



MEMORANDUM

To: City Council
From: Economic Development Commission
Date: July 12, 2021
Subject: Recommendation to Pursue a Development Agreement for 432 Springfield Pike

RECOMMENDATION

At its June 15, 2021 meeting the Economic Development Commission (EDC) voted unanimously to recommend that City Council direct the Wyoming Community Improvement Corporation (CIC) to pursue a development agreement with Sara Aschliman for the sale and conversion to commercial use of the property at 432 Springfield Pike, to include a City-controlled parking and connectivity plan for the eastern portion of the property.

BACKGROUND

432 Springfield Pike is the single-family residence that sits between Wyoming Community Coffee and the Board of Education office/parking lot. It has long been viewed by the City as a key component of The Promenade – the civic core of Springfield Pike bounded by the Civic Center on the south and the Public Library on the north. For additional information about The Promenade and prior planning efforts related to it, please refer to the [2018 Master Plan](#) (reference Economic Development and Zones of Potential Change, pages 74-79) and the [2010 Promenade Task Force Report](#). Looking back further to the 1997 and 2007 Master Plans illustrates the long term interest of the community to delineate The Promenade as a highly visible, centrally located town center.

432 Springfield Pike was purchased by the CIC at the direction of City Council in June 2019 for \$280,500, modest repairs were made, and the property has since been rented to residential tenants while the City and CIC consider its future use. The property is located within and makes up part of the western boundary of the Village Historic District, and thus is subject to the protections and restrictions of [Chapter 1336 of the Codified Ordinances](#).

Recall that at the direction of City Council, the EDC and CIC issued a Request For Proposals (RFP) for the redevelopment of 432 Springfield Pike in November 2019, which yielded a single proposal from Sara Aschliman. Ms. Aschliman is an architect, owner of Wyoming Community Coffee, and Wyoming resident. The EDC reviewed the proposal and found that it did not sufficiently align with the Desired Outcomes of the RFP and the 2018 Master Plan, as detailed in their memo dated 1/18/20 and summarized herein.

Ms. Aschliman originally proposed to take ownership of the property and redevelop the existing house into a combination office and/or short term residential rental (i.e. lodging house, AirBNB) use and would convert the front yard into a dining patio for neighboring Wyoming Community Coffee. The transfer likely would not have included the eastern (rear) portion of the property which would have been retained by the City/CIC for the installation of public parking. The EDC found that the proposal would have required significant incremental investment from the CIC, would have resulted in loss of control of the property, and may not have resulted in a commercial use as was intended. The original proposal confirmed the EDC's assessment that it may not be economically viable to replace the existing house with a new commercial building at this time. While the EDC concluded that the original proposal was not consistent with the goals for the property, and therefore declined the proposal as submitted, the EDC agreed with Ms. Aschliman's conclusion that the focus should be on working with the existing structure to repurpose it into a use consistent with the 2018 Wyoming Master Plan. The EDC further agreed that it will require investment to redesign/redevelop the property for an appropriate commercial use, and in part recommended engaging Ms. Aschliman for a new proposal for the property to include a compatible business use.

The future of 432 Springfield Pike was further discussed at the EDC meetings on 2/4/20, 7/21/20, 12/1/20, and 2/2/21. The topic was also discussed by City Council at its Committee of the Whole meeting on 6/29/20.

Ms. Aschliman has since revised her proposal for the property (see attached), which was subsequently reviewed by the EDC on 4/6/21 and 6/15/21.

In brief, the new proposal would convert the house from residential use to business use, including a co-working office and/or creative studio space; convert the front yard to a dining patio dominantly serving Wyoming Community Coffee; add ADA parking and ramp to building, upgrade the exterior of the building; construct an industrial arts workshop building (i.e. makerspace) to the rear of the house; and install a parking lot with connections to the existing City lot at 15 Wyoming Avenue and the School Board/Middle School lot at 420 Springfield Pike. Parking and connectivity improvements are presumed to be designed and funded by the City.

As noted above, the EDC reviewed and discussed the new proposal with Ms. Aschliman, and concluded at the June 15, 2021 meeting that the proposal is in alignment with the goals of the 2018 Master Plan, and the EDC recommends that City Council direct the CIC to work with Ms. Aschliman in pursuit of a development agreement for the sale and conversion to commercial use of the property at 432 Springfield Pike, to include a City-controlled parking and connectivity plan for the eastern portion of the property.

[End of Memorandum]