



# CITY OF SANDUSKY, OHIO

222 Meigs Street  
Sandusky, Ohio 44870

## BAYFRONT CORRIDOR COMMITTEE

June 1st, 2017

7:30 AM

**Mission Statement:** *The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*

### AGENDA

1. Minutes
2. Staff Updates (Possible topics)
  - a. Shoreline Drive/Jackson Street Pier/Chesapeake Parklet  
*Survey and base mapping is complete.*  
*Geotechnical field work is complete and report with recommendations should be forth coming this week.*  
*Divers have completed their inspection and have found nothing of significance.*  
*Public meeting was held to listen to ideas.*  
*Stakeholder meetings were held.*  
*Concepts are being developed based on the public meeting and stakeholder groups.*  
*The next public meeting to review concepts will likely be in late June or early July.*
  - b. Downtown East Bay Vision Plan.  
*Community workshop held by the design consultant.*

A second workshop will be held mid to late June to present alternatives.

Within the last months, the conceptual design phase for the Sandusky East Bay parks has kicked off with some exciting internal and external initiatives. The selected design team led by SmithGroupJJR and including City Architecture has undertaken an analysis of the site and existing conditions, had together with the City and Trust for Public Land has hosted the first in a series of community design workshops. At this workshop, the principles and design guidelines articulated by stakeholders were translated by community participants into far reaching concepts for how parks may look, what they should include, and how to they connect with the bay. This community feedback is being compiled and translated into a range of design proposals that correlate with the on-the-ground analysis, and will be reviewed with the City / Trust for Public Land team prior for refinement prior to being presented to the public. To supplement this work, preliminary feedback from the market study consultant teams is anticipated in the coming weeks.

c. Neighborhood Initiatives.

Cleveland Urban Design Collaborative completing final draft. Draft to be presented to Planning Commission and public at the same time. Final report to City Commission in the upcoming months. Bayfront Corridor will be invited to the public meeting at Planning Commission.

d. City Hall/Justice Center

SandCity LLC and they City are still finalizing final space layouts and scope of finishes as outlined in the executed lease agreement. The owner is also working on closing checklists with regards to their financing in hopes of closing financing in July and starting construction in late summer/early fall.

The owner did hold a local sub-contractor meet and greet on May 25th to introduce the project and scope of all local licensed and registered contractors within the City of Sandusky.

3. Old Business Lion's Park Shoreline-buoy and shore stone.

Buoys are in the water. Had a hard time finding the wall, water is up. We will make adjustments as necessary.

4. New Business: Washington Street Pier-seams in concrete deteriorating-can cracks be filled—will be completed by volunteer group Saturday June 24<sup>th</sup>.
5. Public Input
6. Adjourn

Other: Tim's question on Keller Block Developer

- The developer has secured loan commitment for the project.
- The loan terms have a presale requirement.
- The developer does have a buyer in contract and anticipates meeting the lenders requirement and beginning construction in the in 2017 – although other sales are still required.
- The developer, based on feedback from local realtors, is exploring two (2) new floor plans and exploring amended pricing starting in the mid-\$200's which may increase the unit count to 10 (from 8).
- The developer has now partnered with howard hanna as the local realty firm of choice given their knowledge of similar products in comparable markets like Port Clinton and Catawba.