

USEPA Lorain Harbor Area Wide Planning Project

Lorain, Ohio

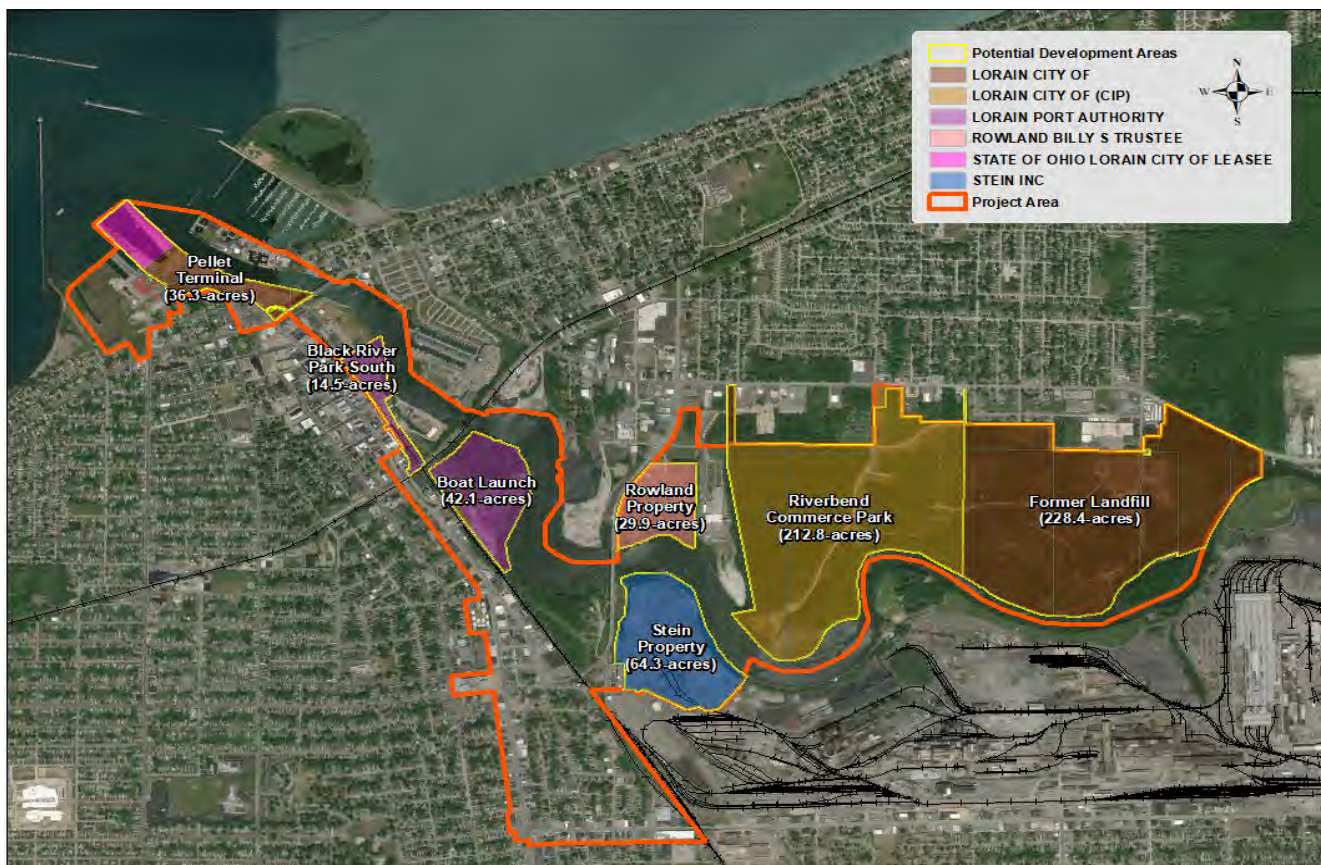


Overview

The City and County of Lorain are embarking on a formal Expression of Interest (EOI) process to identify developers and end users interested in the future ownership and redevelopment of five key sites. The EOI will be released on April 16th, 2018. Please check www.LorainHarborAWP.com for more information.

The Lorain Harbor Area-Wide Planning Project Area consists of five publicly-owned properties located along the Black River and within close proximity to Lake Erie. These five sites are important to the revitalization of Lorain's historic urban waterfront. The project area has the potential to transform into a mixed-use and sustainable community, featuring nature trails that connect the public to Lake Erie. In addition, all the sites are adjacent to the downtown area and have water access.

This project is led by Lorain County with support from the USEPA Land Revitalization Program. Key partners include the City of Lorain, the Lorain Port Authority, the Lorain Growth Corporation, Charleston Village Society, and the Black River Area of Concern (AOC) Advisory Committee.



Key Sites:

- Pellet Terminal Site - 36.3 acres
- Black River Landing South - 14.5 acres
- Boat Launch Site - 42.1 acres
- Riverbend Commerce Park - 212.8 acres
- Former Landfill Site - 228.4 acres

Assets:

- Proximity to I-90
- Adjacent to downtown
- River access available on all sites
- Access to Lake Erie
- Functional deep water port
- Existing public utilities
- Generally level land at road grade
- Low land cost
- Major rail access to CSX and Norfolk and Southern

Utilities

- Water and sewer: City of Lorain
- Gas: Columbia Gas of Ohio
- Electricity: First Energy - Ohio Edison
- Internet and telecommunications: Century Link and Spectrum



Potential Site Uses

The vision for the project area and waterfront is to provide opportunity for a range of uses including: industrial/commercial, retail, recreational and residential uses. To best realize this redevelopment vision, the reuse opportunities should focus on:

- Connecting the waterfront - Develop a livable and walkable downtown with a waterfront area that is an inviting and attractive live, work, and play destination;
- Building on past success - Leverage Lorain's industrial sites to attract private development, tax revenue, and jobs.

Location

The City of Lorain is centrally located 28 miles west of Cleveland, 90 miles east of Toledo, and 125 miles north-east of Columbus, with direct access to Lake Erie.

All five sites are located along the Black River, and either adjacent to the downtown area of Lorain or within close proximity. The location of the properties provides a key opportunity to reconnect the downtown and provide direct access to the waterfront.

For more information on the EOI, contact Tiffany McClelland at the Lorain Port Authority at (440) 204 - 1194.