

**CITY OF KENT, OHIO
DECLARATION OF OFFICIAL INTENT
(Safety Center Project)**

For Reimbursement of Expenditures from Bonds/Notes

This is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Internal Revenue Code of 1986 (the Internal Revenue Code).

1. The City of Kent, Ohio declares that it reasonably expects that the expenditures described in 2. will be reimbursed with the proceeds of bonds (as defined in Section 150 of the Internal Revenue Code). The maximum principal amount of bonds expected to be issued for the project, property, program or purpose toward which the expenditures in 2. are being made is **\$18,000,000.**

2. Description of capital expenditures to be reimbursed. (Complete either A. or B. but do not use alternate B. unless the functional purpose of the fund or account is generally descriptive of the purpose of the expenditure.) --
 - A. Expenditures for (insert a general functional description of property, project, program or purpose): **New Safety Center Project**

OR

- B. Expenditures initially made from and to be reimbursed to the fund or account entitled _____, the general functional purpose of which fund or account is _____

The undersigned has been authorized by the City Council to make and sign this Declaration on behalf of the City.

Date of Declaration:

CITY OF KENT, OHIO

By

(Signature)

Director of Budget and Finance

Caution: This Declaration of Official Intent will not be effective unless the notes, bonds or other obligations providing moneys for the reimbursement are issued and the reimbursement is made (by an allocation on the books and records identifying the expenditure as in 2 above) within the applicable period prescribed in the Treasury Regulations.

INSTRUCTIONS
for
DECLARATION OF OFFICIAL INTENT

For Reimbursement From Tax-Exempt Bonds/Notes
PURPOSE

The form to which these instructions pertain is intended for use under Treasury Regulations {1.150-2 (the Regulations) in order that an expenditure that is paid with moneys temporarily advanced from other funds and is reasonably expected to be reimbursed from proceeds of subsequently issued notes or bonds may qualify for such reimbursement. Failure to comply can result in serious consequences. With certain exceptions for qualified "preliminary expenditures" and certain de minimis expenditures, a Declaration of Official Intent must be made not later than 60 days after payment of the capital expenditure expected to be reimbursed from proceeds of obligations. The "reasonable expectation" test will be failed if the Issuer merely systematically makes the declaration for all expenditures or in exaggerated amounts regardless of real expectations. In general "capital expenditures" include (subject to any more restrictive state law) any costs related to the acquisition or construction of land or interests in real estate, buildings, structures, additions thereto, or other permanent improvements, and restoration or betterments made to increase the value of property or substantially prolong its useful life, and also of machinery, equipment, furniture and fixtures having a useful life of at least one year or such longer period as is required by applicable state law. Costs of issuance also are capital expenditures for this purpose. Certain other expenditures also qualify for reimbursement. The Regulations do not apply to and this form is not to be used in connection with use of proceeds of obligations to finance expenditures paid on or after the date of issuance of the obligations, and this form generally does not apply to obligations for the refinancing of external borrowings (taxable or tax-exempt) such as by issuance of renewal notes or refunding bonds.

INSTRUCTIONS

These instructions are based on the Regulations published in The Federal Register on June 18, 1993. The instructions refer to the particular lines on the form of Declaration of Official Intent.

Line 1. Insert the expected maximum principal amount of obligations expected to be issued for the project with respect to which the capital expenditures to be reimbursed relate. The amount entered on line 1. should include the maximum principal amount of all obligations to be issued for the project, (i.e., obligations to be issued for reimbursement of prior expenditures and obligations to finance expenditures to be paid on or after the date of issuance of the obligations). A "project" includes any property, project, or program (e.g., highway capital improvement program, hospital equipment acquisition, or school building renovation).

Line 2. The general description of the capital expenditures to be reimbursed may be set forth in one of two ways -- either (A) by a functional description of the property, project or program for which the expenditure is made --

Examples--"highway capital improvement program"; "street and bridge improvements"; "hospital equipment acquisition"; "school buildings renovation";

or (B) by identification of the fund or account from which the money will be advanced to pay the expenditures that will be reimbursed subsequently from borrowed money, and a statement of the general functional purpose of that fund or account --

Example--"parks and recreation fund, the general functional purpose of which fund or account is recreational facility capital improvement program".

The (B) option, concerning identification and description of the fund can be used where the fund purpose, in effect, describes the generic purpose of the project, property or program, such as a waterworks improvement for which money is advanced from the water utility fund. If the money is to be advanced from a general purpose fund such as the general fund or a capital improvements fund which is available for any type of capital improvement, use option (A) by stating the generic function of the project, property or improvement.

501(c) Organizations. If the reimbursement obligations will constitute qualified 501(c)(3) bonds, the proceeds of which will be loaned to a 501(c)(3) organization, the 501(c)(3) organization, can make the Declaration with respect to its expenditures and its name can be inserted on the "Name of Issuer" line, and its officer can sign the Declaration. Accordingly, in these Instructions, "Issuer" means the issuer of the reimbursement bonds, except that in the case of a "loan" of proceeds of the bonds to a 501(c)(3) organization for which the 501(c)(3) organization has elected to make the Declaration, "Issuer" means the 501(c)(3) organization.

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
DECEMBER 17, 2013
COUNCIL CHAMBERS
KENT CITY HALL
325 S. DEPEYSTER STREET
7:00 P.M.**

A G E N D A

I. CALL TO ORDER

II. ROLL CALL

III. READING OF PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. PC13-018 LEO DOYLE/PORTAGE LEASING
1278 W. Main Street
Conditional Zoning Certificate & Site Plan Review**

The applicant is seeking a Conditional Zoning Certificate and Site Plan Review and Approval in order to utilize the rear yard of the property for parking. The subject property is zoned IC-R: Intensive Commercial-Residential District.

- 1) Public Hearing
- 2) Planning Commission Discussion/Action

- B. PC13-019 FOREST LAKES DEVELOPMENT COMPANY
Southwest Corner of Stone Water Drive and
Fairchild Avenue**

fee The applicant, Robert Heimann, is requesting approval of the in lieu of dedicating park land for the Lakes at Franklin Mills Subdivision, Phase V. The subject property is zoned R-2: Medium Density Residential District.

- 1) Public Comment
- 2) Planning Commission Discussion/Action

VIII. **MEETING MINUTES:** Regular Meeting - October 15, 2013
Special Meeting - November 21, 2013

IX. **OTHER BUSINESS**

1. Presentation by Jim Bowling, City Engineer
Bicycle Master Plan
2. Member Appointment Procedure

X. **ADJOURNMENT**



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: December 9, 2013

TO: Kent City Planning Commission

FROM: Jennifer Barone, PE, Development Engineer

RE: Staff Report for the December 17, 2013 Planning Commission Meeting

The following items appear on the agenda for the December 17, 2013 Planning Commission meeting:

NEW BUSINESS

CASE NO: PC13-018

APPLICANT: Leo Doyle/Portage Leasing

SITE LOCATION: 1278 West Main Street

STATUS OF APPLICANT: Mr. Doyle is the owner.

REQUESTED ACTION: Conditional Zoning Certificate and Site Plan Review and Approval for a parking lot.

ZONING: IC-R: Intensive Commercial - Residential

TRAFFIC: The parcel is accessed from West Main Street and Garrett Street.

SURROUNDING LAND USES: The property is surrounded by commercial uses on the north, east & west and residential on the south side.

APPLICABLE CODE SECTIONS: Chapter 1143 and 1171 of the Kent Codified Ordinances.

ANALYSIS:

The information was insufficient for staff to review, and the application for Planning Commission review and approval was deemed incomplete. However, this project was advertised to be discussed at this evenings meeting. Staff is requesting a motion to table this item until a complete application package has been received.

PROJECT DESCRIPTION:

The applicant is requesting to utilize the rear yard of the property for parking. This parcel has a history of illegally parked vehicles and other scrap type items in the rear yard. The site plan approved by the Planning Commission depicted parking in the front only. This parcel has been through the legal system twice (1998 & 2003). Obtaining approval for a rear parking area by Kent's Planning Commission will supersede the court cases. From the history, Staff is concerned that unlicensed or inoperable vehicles (junk) will be stored here as well as miscellaneous parts and accessories. The area is also unkempt. Staff suggests adding conditions of approval to restrict the use to licensed and operable vehicles only.

Parking lots are conditionally permitted uses subject to KCO 1171.01(1), (2), (5), (9), (11), and (40) listed below.

- (1) All structures and activity areas shall be located at least 100 feet from all property lines.
- (2) Loudspeakers which cause a hazard or annoyance shall not be permitted.
- (5) No lighting shall constitute a nuisance or in any way impair safe movement of traffic on any street or highway; no lighting shall shine directly on adjacent properties.
- (9) Such uses shall not require uneconomical extensions of utility services at the expense of the community.
- (11) Such uses shall be properly landscaped to be harmonious with surrounding residential uses.
- (40) A performance bond or other financial guarantee acceptable to the Planning Commission shall be placed with the City to insure that the landscaping be installed, and that the hard surfacing of the access drives and parking and service areas be installed, and that adequate storm water drainage be installed, all in accordance with the Commission's approved plans.

TRAFFIC/PARKING:

Insufficient information to determine.

UTILITIES:

Utilities are existing.

STORMWATER:

Insufficient information to determine.

SIGNAGE:

No signage is proposed.

LIGHTING/LANDSCAPING/DUMPSTER:

Insufficient information to determine.

ARCHITECTURAL REVIEW BOARD:

The project did not require review by the Architectural Review Board.

VARIANCES:

The Applicant may request variances from the Board of Zoning Appeals (BZA) for a gravel parking area and to decrease the landscape buffer along Garrett Street.

RECOMMENDATION:

Staff is recommending to table this request.

Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

1. I move that in Case PC13-018, the Planning Commission table the request for a Conditional Zoning Certificate and Site Plan to utilize the rear yard for parking at 1278 West Main Street until such time that the application is deemed complete.

List of Enclosures for This Project:

1. Cover letter dated and site plans received 11/07/13.
2. Aerial Topo and Zoning Map.

CASE NO:

PC13-019

APPLICANT:

Robert Heimann (Forest Lakes Development Co.)

SITE LOCATION:

Southwest corner of Stone Water Drive and Fairchild Avenue.

STATUS OF APPLICANT:

The applicant is the owner of the property.

REQUESTED ACTION:

Subdivision – preliminary plan review

ZONING:

R-2: Medium Density Residential

TRAFFIC:

The lots will be accessed from Stone Water Drive and Roy Marsh Drive.

SURROUNDING LAND USES:

The proposed site is abutted by residential uses.

APPLICABLE CODE SECTIONS:

Chapter 1185 of the Kent Codified Ordinance

ANALYSIS:

Forest Lakes Development Company (Bob Heimann) has created nine new lots in the Lakes of Franklin Mills S/D Phase 5. All residential development is subject to either dedicating park land, paying a fee in lieu, or some combination of land and fee. In accordance with Chapter 1191 of the Kent Codified Ordinances, the Planning Commission with the consent of the Parks and Recreation Board determines which option is utilized. The Parks & Recreation Department requires a minimum of 3 acres for a park. The developer has utilized the preservation alternate for this subdivision which required 30% open space. This space cannot be counted towards the park area. Therefore, the fee in lieu option has been agreed upon by the Parks & Recreation Director and the developer as well as the fee amount of \$640 per lot.

RECOMMENDATION:

Staff is recommending approval.

The Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to make a motion for this project the following language may be used:

I move that in Case PC13-019, the Planning Commission approve the park fee in lieu of land dedication in the amount of \$640 per lot for the Lakes at Franklin Mills S/D Phase 5.

List of Enclosures for this Project:

1. E-mail from Bob Heimann, dated 11/19/13/
1. Memo from John Idone dated 11/26/13.

OTHER BUSINESS

1. The Planning Commission had asked for information regarding bicycle facilities. Jim Bowling, City Engineer, will provide an overview of the bicycle master plan including installation of bike racks.
2. The Planning Commission asked to discuss member appointment procedures to this commission.

CC: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
John Idone, Parks & Recreation Director
Heather Phile, Development Planner
Applicant
PC Case File

**DOWNTOWN
KENT**

UNCOMMON.

UNMISTAKABLE.

Schematic Design

Downtown Kent Signage & Wayfinding Program
November 2013

PREPARED BY



STUDIO GRAPHIQUE ■ design with direction

Downtown Kent is known for its history and eclectic personality. The mix of these two characteristics led Studio Graphique to design a brand and sign system that supports these traits and enhances the City and its downtown environment.

THE BRAND

Downtown Kent has a story to tell. The “Kent Speaks” concept brings the fun-loving energy of the community to life through quirky messaging and interactive signage. On the surface, Downtown Kent is a traditional town, but upon further exploration, it has character(s). A colorful palette of graphic, throw-back elements meets the modern use of expressive visuals and phrases.

With the youthful energy of this brand palette, one can’t help but smile.



THE SIGN SYSTEM

The design platform of the sign system pays homage to the industrial heritage of Kent with supportive elements that express the city’s playfulness and diversity.

- The use of channeled steel and exposed rivets give the signs a stronger industrial feel.
- The system is designed to be modular, with shapes and components that can mix and match throughout the program.
- Messaging and content of the signs are meant to be both functional and entertaining. By using messages such as, **“Find a spot and stay awhile!”** on a Parking sign, we convey the friendly nature of Downtown Kent, while still directing people where they need to go.
- Pedestrian oriented signage and placemaking elements allow people to spend time with the more expressive content and storytelling opportunities.

DOWNTOWN
!KENT

UNCOMMON. UNMISTAKABLE.

WITH TAGLINE

DOWNTOWN
!KENT

WITHOUT TAGLINE

DOWNTOWN KENT
ABCDEFGHIJKLMN**O**QRSTUVWXYZ
abcdefghijklmonpqrstu**v**wxyz
0123456789

HEROIC CONDENSED

Public Parking
ABCDEFGHIJKLMN**O**QRSTUVWXYZ
abcdefghijklmonpqrstu**v**wxyz
0123456789

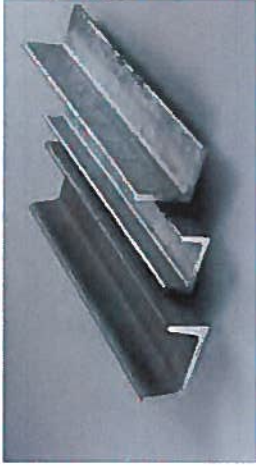
INTERSTATE CONDENSED



COLOR PALETTE

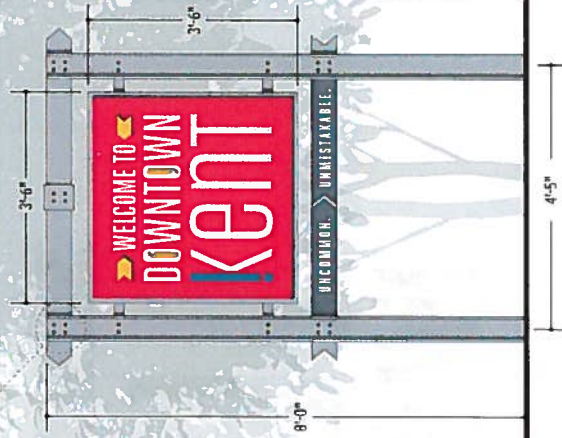


Exposed fasteners

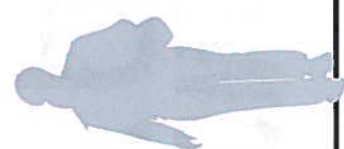


U-Channel/L-Channels

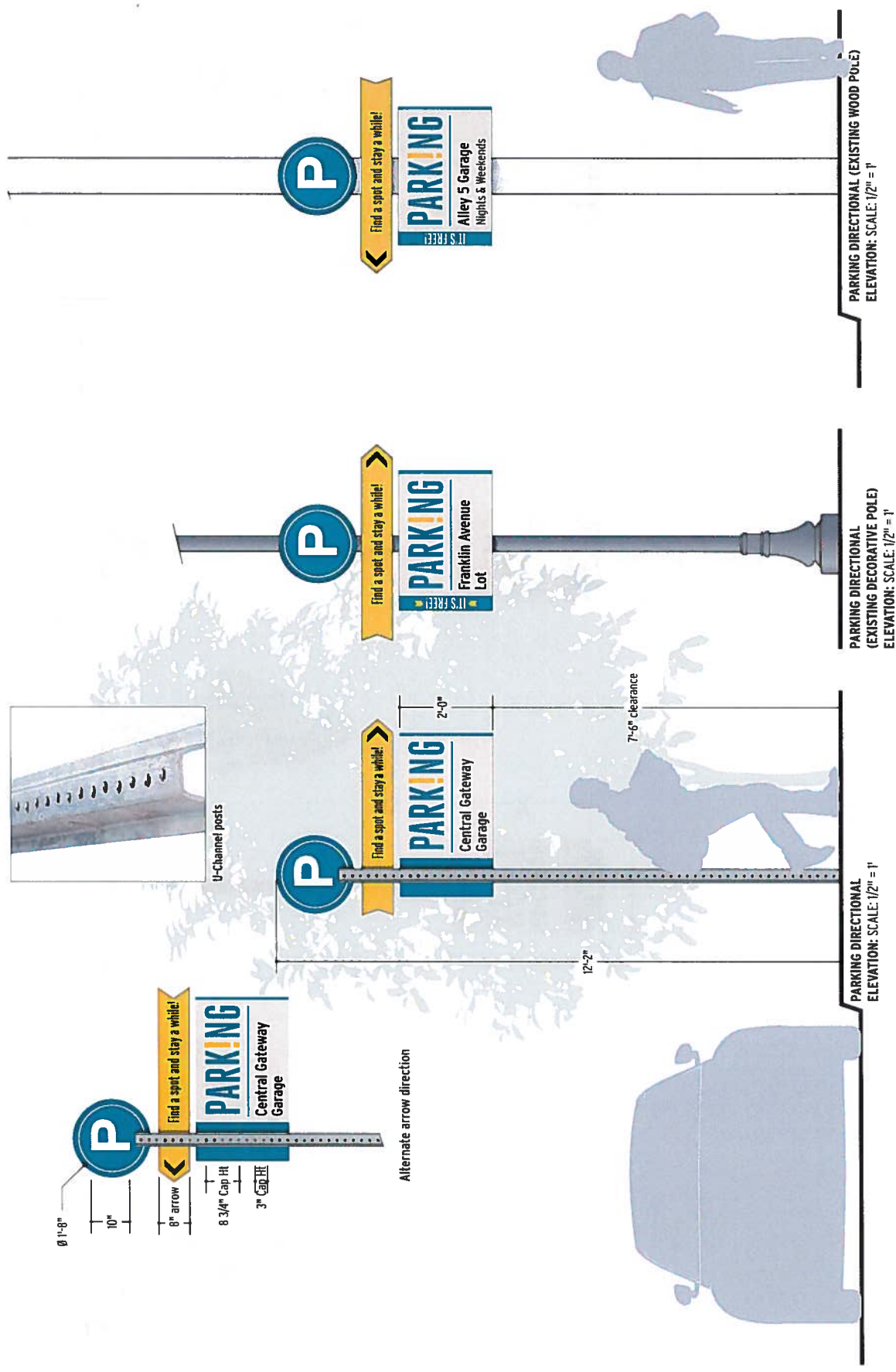
TOP VIEW: SCALE: 1/2" = 1'

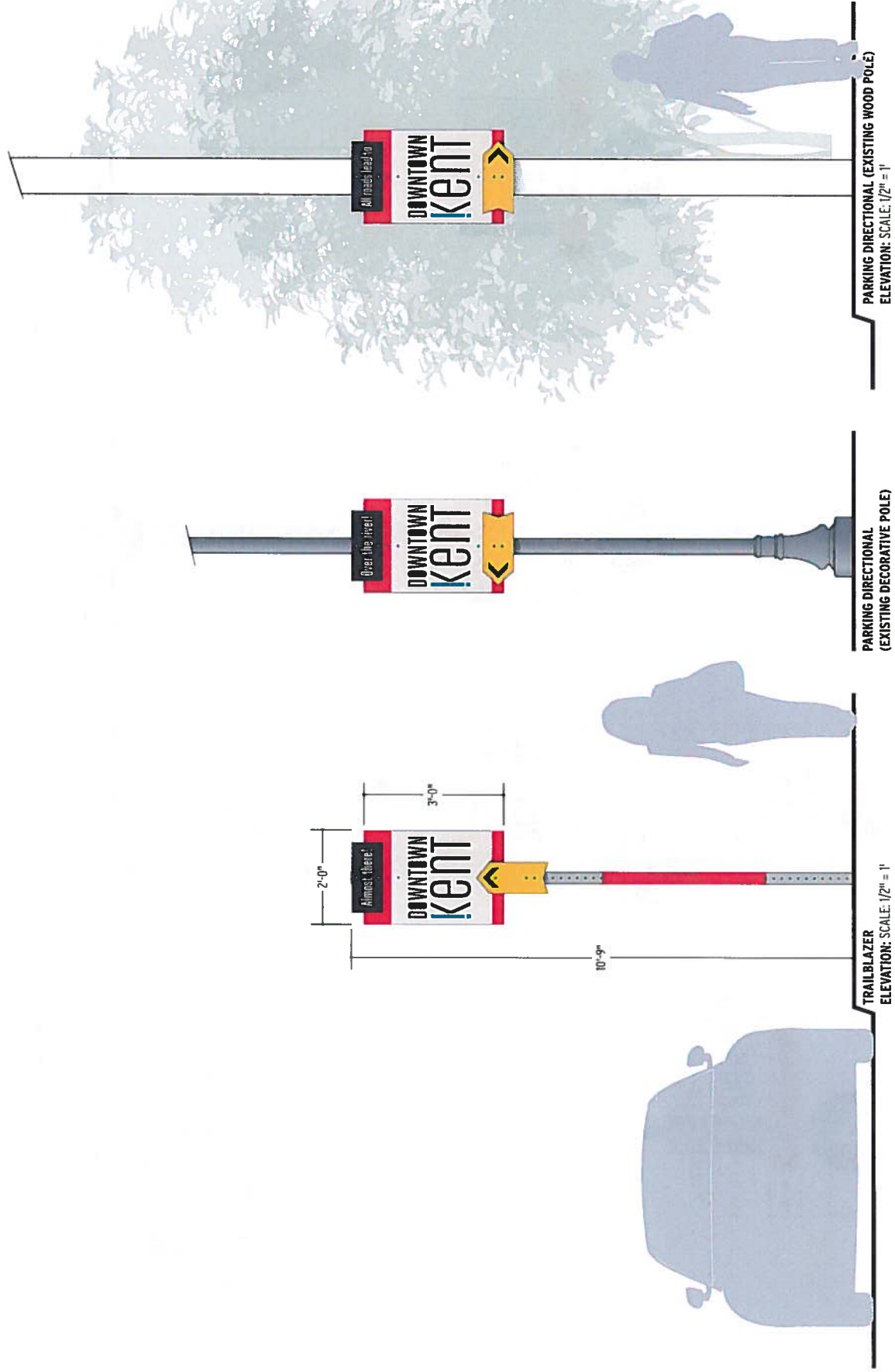


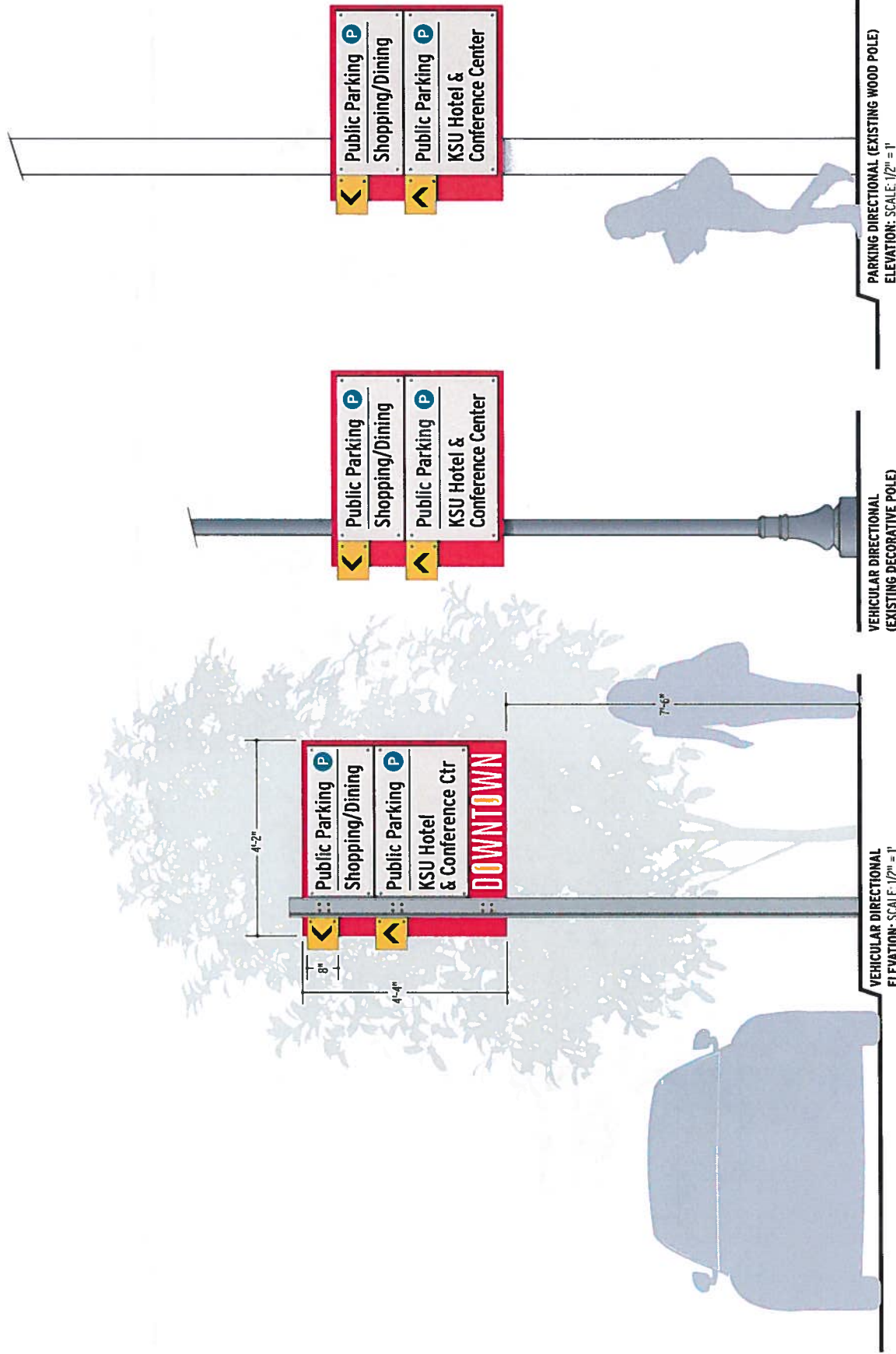
GATEWAY SIGN- OPTION 1
ELEVATION: SCALE: 1/2" = 1'

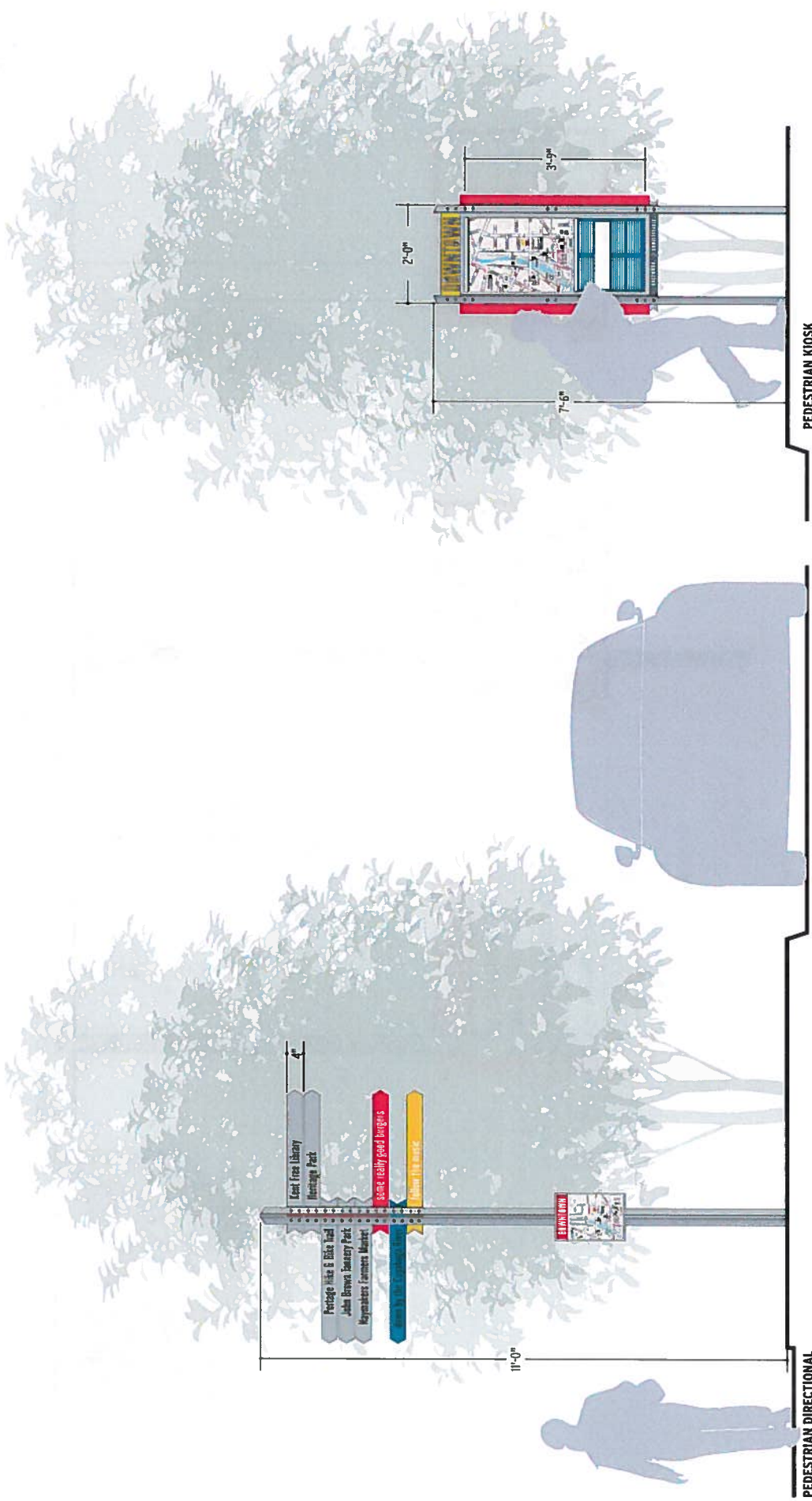


GATEWAY SIGN- OPTION 2
ELEVATION: SCALE: 1/2" = 1'



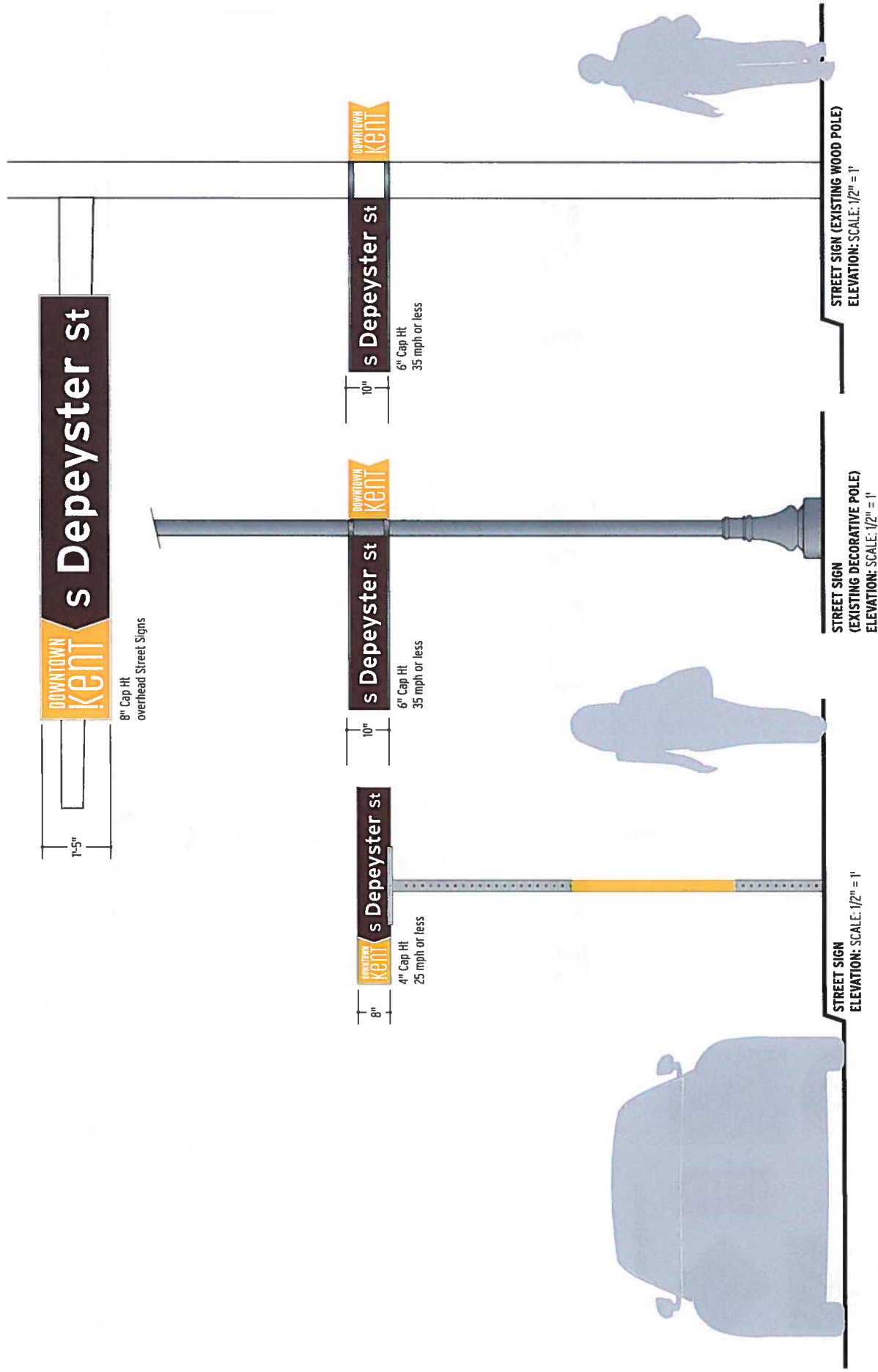






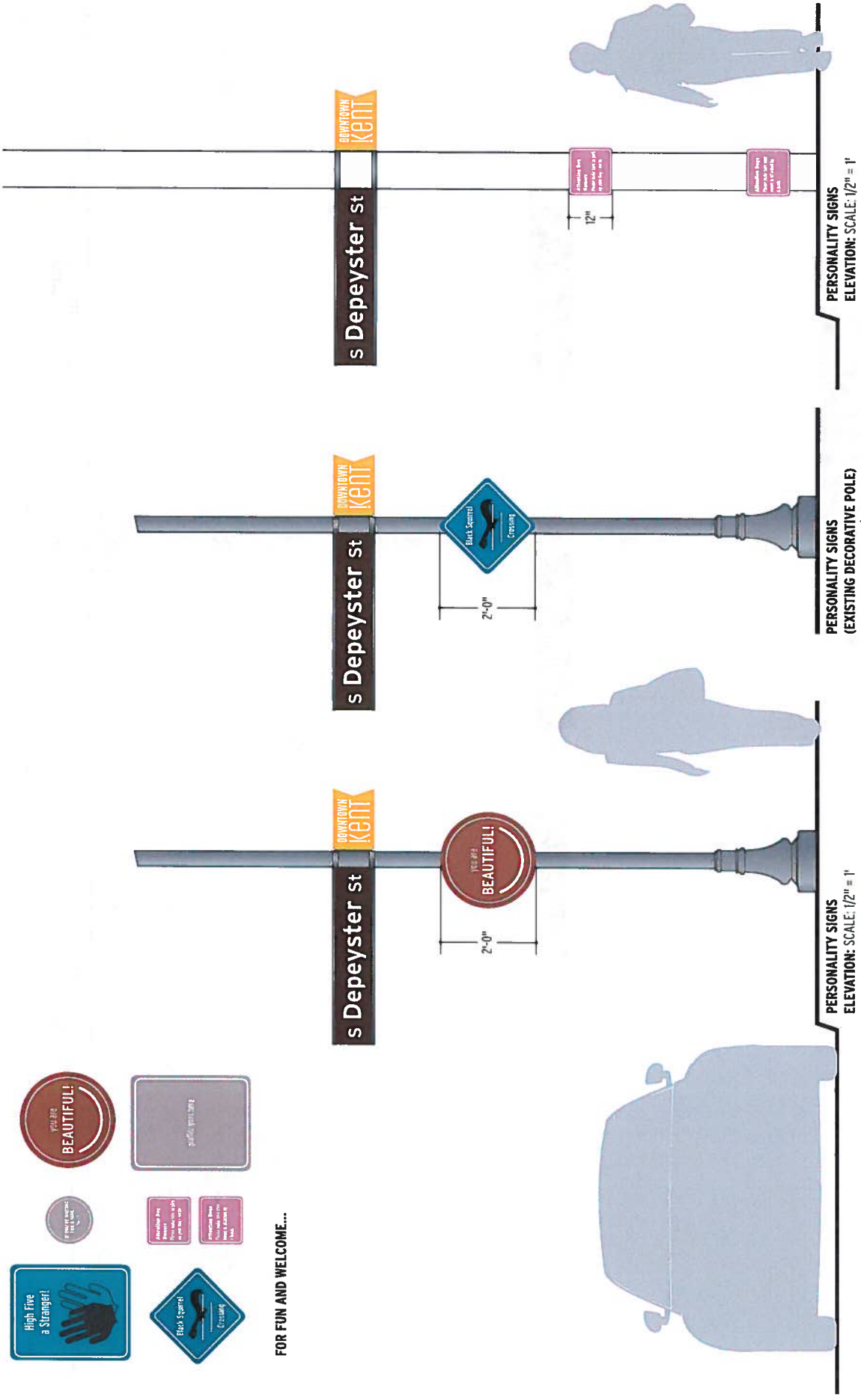
PEDESTRIAN DIRECTIONAL
ELEVATION: SCALE: 1/2" = 1'

PEDESTRIAN KIOSK
ELEVATION: SCALE: 1/2" = 1'





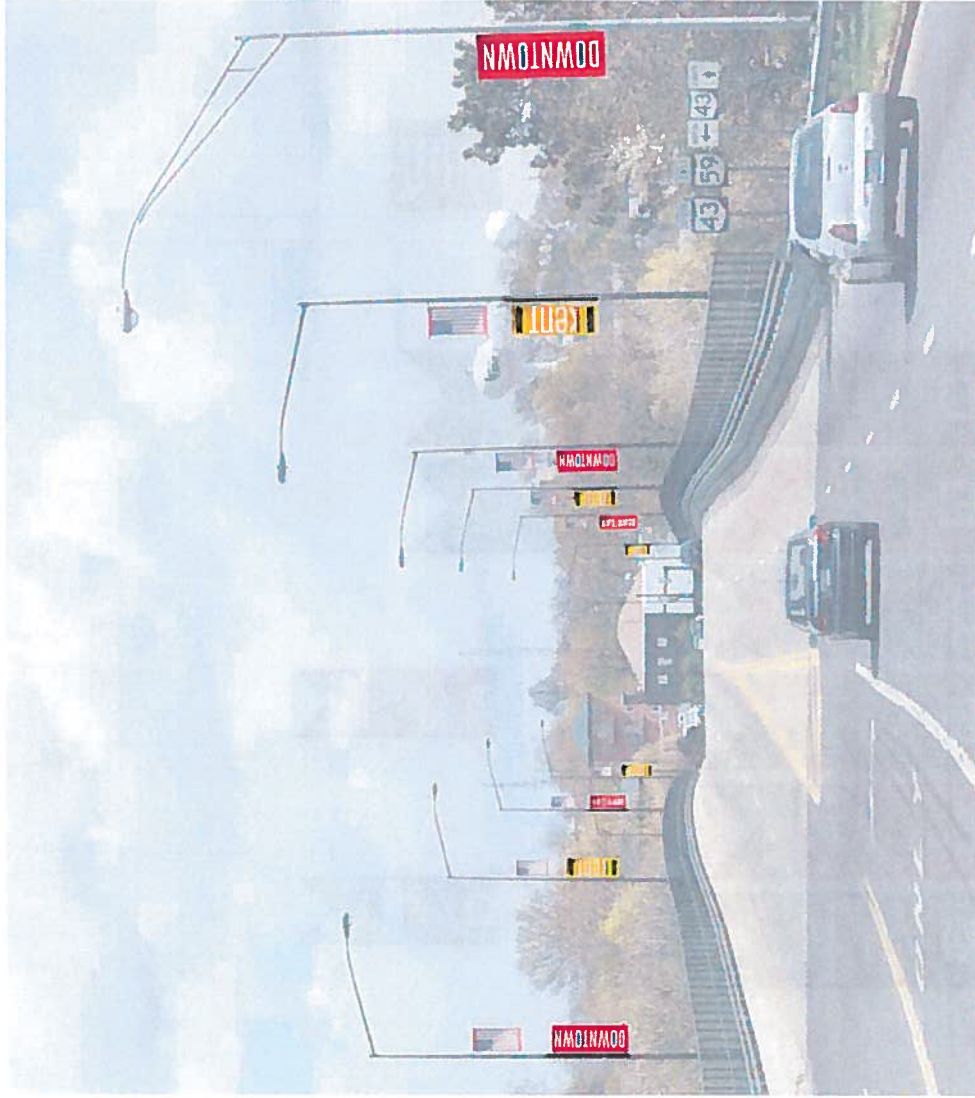
FOR FUN AND WELCOME...



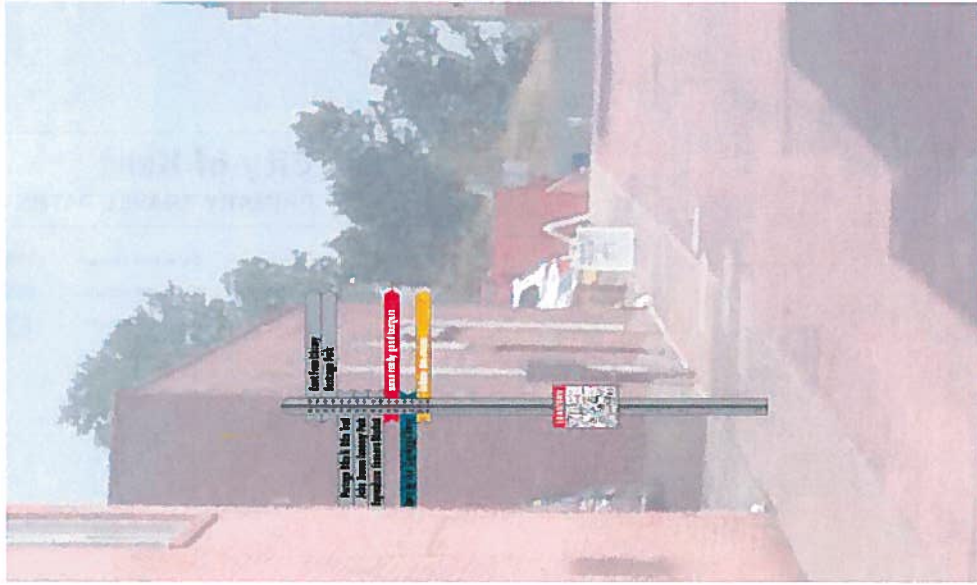
KENT SPEAKS: BANNER CONCEPTS

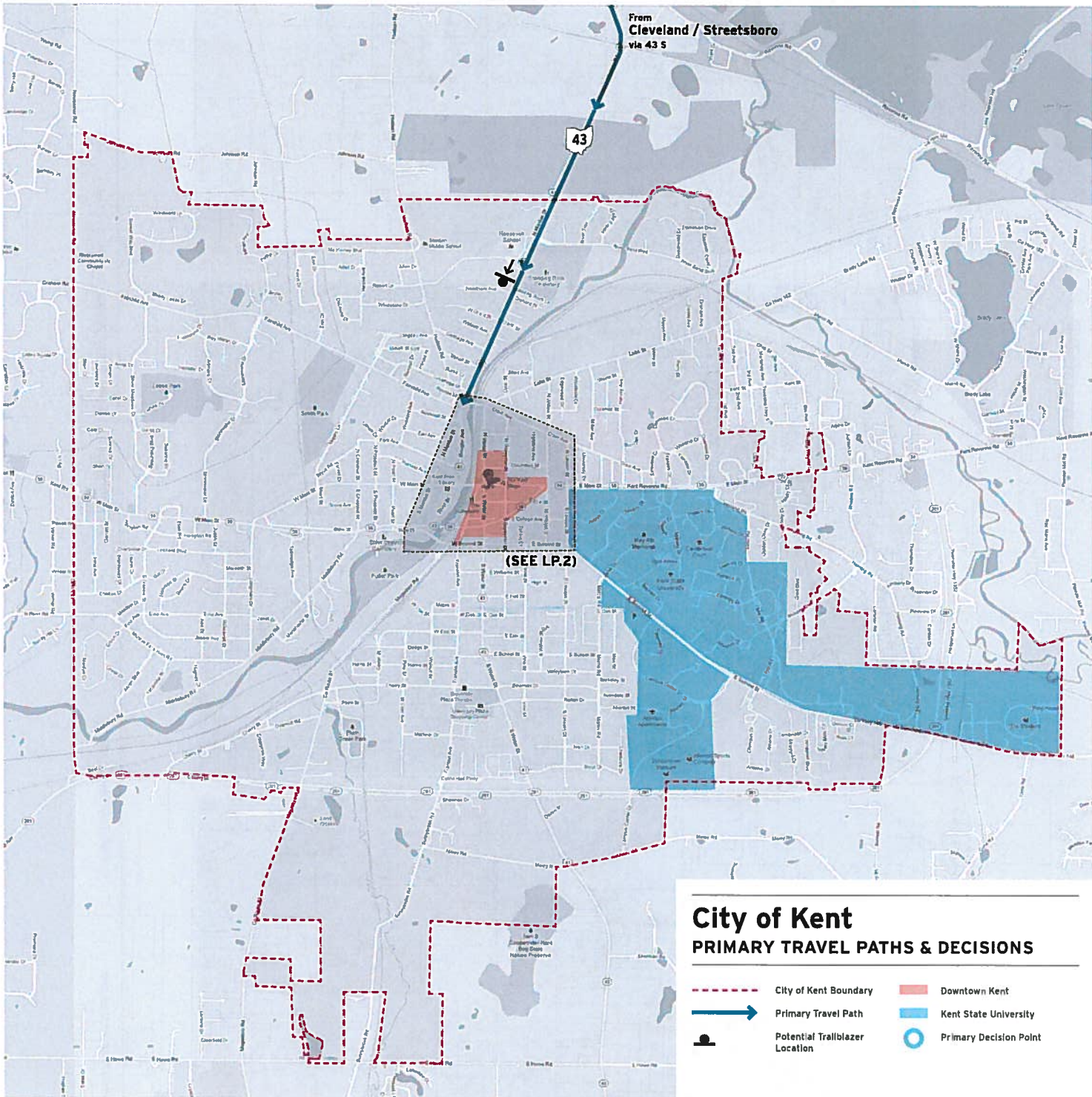


KENT SPEAKS: BANNER CONCEPT APPLICATION



KENT SPEAKS: PEDESTRIAN DIRECTIONAL, WELCOME & PARKING SIGN APPLICATIONS





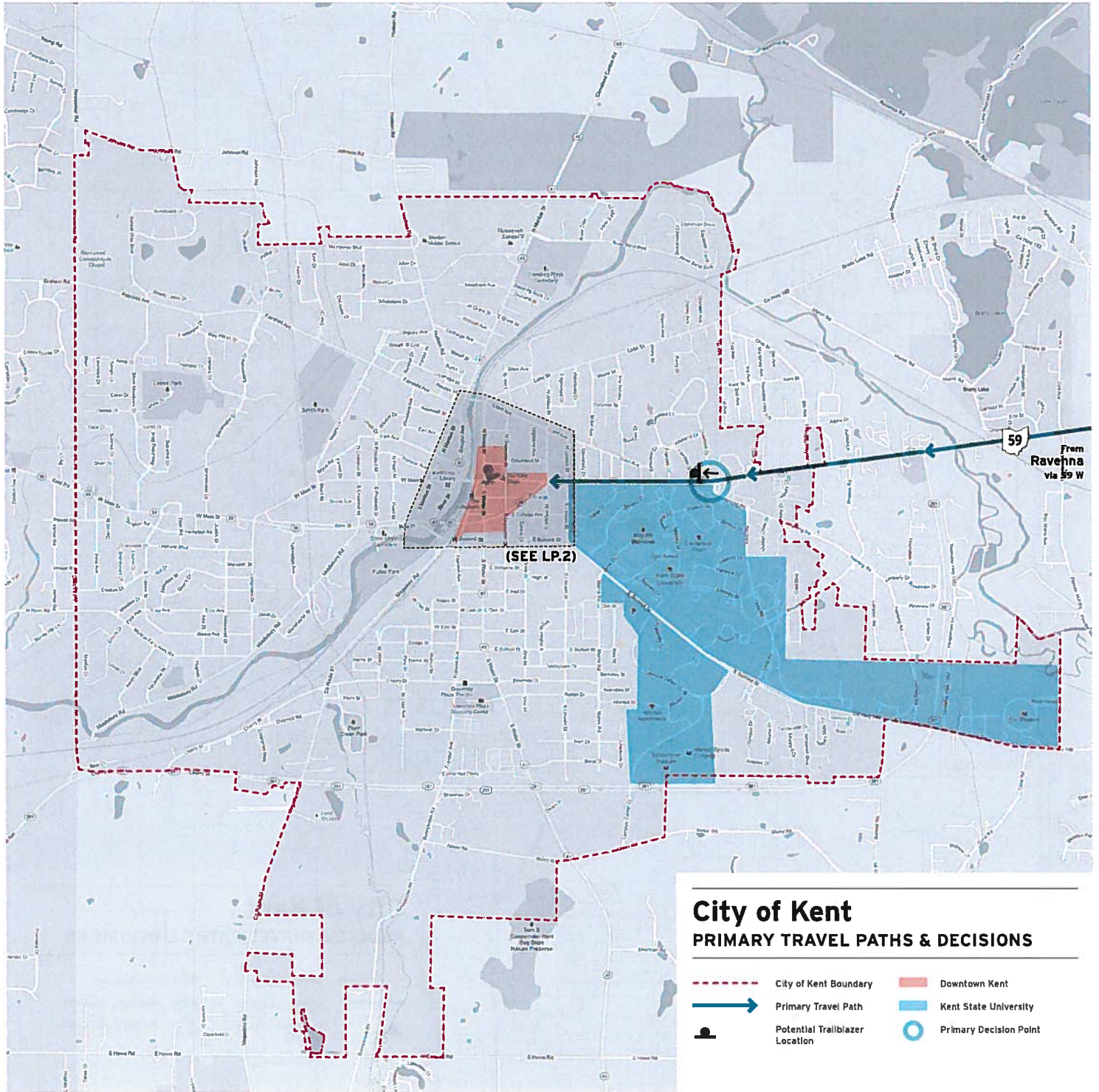
From
Cleveland / Streetsboro
via 43 S

43

(SEE LP.2)

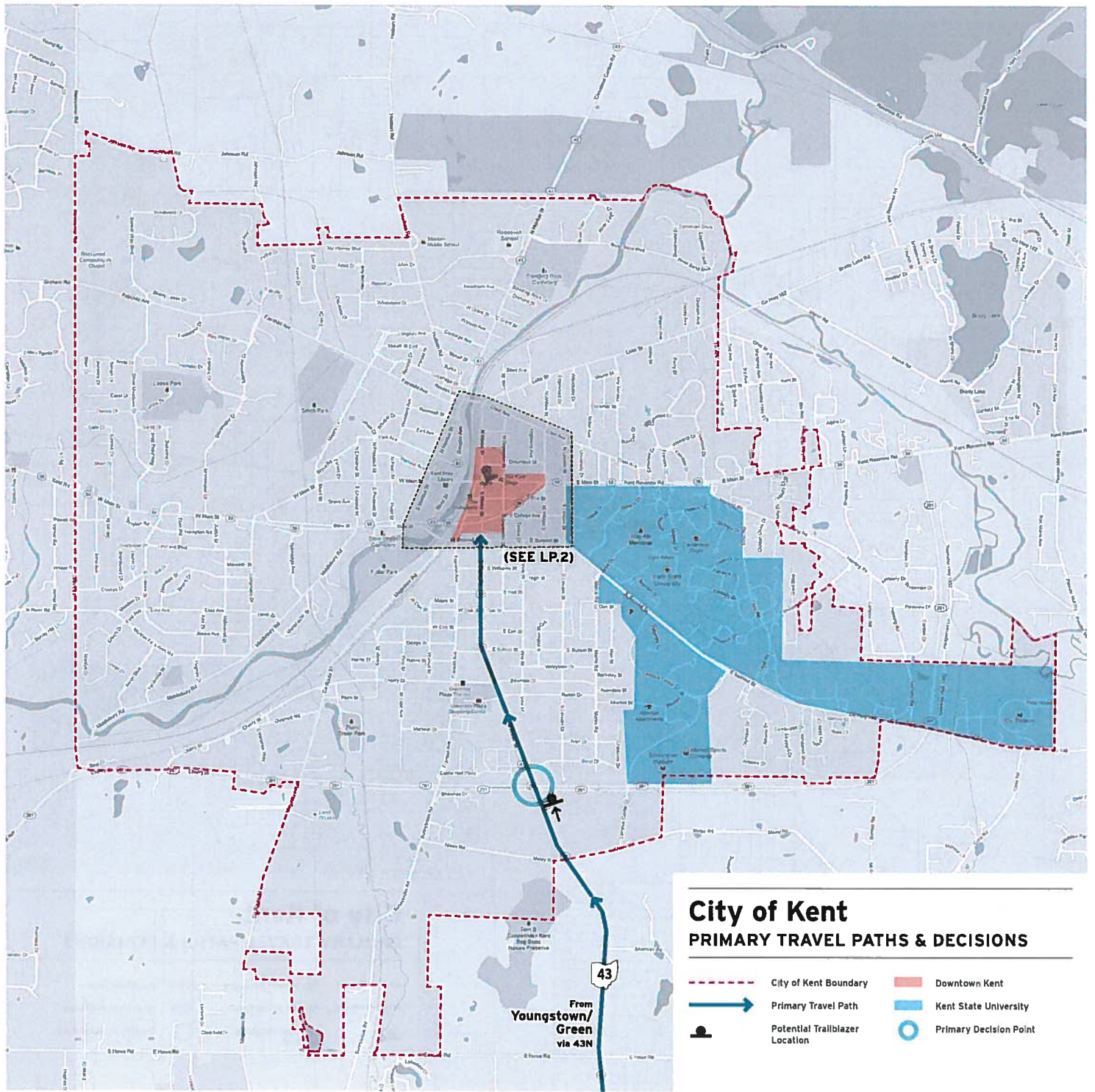
City of Kent PRIMARY TRAVEL PATHS & DECISIONS

- City of Kent Boundary
- Downtown Kent
- ➔ Primary Travel Path
- Kent State University
- Potential Trailblazer Location
- Primary Decision Point



City of Kent PRIMARY TRAVEL PATHS & DECISIONS

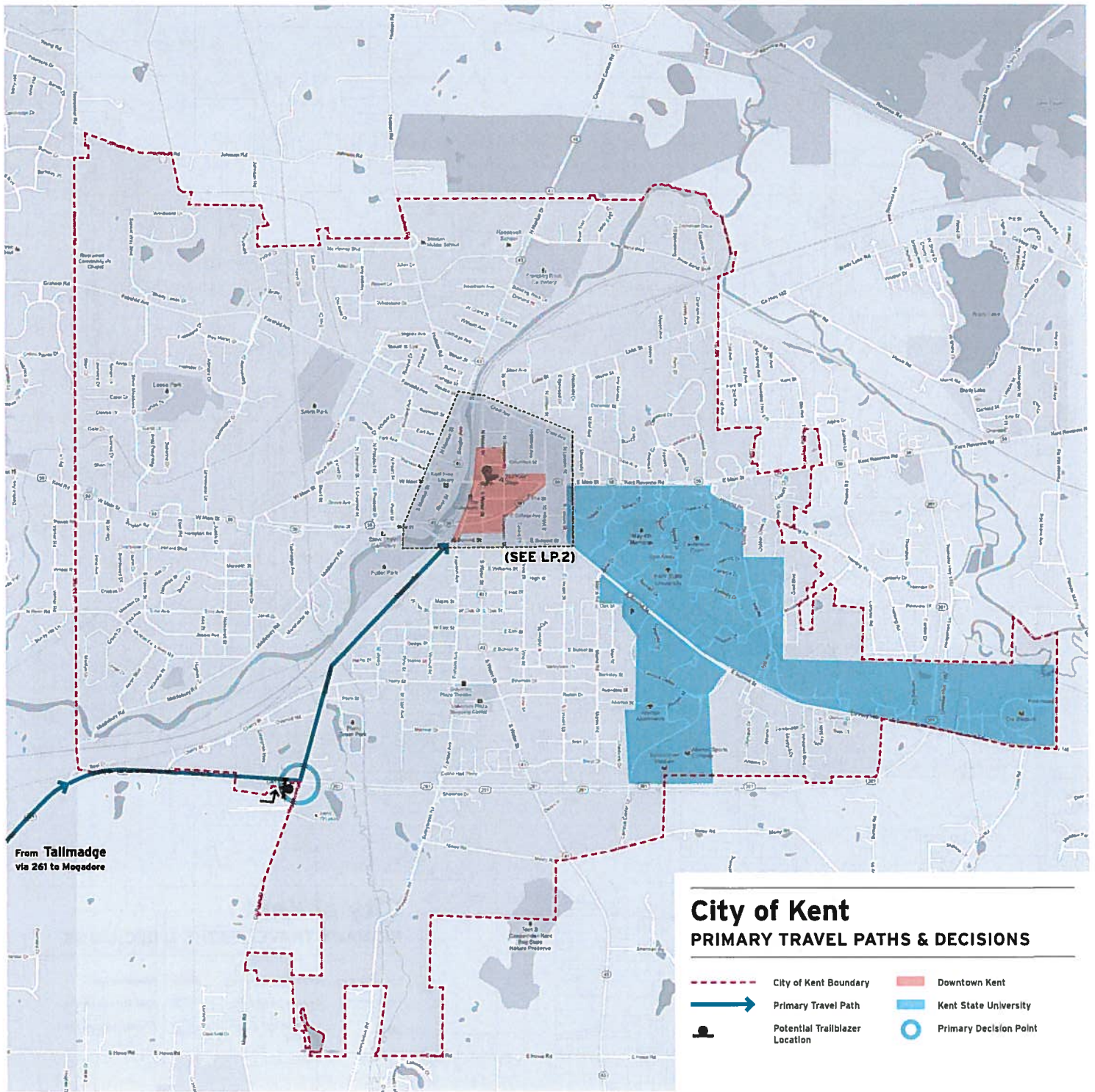
- City of Kent Boundary
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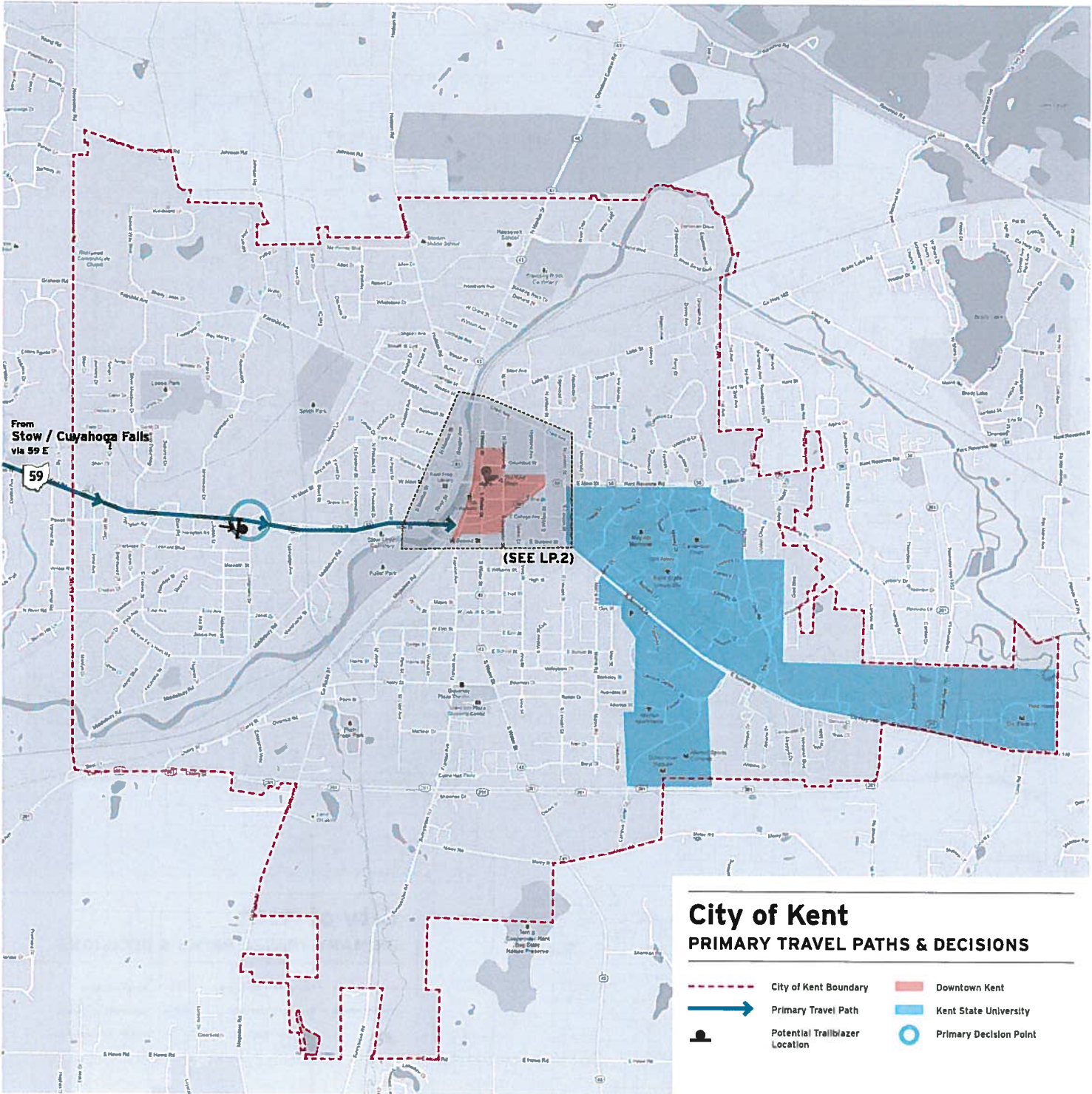


City of Kent PRIMARY TRAVEL PATHS & DECISIONS

- City of Kent Boundary
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From
Youngstown/
Green
via 43N





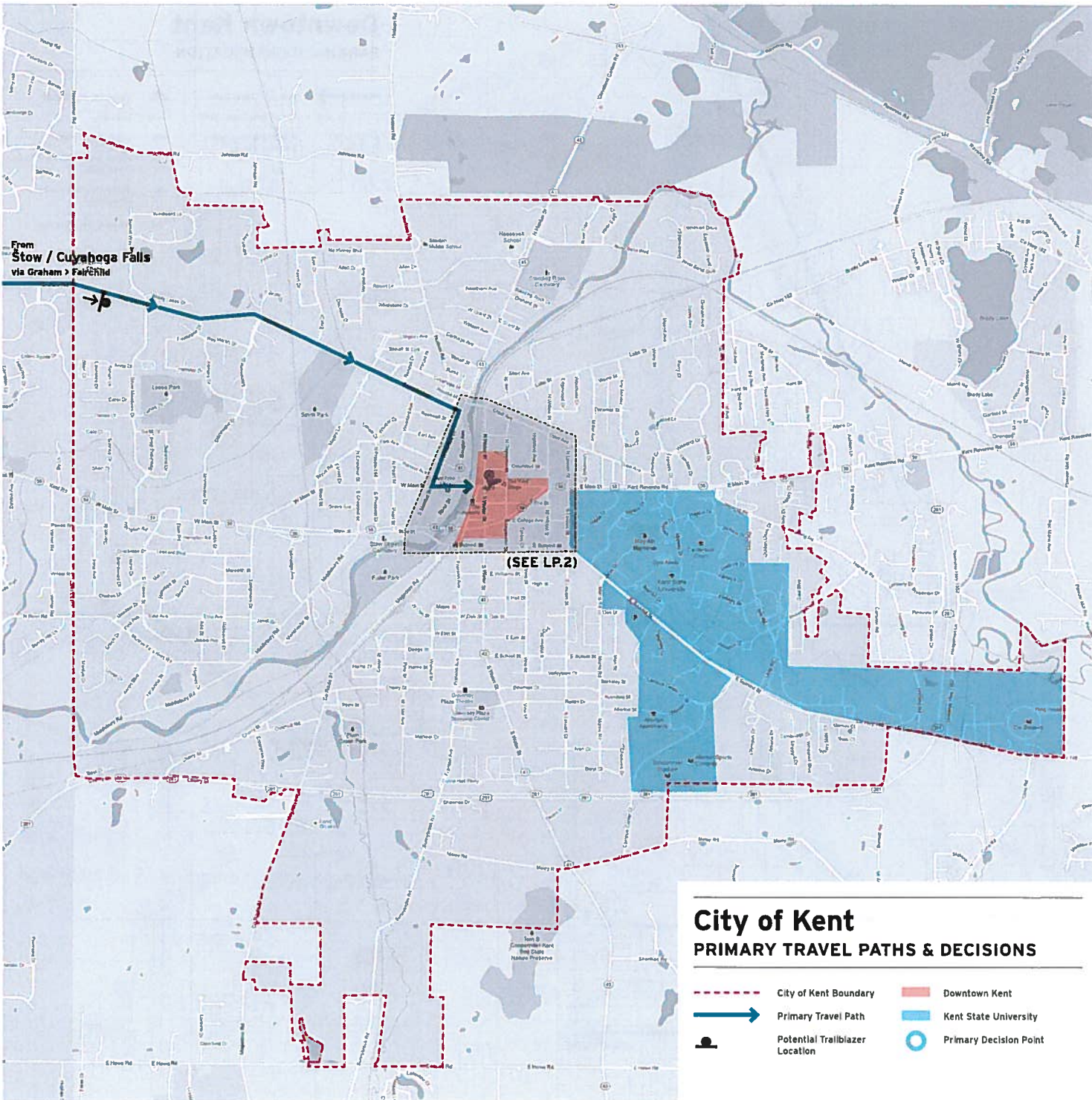
From
Stow / Cuyahoga Falls
via 59 E

59

(SEE LP.2)

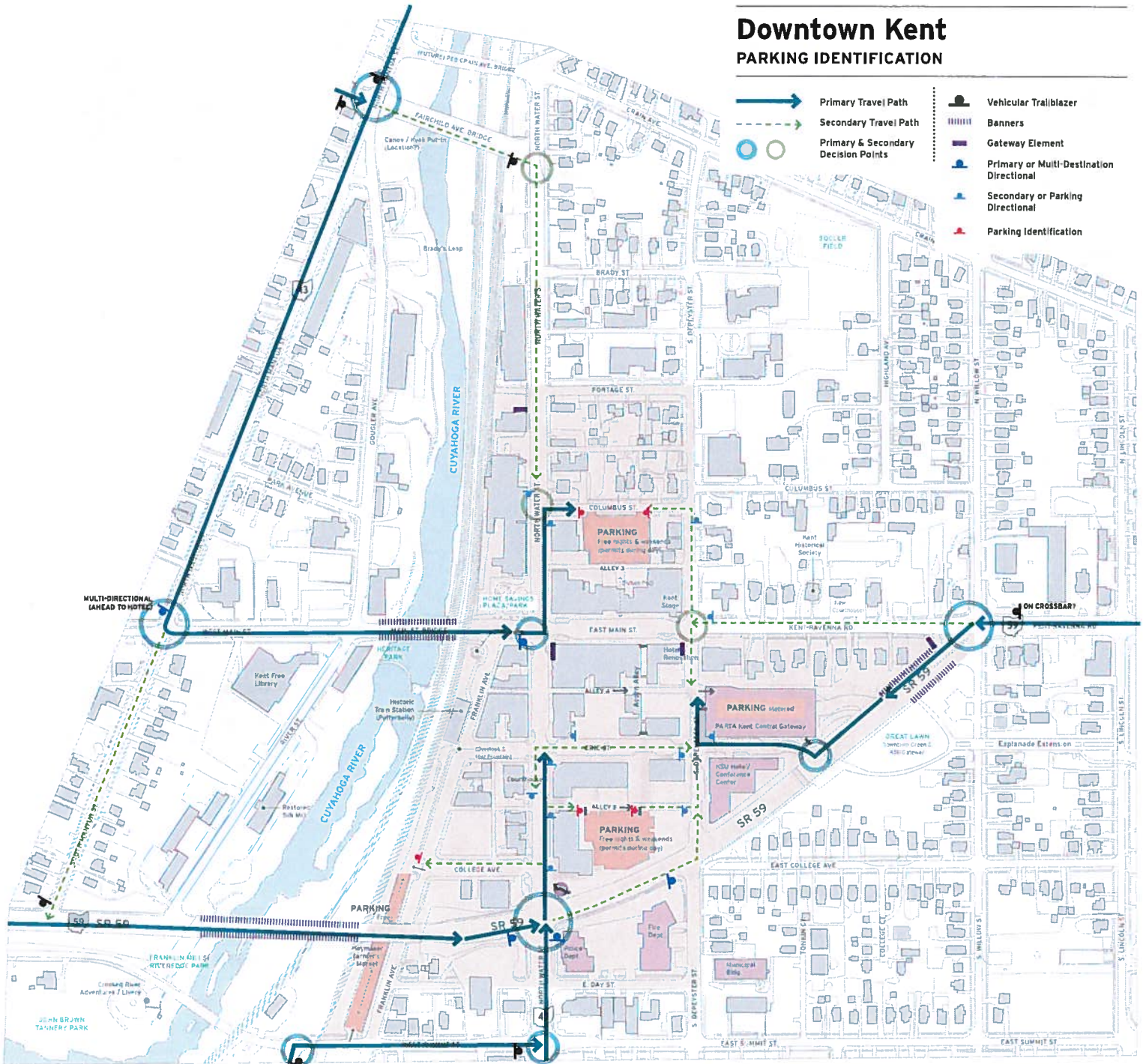
City of Kent PRIMARY TRAVEL PATHS & DECISIONS

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Downtown Kent

PARKING IDENTIFICATION

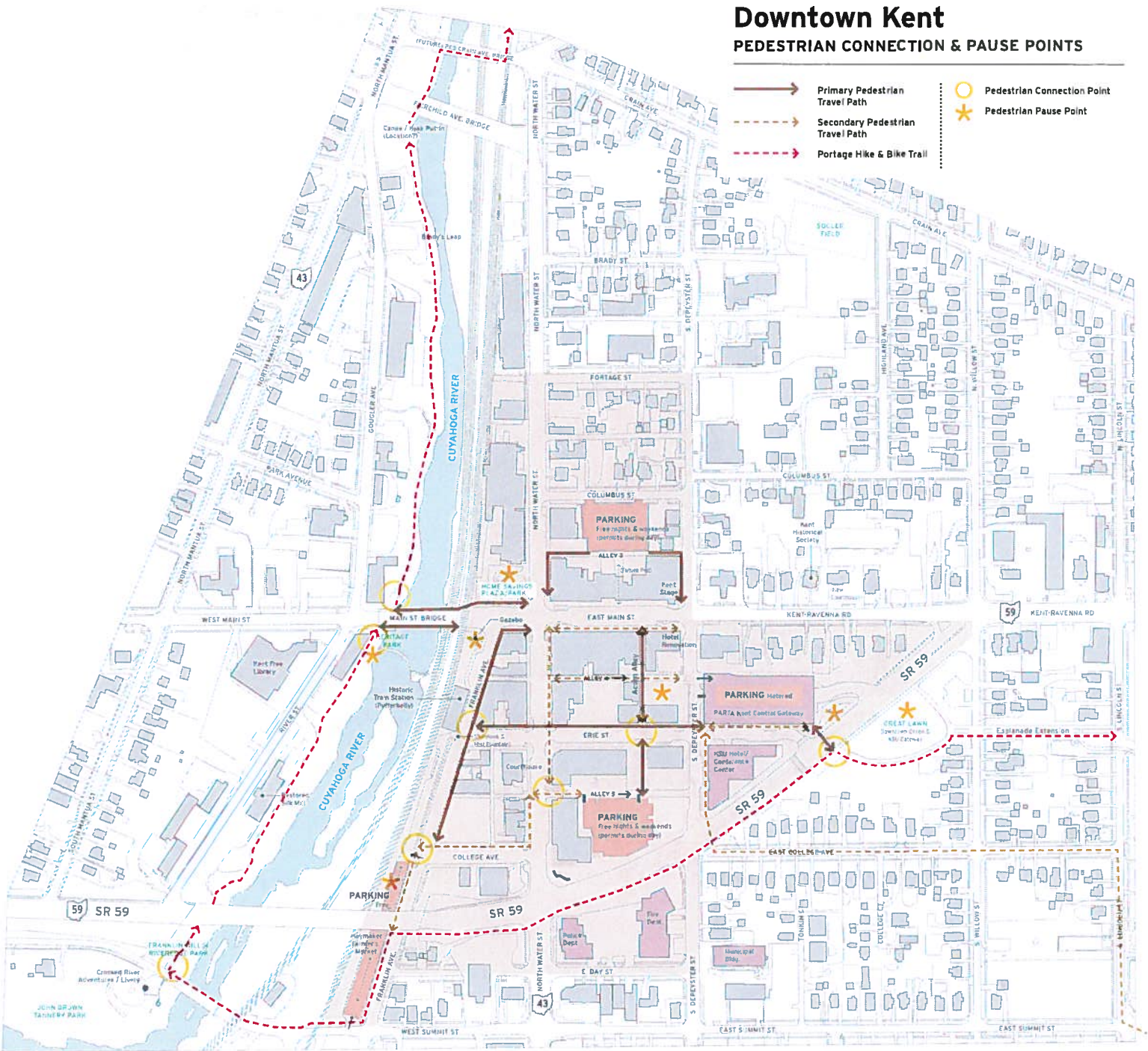


- Primary Travel Path
- Secondary Travel Path
- Primary & Secondary Decision Points
- Vehicular Trailblazer
- Banners
- Gateway Element
- Primary or Multi-Destination Directional
- Secondary or Parking Directional
- Parking Identification

Downtown Kent

PEDESTRIAN CONNECTION & PAUSE POINTS

-  Primary Pedestrian Travel Path
-  Secondary Pedestrian Travel Path
-  Portage Hike & Bike Trail
-  Pedestrian Connection Point
-  Pedestrian Pause Point



Downtown Kent

PEDESTRIAN AMENITY DIRECTORY

-  Primary Pedestrian Travel Path
-  Secondary Pedestrian Travel Path
-  Portage Hike & Bike Trail
-  Pedestrian Connection Point
-  Pedestrian Pause Point
-  Pedestrian Directional
-  w/ Downtown Map
-  Pedestrian Amenity Directory

