy Rate Downtown was 35% before Main Street Program. Now rate is 85%.
 - More employment Downtown today than in 1950s.



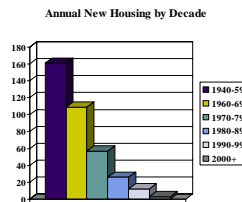
Local Economic Trends

- New infrastructure
 - Canal Place national park improvements (Crescent lawn, canal re-watering)
 - Allegheny Highlands Trail
 - ALLCONET2
 - North-South Corridor (planning/engineering phase)



Local Economic Trends

- Housing Construction
 - Over half of Cumberland Stock built before 1940
 - 7 new single family home housing permits issued in last 2 years
 - Most in \$200k+ category
 - Two large apartment complexes
 - Willowbrook Woods (240 students)
 - Cascades (70 units, under construction)
 - Partly reflects lack of developable land



Local Economic Trends

- Real-estate market upswing
 - 'People, vitality moving back to Cumberland,' *Baltimore Sun*, October 19, 2003
 - Local realtors report brisk activity with unusually high number of non-resident buyers.



Recent Housing Market Studies

- Cumberland Housing Authority Study of low-income senior housing (1999)
- Proprietary study of low/moderate income housing (2001)
- City study of down-town upper scale housing (2001)
- *City Housing Needs and Conditions Survey* (study of \$75-\$125,000 housing market (2003))



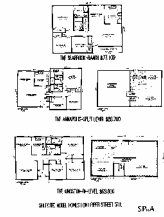
Synopsis of Housing Studies

- Cumberland Housing Authority Study (1999)
 - Found no need for additional low income senior housing but cites "lack of suitable housing in the City to attract middle and upper-income households."
- Proprietary study (2001)
 - Examines rental market in "Greater Cumberland" (Central Allegany County) area.
 - "There is evidence of a need and demand for modern, good quality housing units in this housing market area."
 - Numbers in study can be used to show annual demand for approximately 70 owner-occupied dwellings in study area.



Synopsis of Housing Studies

- *City Housing Needs and Conditions Survey* (2003)
 - Examined market for homes priced at \$125k and below (for moderate-income families)
 - Concluded that Greater Cumberland market should absorb about 60 new homes per year and that City could expect to capture about 5 homes in price range above each year.
- All three studies examine local market only.
- County is currently sponsoring a County housing market study but this too will examine only local market.



City Owned Land

- **Post Field**
 - 2.3 acres
 - Utilities available
 - Zoned Industrial-Government (I-G)
 - Comments: To be sold to Riggs Construction for industrial and commercial development



City Owned Land

- **Goethe Street Addition**
 - Approximately 6 Acres
 - Hillside location
 - No water/sewer utilities on site but nearby
 - Zoning Residential-Estate (R-E)
 - Comments:
 - Potential – 29 building lots (> 9,000 sq. ft.)
 - Est. Cost using Contractors - \$ 1,547,395
 - (\$ 53,000 per lot)
 - Est. Cost using City Forces & Material - \$ 660,000
 - \$ 20,340 per lot
 - City performs all water & sewer installation
 - City purchases all materials



City Owned Land

- **Naval Reserve Field**
 - 2.5 Acres
 - Zoning: Residential-Estate (R-E)
 - Comments: Land will possibly be re-zoned in future to permit office/light industrial activities. These changes would be made next year pending Comprehensive Plan changes and public hearings/approval.



City Owned Land

- **Sacred Heart Hospital Property**
 - 2.13 Acres
 - Zoning Residential Office (R-O)
 - Comments: Application to Department of Housing and Community Development for site development work



City Owned Land

- **Holland Street Park (Lucy's Park)**
 - 1.5 acres
 - Zoned Residential Urban (R-U)
 - Comments: Deeded to city to be used as open space but other options may exist.



Privately Owned Land

- **Turano Property Annexation**
 - 123 Acres
 - Zoning—Business Highway (B-H)
 - No utilities
 - Comments:
 - Original project proposed hotel/motel, bank, market, restaurant, 200 retirement homes.
 - Annexation agreement provides real-property tax rate phased in over 7 years.



Privately Owned Land

- **Mitchell Property Annexation**
 - 30 Acres
 - Zoning—Residential Urban (R-U)
 - Based on this zoning 2,000 square feet is the minimum lot size. 400 potential lots at this size.
 - No Utilities

No Photo Available



Privately Owned Land

- **North End Properties**
 - Zoned Residential-Estate (R-E)
- **Hyde Property**
 - 96.76 acres
- **Old Schade's Farm**
 - 137.88 Acres
- **Creegan**
 - 110 Acres

No Photo Available



Privately Owned Land

- **Rolling Mill Complex**

- ___ Acres
- Zoning Industrial-Government (I-G)
- Comments: Land owned by CSX and available for commercial development.



Privately Owned Land

- **East Side School**

- 2.65 acres
- Zoned Residential-University (R-U)
- Comments: Listed by Century 21



Privately Owned Land

- **Vacant Lot on East Side of Vancouver**

- ___ Acres
- Residential Office (R-O) Zoning
- Comments: No information on property available at this time.



Development Incentives

- Current Programs
 - Rehabilitation/Renovation
 - STAR District
 - Historical district tax credits
 - Industrial/Commercial
 - HUB Zone
 - Enterprise Zone
 - One Maryland
 - New construction
 - Tap fee deferment for spec housing
- Programs under development
 - Tap fee waivers
 - Tax abatements/construction fee waiver for demolition/infill.
 - Tax increment financing (TIF) district

