

# Development Opportunities Presentation

City of Cumberland  
October 31, 2003

<http://www.AdventureGovernment.com>



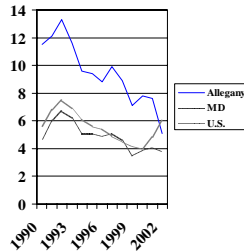
# Development Opportunities Outline

- 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



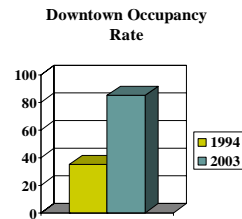
# Local Economic Trends

- 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.



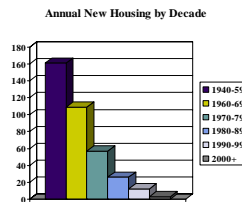
# Local Economic Trends

- 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))



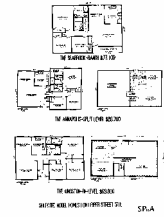
## Synopsis of Housing Studies

- 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

