

Narrative for the Great Atlantic & Western Technology & Entrepreneur Center (Mogadore Road Technology Corridor)



Why this project is important to the Community? The City of Kent historically began along the banks of the Cuyahoga River as a canal town (P&O canal). In 1863, the first rails were laid for the Atlantic & Great Western Rail Road (later known as the Erie RR) and Kent was selected as the location for two rail yards and shops, as well as a second main line (Baltimore & Ohio RR). The town boomed, signaling a long tradition as a transportation hub and as a strong region for manufacturing. Early companies included: Mason Tire & Rubber, Black & Decker, Williams Brothers Mill, Davey Tree Company, Twin Coach Company, and many others.

Today, like many Ohio cities with a former manufacturing base and historic downtown, we are transitioning from manufacturing to a knowledge economy. The City of Kent is home to Kent State University comprising over 29,000 students, staff and faculty members. While still boasting several strong industries (e.g. Davey Tree Expert Company, Smithers-Oasis, Land O' Lakes, Schneller, Inc., and Ametek Lam Electric), our vision for the future is to provide opportunities for new start-up companies and technologies that will be nurtured and enhanced due to the available resources such as a large educated workforce, research and new technology provided by the University's proximity. We have already achieved several successes in establishing start-up companies based on KSU-developed technologies (e.g. Alpha Micron, Kent Displays, and Crystal Diagnostics). Our future economy, especially in N.E. Ohio, depends on our ability to develop and grow similar industries.

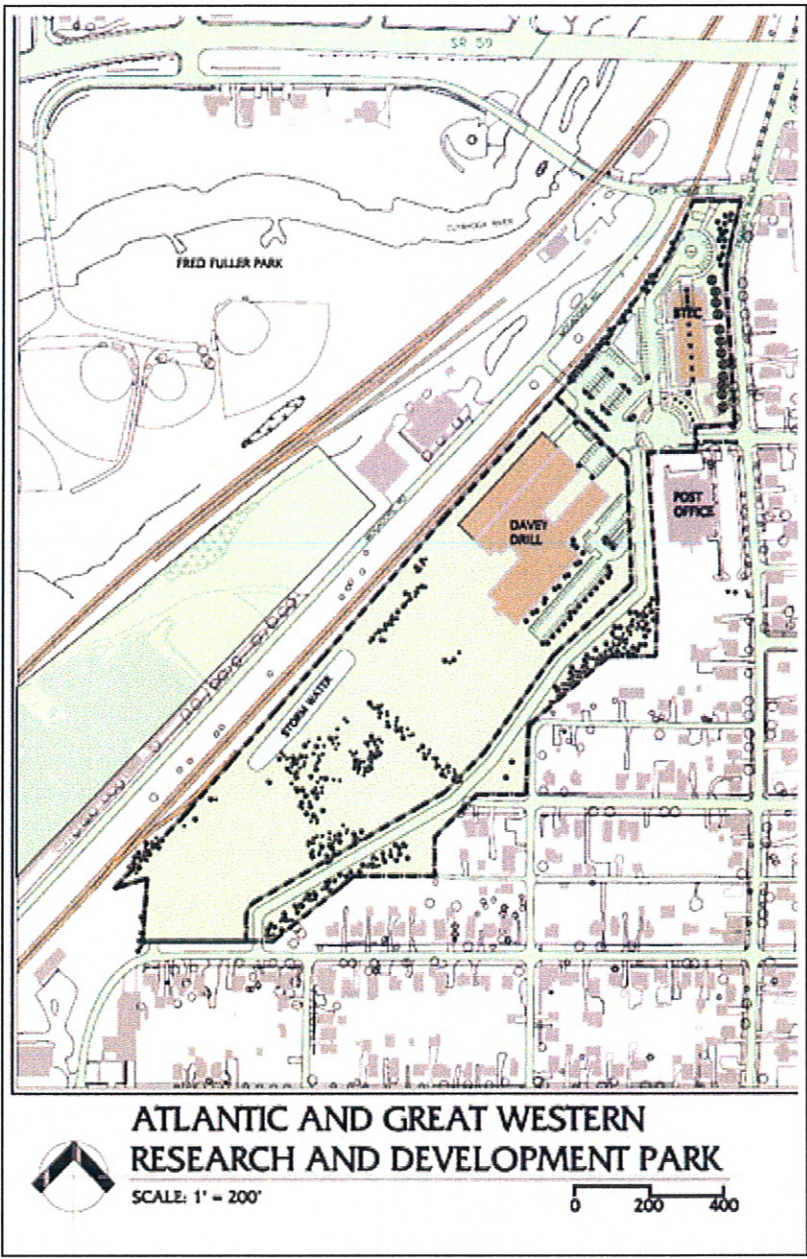
This project, when implemented, will provide another integral piece of Kent's overall revitalization strategy in the next five years. In late 2006, we initiated our efforts to become a Main Street community and we were accepted in January of 2007. We are currently in the construction phase of a \$100 million Downtown Kent revitalization effort (see attachments). This project will complement our over all strategy to revitalize our historic downtown as well as a transform a former historically significant site that is currently a brown-field in great need of reinvestment. The project further reconnects the university to the central business district and the Mogadore Road Industrial corridor, accessible to I-76 and the CSX and Wheeling & Lake Erie rail lines. With the support of CORF funding, the site will help greatly enhance the current footprint of Atlantic and Great Western Technology and Entrepreneur Center while bolstering our positive business technology climate in the City of Kent. This effort will endure for decades to come.

What is Kent's vision for the property? The proposed project is located along the Mogadore Road technology corridor, contiguous to historic downtown Kent. The site is the location of the former Erie downtown rail yards that existed until the 1930s and the former site of the R.B. & W. company (currently owned by the Thomas Betts Corporation of Memphis TN). Thomas Betts has already spent several million to demolish the buildings on the site and remediate environmental issues. The CORF funding will help complete the clean up and ready the site for inclusion in our Atlantic & Great Western Technology Park development.

Our vision for the proposed site is to create a new location for start-up and technology oriented companies that will thrive from Kent's greatest assets: Kent State University and our prominent location in N.E. Ohio. Being contiguous to downtown Kent, the site has played a key role in Kent's previous industrial chapter and is extremely well-positioned to implement several key strategies that will shape the next five years and beyond. ***First***, the location is contiguous to downtown Kent and will compliment the current redevelopment effort. The project includes revitalizing our central business district with a new hotel & conference center, two corporate anchor tenants, an esplanade connection with KSU, new retail (leases signed) and the commissioning of a life-style center that will enhance the quality of life for residents and positively impact work force attraction and retention. This project will connect the amenities (e.g. eateries, lodging, rail and river front) of downtown with a new business and employment base. ***Second***, it reconnects Kent State University with the central business district and the Mogadore Road industrial corridor. In 1977, SR 59 severed the direct connection with KSU. Our current efforts are extending the KSU esplanade into the downtown area in order to connect the University with viable local businesses and future industries. A built-in segment of new employees, 350-400 potentially, will greatly complement our current array of existing businesses, as well as attract new investment in similar knowledge-based industries. ***Finally***, we wish to expand upon our recent successes with KRBA programs (e.g. NEO Beam, SBDC/Kent Incubator) and to turn a mostly vacant, neglected and underutilized brownfield into a "next generation" business model that will assist start-up companies and aid in the development of new technologies, products and industries.

How does the property, once improved, fit into the community's economic development plan?

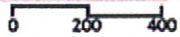
The City of Kent boasts an incredible resource both in academic research and in a trained and educated workforce. With the erosion of traditional manufacturing, we are dedicated to repositioning Kent as the location to research and to develop new technologies in order to bring new products to market. The location of this site will complement current efforts with our downtown and utilize property that once played an earlier role in Kent's industrial history. Since Kent is a mature city which is somewhat landlocked, resurrecting abandoned and underutilized industrial sites is a key strategy in our ED objectives. In addition, this effort will also serve to stimulate development not only within Kent, but also along the Mogadore Road industrial corridor extending into the Brimfield Township Joint Economic District, all the way to Interstate 76. This project adheres to many successful models of public-private partnership, especially with the considerable number of resources available due to the presence of Kent State University. No other project we have explored has the tremendous potential to connect as many facets of our local Kent economy as the Atlantic and Great Western Technology and Entrepreneurship Center.



**ATLANTIC AND GREAT WESTERN
RESEARCH AND DEVELOPMENT PARK**



SCALE: 1" = 200'





CITY OF KENT, OHIO

DEPARTMENT OF SAFETY

To: Mr. Ruller, City Manager
From: Bill Lillich
Subject: Alarm monitoring agreement
Date: September 26, 2011

Mr. Ruller,

In July, we experienced a lightning strike at the Safety Building which resulted in damage to several pieces of electronic equipment. One item that was damaged beyond repair was the Keltron alarm monitoring equipment. The equipment was rather old, and would be extremely hard to replace. Because of the loss of the equipment, the few businesses that were still attached to it were advised of the need to contract with a private vendor. Additionally, we had to make similar arrangements with a monitoring agency also.

As we worked through the insurance claim on the damages, we found that there was little replacement coverage for this equipment since it was so old. The cost to replace it amounted to \$8,500 for the most basic equipment, up to approximately \$30,000 for a better control panel. The insurance coverage will only amount to \$2,500.

During some of our recent communications discussions with the Kent State Police, we discovered that they had recently upgraded their equipment substantially, with a lot of added capacity. After some discussions, we agreed to have them monitor the alarms for the city facilities. The only cost would be a small installation and maintenance expense. There will be no regular monitoring costs.

In order to accomplish this service, Deputy Chief Tondiglia and I created the attached document to define the extent of the operating agreement for this service. I forward this document for your review, and review by the City Council. This is another good example of the cooperative effort between our two agencies, and the City and University as well.

Respectfully,

A handwritten signature in blue ink that reads "William C. Lillich".

William C. Lillich
2011079a

Memorandum of Understanding

Between the City of Kent and Kent State University Police for Monitoring City Owned Alarm Systems

This memorandum summarizes the understanding and agreement between the parties concerning the monitoring and processing of alarms owned by the City of Kent. This memorandum is considered as an addendum to the existing mutual aid agreement between the City of Kent and Kent State University, and all aspects of that agreement apply to this memorandum unless otherwise specified in this document. This memorandum includes the following:

The City of Kent will:

- Provide and maintain their alarm systems at various locations throughout the city
- Provide the connection from their city alarm systems to the alarm receiver located in the Stockdale Building at Kent State University
- Ensure that their alarm equipment is providing proper signals to the KSU alarm receiver.
- Respond to the city alarms received by KSU Police.

Kent State University Police will:

- Provide access, at no charge, to the alarm receiver located in the Stockdale Building at Kent State University
- Provide accounts for the incoming city owned alarms
- Report any alarms or trouble reports to the Kent Police Department for proper response and maintenance

It is understood by both parties that this service will be provided for as long as both parties agree to maintain the relationship and Kent State University is able to provide the service. Ninety days' notice will be given if either party wishes to terminate the agreement.

Director of Public Safety

City Of Kent, Ohio

Date: _____

2011079b

Director of Public Safety

Kent State University

Date: _____

AGENDA

CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARINGS & BUSINESS MEETING
OCTOBER 17, 2011
7:00PM
COUNCIL CHAMBERS – KENT CITY HALL
325 SOUTH DEPEYSTER STREET

- I. CALL TO ORDER
- II. PLEDGE
- III. ROLL CALL
- IV. PREAMBLE
- V. ADMINISTRATION OF THE OATH
- VI. NEW BUSINESS

A. BZ11-019 **KEVIN & KATHY KERNS
747 GROVE AVENUE**

Section: 1133.04(c)

Request: the applicant is requesting a 6-foot variance from the 10-foot minimum side yard setback to allow a carport to be 4 feet from the side property line (Section 1133.04(c)).

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

B. BZ11-020 **DANIEL RODRIGUEZ
1701 ATHENA DRIVE**

Sections: 1133.03(a)(2) and 1133.03(b)(2)

Requests: The applicant is requesting the following:

- 1) A 484.5 square foot variance from the 12,000 square foot minimum lot size for a two-family dwelling in an R-3 Zone district to allow a single family home to be converted to a duplex with a 11,515.5 square foot lot (Section 1133.03(a)(2)), and
- 2) A 21-foot variance from the 75-foot minimum lot width at the building line to allow a single family home to be converted to a duplex with a 54-foot lot width at the building line (Section 1133.03(b)(2)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

C. BZ11-021

LESLIE COGGINS
830 NORTH MANTUA STREET

Section: 1171.01(1)

Request: The applicant is requesting a 96-foot variance to allow a daycare center and outdoor play area to be 4 feet from the side property line (Section 1171.01(1)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

VII. MEETING MINUTES

A. MINUTES FROM THE SEPTEMBER 19, 2011 MEETING

VIII. OTHER BUSINESS

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: OCTOBER 7, 2011
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: HEATHER PHILE, DEVELOPMENT PLANNER *HP*
RE: STAFF REPORT FOR THE OCTOBER 17, 2011 BOARD OF ZONING APPEALS MEETING

The following case appears on the agenda for the October 17, 2011 Board of Zoning Appeals meeting:

NEW BUSINESS

CASE NO.: BZ11-019
APPLICANT: KEVIN & KATHY KERNS
SITE LOCATION: 747 Grove Avenue
STATUS OF APPLICANT: The applicant is the owner of the property.
REQUESTED ACTION: The applicant is requesting a 6-foot variance from the 10-foot minimum side yard setback to allow a carport to be 4 feet from the side property line (Section 1133.04(c)).
ZONING: This property is currently located in the R-3: High Density Residential Zone District.
TRAFFIC: The property is accessible from Grove Avenue.
SURROUNDING LAND USES: The property is surrounded by other residential uses on all sides.
APPLICABLE CODE SECTIONS: 1133.04(c)
ANALYSIS:

This property is located at 747 Grove Avenue. This property is currently a single family dwelling with a detached garage. The property is zoned R-3: High Density Residential.

The applicant is proposing to construct a one-car carport that will be attached to the existing one-car garage. Based on the placement of the existing garage and the house on the property, the most logical place for the carport would be on the east side of the garage. This will allow for easier access into and out of the garage and would provide a place for another car to be protected from the weather.

The R-3 zone district regulations state that the setback for an accessory building is 10 feet from the side and rear property lines. The applicant is requesting a 6-foot variance from the regulations to allow the carport to be 4 feet from the east side property line.

CASE NO.: BZ11-020

APPLICANT: DANIEL RODRIGUEZ

SITE LOCATION: 1701 Athena Drive

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 484.5 square foot variance from the 12,000 square foot minimum lot size for a two-family dwelling in an R-3 Zone district to allow a single family home to be converted to a duplex with a 11,515.5 square foot lot (Section 1133.03(a)(2)), and
- 2) A 21-foot variance from the 75-foot minimum lot width at the building line to allow a single family home to be converted to a duplex with a 54-foot lot width at the building line (Section 1133.03(b)(2)).

ZONING: This property is currently located in the R-3: High Density Residential Zone District.

TRAFFIC: The property is accessible from Athena Drive.

SURROUNDING LAND USES: The property is surrounded by single family residential uses on the north, south, and west sides, and by multi-family residential on the east side.

APPLICABLE CODE SECTIONS: 1133.03(a)(2) and 1133.03(b)(2)

ANALYSIS:

The applicant is requesting a variance for lot size and lot width at building line to allow the change in use of the single family dwelling to a two-family (duplex) dwelling. This property is located at 1701 Athena Drive, and is currently zoned R-3: High Density Residential.

The applicant explains that he would like to convert the single-family house to a duplex, by having the basement be a separate unit. The applicant's drawings show that separate entrances can be obtained through the side door. The side door leads directly into the downstairs apartment. The upper apartment would have two bedrooms and the lower apartment would have one bedroom. The applicant would create a parking area behind the house that would have enough room for 4 cars to park. Two spaces per unit are required. The applicant is also proposing to only have the duplex while he is the owner of the house. When he sells and moves from the property, the house would revert back to a single family dwelling and would be sold as such. The applicant is also in partnership with the Campus Crusade for Christ on the Kent State campus and would pull the potential tenants from this organization.

The minimum lot size for the R-3 zone district is 12,000 square feet for two-family dwellings. This property has approximately 11,515.5 square feet, 485 square feet short. The minimum lot width at the building line is 75 feet for two-family dwellings. This property is 54 feet wide. This property currently meets all zoning requirements for a single family dwelling in the R-3 zone district.

CASE NO.: BZ11-021

APPLICANT: LESLIE COGGINS

SITE LOCATION: 830 North Mantua Street

STATUS OF APPLICANT: The applicant is a tenant in the plaza.

REQUESTED ACTION: The applicant is requesting a 96-foot variance to allow a daycare center and outdoor play area to be 4 feet from the side property line (Section 1171.01(1)).

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from North Mantua Street.

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

APPLICABLE CODE SECTIONS: 1171.01(1)

ANALYSIS:

This plaza is located at 830 North Mantua Street. The daycare center would be one of the tenants in this building. This property is currently zoned C-R: Commercial – High Density Residential. This space in the plaza has been used as a day care facility in the past and the applicant currently operates a similar child care facility in Bedford.

The applicant is proposing to open a daycare facility that will hold up to 39 children, with ages ranging from infant to school-age. A child care facility in the C-R zone district is conditionally permitted and is subject to a few conditions in Chapter 1171. The only condition that is not met is the 100-foot minimum setback for all buildings and activity areas; therefore the applicant is requesting a variance from this section of the zoning code.

The building sits approximately 4 feet from the southern property line. The playground will be in line with the building and will go back toward the alleyway, with a 6-foot vinyl fence surrounding the play area. The daycare will have ample parking, lighting, and security features.

On September 20, 2011, the Planning Commission approved the site plan and Conditional Use Certificate for the daycare, with a few conditions, including gaining approval of the variance by the Board of Zoning Appeals.

cc: Applicant
Case file
Jennifer Barone, Development Engineer
Eric Fink, Asst. Law Director

KENT POLICE DEPARTMENT
SEPTEMBER 2011

	SEPTEMBER 2010	SEPTEMBER 2011	TOTAL 2010	TOTAL 2011
CALLS FOR SERVICE	1799	1693	15958	14849
FIRE CALLS	389	425	3037	3009
ARRESTS, TOTAL	193	218	1636	1498
JUVENILE ARRESTS	12	18	138	148
O.V.I. ARRESTS	15	26	167	170
TRAFFIC CITATIONS	244	243	2545	2170
PARKING TICKETS	320	223	2235	1870
ACCIDENT REPORTS	89	94	598	611
Property Damage	54	61	360	387
Injury	13	18	90	86
Private Property	16	9	114	101
Hit-Skip	6	6	34	37
OVI Related	3	2	11	15
Pedestrians	0	4	3	6
Fatals	0	0	0	0
U.C.R. STATISTICS				
Homicide	0	0	1	2
Rape	3	0	8	6
Robbery	0	1	7	10
Assault Total	18	25	154	164
Serious	1	4	19	21
Simple	17	21	135	143
Burglary	15	12	108	105
Larceny	35	47	341	335
Auto Theft	0	4	18	25
Arson	3	4	15	14
TOTAL	74	93	652	661
CRIME CLEARANCES				
Homicide	0	0	1	2
Rape	1	0	4	1
Robbery	0	0	3	5
Assault Total	16	18	119	124
Serious	0	1	10	13
Simple	16	17	109	111
Burglary	1	2	14	14
Larceny	4	17	40	55
Auto Theft	0	1	6	4
Arson	0	0	2	1
TOTAL	21	38	188	206

M. J. ...
10/1/11



CITY OF KENT, OHIO

DEPARTMENT OF PUBLIC SERVICE

930 OVERHOLT RD., 2ND FLOOR, KENT, OHIO 44240 (330) 678-8105 FAX (330) 673-1893
www.kentohio.org

Mr. Chris Malinowski
Messer Construction Co.
3705 Business Park Drive
Columbus, Ohio, 43204-5007

October 13, 2011

Subject: 320 S. Depeyster Street – Construction Trailer Location

Dear Mr. Malinowski

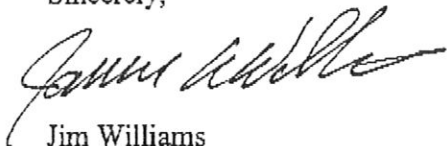
Messer Construction Co. (Messer) is permitted to use a portion of 320 S. Depeyster Street (Kent Fire Station) to place a construction trailer for the construction of the Kent State University Hotel and Conference Center. As per our meeting on September 29, 2011, the following terms and conditions were agreed upon in conjunction with the use of the property:

- Messer may stage a construction trailer and two contractor parking spots on a gravel base at 320 S. Depeyster Street in the area north of the visitor parking lot accessed off Depeyster Street.
- Messer is permitted to remove the bushes and landscaping along the north curb line of the visitor parking lot. The curb around the visitor parking lot shall not be disturbed.
- All existing trees on the site will remain. Trimming of the trees is permissible with the approval of the fire chief.
- Messer will relocate the existing fencing fronting SR 59 and Depeyster Street from its current location to a new location generally located along the north face of the fire station. The final location will be approved by the Fire Chief prior to relocating the fence.
- Any damage done to the existing sidewalk or curb will be repaired by Messer at Messer's own expense.
- Upon completion of the project, Messer shall restore the site to the mutual satisfaction of both parties. The minimum amount of restoration shall include grading, topsoil and seeding of all areas disturbed by Messer during the time Messer has occupied the site.

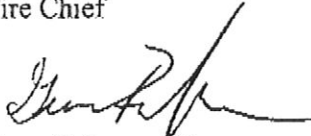
If you disagree with any of the above requirements, provide a written response prior to entering the site. If no disagreements are received in writing prior to Messer entering the site it is assumed that Messer agrees to the above terms and conditions.

If you have any questions, please contact me at your convenience.

Sincerely,



Jim Williams
Fire Chief



Gene Roberts, PE
Service Director

C: Jim Bowling, City Engineer
Gary Locke, Community Development Director
Jennifer Barone, Development Engineer
file



KENT FIRE DEPARTMENT SEPTEMBER 2011 MONTHLY INCIDENT REPORT

FIRE RESPONSE INFORMATION

	CURRENT PERIOD			YEAR TO DATE		
	2011	2010	2009	2011	2010	2009
Summary of Fire Incident Alarms						
City Of Kent	53	68	41	392	439	437
Kent State University	35	30	28	165	142	158
Franklin Township	13	9	11	106	106	83
Sugar Bush Knolls	0	0	0	1	0	1
RESPONSES	101	107	80	666	687	679
Mutual Aid Received by Location						
City Of Kent	1	7	3	4	12	14
Kent State University	1	0	0	1	0	0
Franklin Township	0	0	0	0	7	3
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	2	7	3	5	19	16
Mutual Aid Given	4	2	0	36	36	30
TOTAL FIRE INCIDENTS	105	109	80	702	723	709

EMERGENCY MEDICAL RESPONSE INFORMATION

Summary of Medical Responses						
City Of Kent	215	203	189	1772	1780	1743
Franklin Township	37	40	26	260	263	258
Kent State University	65	38	56	251	229	224
Sugar Bush Knolls	1	0	1	6	9	4
Mutual Aid Given	2	1	3	18	30	21
TOTAL RESPONSES	320	282	275	2307	2311	2250
Mutual Aid Received by Location						
City Of Kent	0	3	8	11	16	35
Franklin Township	0	1	0	3	1	8
Kent State University	0	1	1	2	0	4
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	0	5	9	16	15	47
Total Fire and Emergency Medical Incidents	425	391	355	3009	3034	2959

The applicant is requesting approval of the Comprehensive Site Plan for the proposed CVS Drug Store and drive-thru pharmacy. The subject property is zoned R-C: High Density Multifamily-Commercial District.

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

B. PC11-021 GOLDEN POND LLC/NPR GROUP
Sunnybrook Road at S.R. 261
Conceptual Site Plan

The applicants are presenting a conceptual plan for a 70 unit (120 bed) senior house facility to be located in the Golden Pond Project on Sunnybrook Road. The subject property is zoned N-C: Neighborhood Commercial District.

- 1) Public Comment
- 2) Planning Commission Discussion *(no action required)*

IX. OTHER BUSINESS

X. ADJOURNMENT