



Miamisburg, Ohio

INTRODUCTION

No single strategy can ensure that Miamisburg’s goals for riverfront development and downtown revitalization will be achieved. However, developing alternative scenarios permits the community to evaluate different approaches with respect to cost, potential for short-term impact, level of risk and other factors. With this in mind, the Planning Team began the process of preparing alternative development strategies (also referred to as opportunities) in this section.

DESIGN AND REDEVELOPMENT CRITERIA

In order to develop a Downtown and Riverfront Master Plan for Miamisburg, it was essential to first identify criteria to include in the Master Plan. These criteria are then used to evaluate each different redevelopment opportunity. The opportunity that best met the criteria and the community’s approval was further developed as the final plan. The following identifies each of the criteria as developed by the community:

- Visionary but achievable
- Genuine to the spirit, history and character of Miamisburg
- Include 120,000 square feet of ground floor retail in historic buildings
- Include 30,000 square feet of upper floor office space in historic buildings
- 50 +/- units of “loft” upper floor residential
- Major residential development: 60 +/- units on 5 +/- acres
- Ability to implement in manageable phases
- Achievable by community efforts
- Stabilize and strengthen the Market Square intersection
- 10 year plan horizon with 1-5 year milestones
- Managable public financial requirements
- “Right sizing” (balance downtown supply and capacity)
- Strengthen physical connection to the river

- Strengthen linkages between downtown and adjacent neighborhoods
- Maximizes existing resource (river, trail, historic buildings)
- Captures and strengthens gateways
- Provides adequate parking

OPPORTUNITIES DEVELOPMENT WORKSHOP

A series of redevelopment opportunities (alternatives) were prepared to examine different approaches to downtown revitalization. The development alternatives were discussed in a design workshop held in a downtown storefront. The objective of the 3 day opportunity development workshop was to prepare three different opportunities in sufficient detail to illustrate major features including:

- Develop concepts for riverfront areas
- Define land uses and activity areas
- Show circulation patterns
- Illustrate greenways and open space
- Determine phasing
- Develop “order of magnitude” cost estimates
- List possible implementation and funding strategies

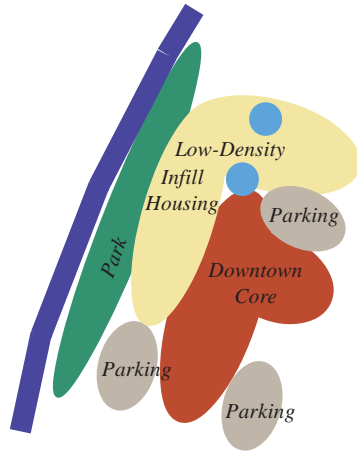


Planning team meeting during opportunities workshop

DESCRIPTION OF OPPORTUNITIES

Three opportunities were developed from concept plans to schematic plans. The concept plans were used to simply communicate land uses and their locations in relation to one another. The schematic plans were then developed more fully from the concept plans to show the details of each plan.

OPPORTUNITY A



Concept Plan

Land uses for Opportunity A are illustrated in the concept plan. A park will front the river and provide a buffer between the river and more intense land uses. Low density infill housing located east of the park will allow residents both easy access to amenities located downtown and also desirable views and access to the river. The downtown core will remain as existing. New parking areas are proposed. Two semi-public use areas will also remain as existing.

Schematic Plan

1. Reestablish low-density residential scale to downtown.
2. Infill development driven by market investment.
3. Park improvements include removing houses on the west side of Miami Avenue, adding fill to level the entire width of the space between Miami Avenue and the bike path, and creating a focal point from Market Square area.
4. Provide pedestrian access and overlook to the river.
5. Develop parking lot to accommodate needs of the new park and revitalized downtown.
6. Develop parking lot to accommodate needs of the existing downtown.
7. Construct entryway improvements and streetscape throughout the downtown.

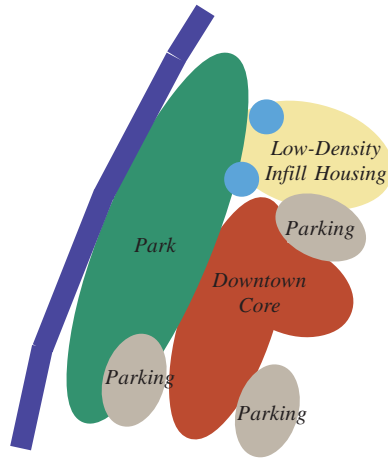


Opportunity A - Schematic Plan



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OPPORTUNITY B

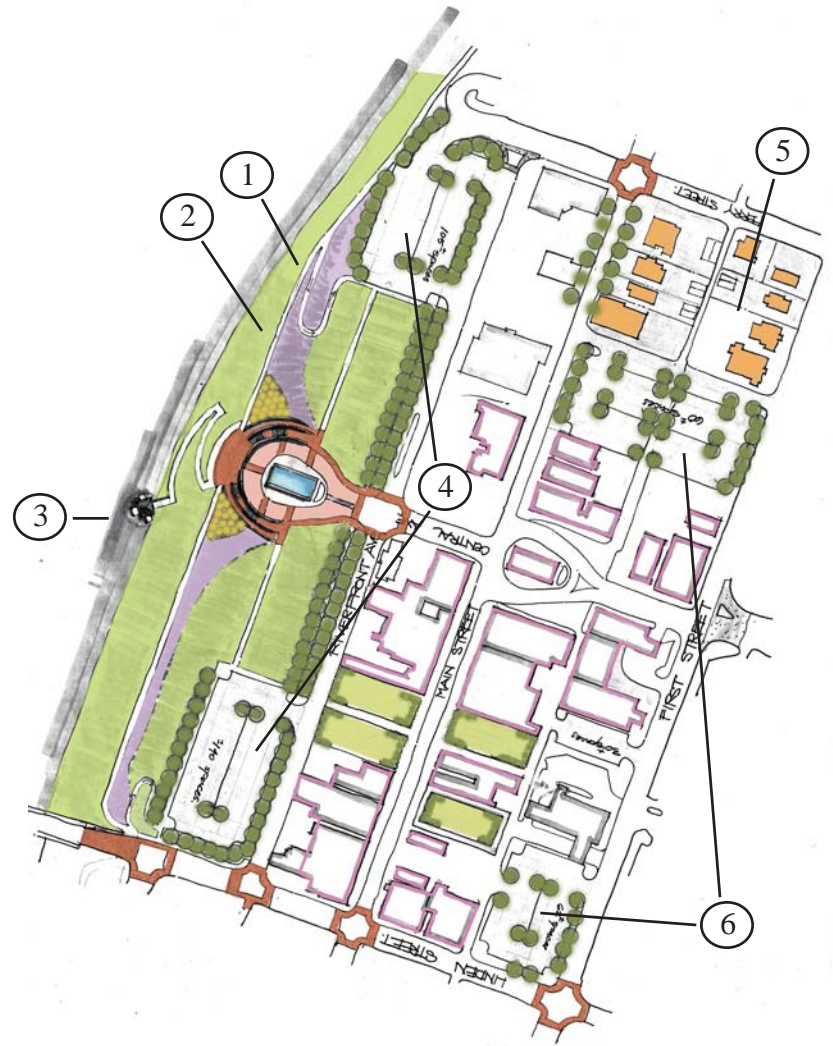


Concept Plan

Land uses described in Opportunity B consist of areas designated for a park, low-density infill housing, the downtown core, semi-public areas, and parking. The park is located along the east bank of the river and extends to the downtown. A low-density infill housing area is situated east of the two existing semi-public uses. As in Opportunity A, the downtown core remains as existing. New parking areas are proposed

Schematic Plan

1. Create open space/community activity destination to support the downtown.
2. Park improvements include removing houses on both sides of Miami Avenue, removing Miami Avenue, making improvements to the alley, reducing slopes by adding fill, diverting bike traffic from the bike path to the downtown, and creating a focal point from the Market Square area.
3. Provide pedestrian access and overlook to the river.
4. Develop two parking lots to accommodate park, downtown, and service club needs.
5. Potential to relocate homes from open space area.
6. Parking lot development to accommodate needs of the downtown.
7. Construct entryway improvements and streetscape throughout the downtown.
8. Remove selective non-historic downtown buildings.

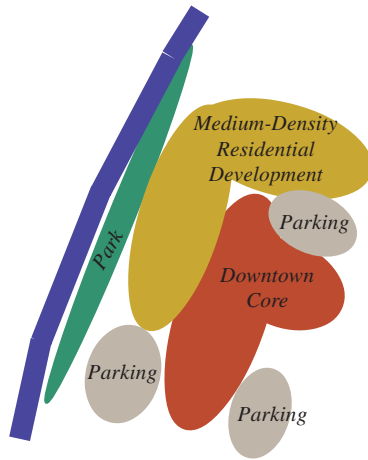


Opportunity B - Schematic Plan



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OPPORTUNITY C



Concept Plan

The concept plan for Opportunity C indicates the following land uses: park, medium-density residential, downtown core, and parking. The park lies on the east bank of the river and acts as a development buffer. A medium-density residential development is located east of the park and north of downtown that has great access to both the river and downtown. Downtown remains as existing. New parking areas are proposed.

Schematic Plan

1. Park improvements include removing houses on the west side of Miami Avenue, creating an open space for passive use by a creative planting plan, and creating a focal point from the Market Square area.
2. River overlook and access as amenity to new residential area.
3. Parking lot development to accommodate needs of the new park and the downtown.
4. Create a market for the downtown business by amassing enough land area and attracting a developer to create a housing project.
5. Parking lot development to accommodate needs of the downtown.
6. “Right-sizing” steps through the removal of later building additions.
7. Relocation of service clubs out of the downtown.
8. Construct entryway improvements and streetscape throughout the downtown.



Opportunity C - Schematic Plan



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PLANNING TEAM EVALUATION

An evaluation of redevelopment opportunities based on the Design and Redevelopment Criteria was completed in-house by the planning team. Each opportunity developed was evaluated by each member of the team based on the criteria discussed earlier. The importance of this in-house evaluation was to determine how effective each opportunity had addressed the issues presented. The results of this evaluation are shown in the following matrix.

LEGEND:	
FULLY MEETS CRITERIA	
PARTIALLY MEETS CRITERIA	
DOES NOT MEET CRITERIA	
EVALUATED SEPARATELY	

CITY OF MIAMISBURG			
DOWNTOWN AND RIVERFRONT MASTER PLAN			
OPPORTUNITIES DESIGN TEAM EVALUATION SUMMARY SHEET			
REDEVELOPMENT & DESIGN CRITERIA.....	ALTERNATE PLAN EVALUATION		
	PLAN 'A'	PLAN 'B'	PLAN 'C'
MAKE NO SMALL PLANS.....VISIONARY BUT ACHIEVABLE			
GENUINE TO THE SPIRIT, HISTORY AND CHARACTER OF MIAMISBURG			
120,000 FT SQ. GROUND FLOOR RETAIL IN HISTORIC BUILDINGS			
30,000 FT SQ. UPPER FLOOR OFFICE IN HISTORIC BUILDINGS			
50 +/- UNITS OF "LOFT" UPPER FLOOR RESIDENTIAL			
MAJOR RESIDENTIAL DEVELOPMENT...60 +/- UNITS ON 5 +/- ACRES			
ABILITY TO IMPLEMENT IN MANAGEABLE PHASES			
ACHIEVABLE BY COMMUNITY EFFORTS			
STABILIZE & STRENGTHEN MARKET SQUARE INTERSECTION			
10 YEAR PLAN HORIZON W/1-5 YEAR MILESTONES			
PUBLIC FINANCIAL REQUIREMENTS			
INVESTOR FINANCIAL REQUIREMENTS			
"RIGHT-SIZING"			
PHYSICAL CONNECTION TO THE RIVER			
CONNECTION BEYOND THE PROJECT AREA			
MAXIMIZES EXISTING RESOURCES....RIVER, TRAIL, HISTORIC BLDGS.			
CAPTURES & STRENGTHENS GATEWAYS			
ADEQUATE PARKING			



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STEERING COMMITTEE EVALUATION

A set of criteria was established for the Steering Committee members to evaluate the three opportunities. This criteria was derived from the Miamisburg Strategic Plan, the stakeholder interviews, and community input. The Steering Committee members evaluated the opportunities based on the following criteria:

- Maintain and strengthen downtown as the historic “heart” of the community
- Create an economically viable downtown within the market
- Promote a thriving downtown and riverfront
- Promote a unified design theme, strong funding base and attractive streetscape
- Protect and promote the historic character and building stock
- Increase the resident population of downtown – increase the percentage of resident owners
- Strengthen the economic characteristics of core neighborhoods surrounding the downtown
- Support established and new businesses and investments
- Remove blighting influences
- Recapture a public space along the riverfront
- Achieve higher occupancy rates, through increased economic activity and strategic “right-sizing”
- Relocate inappropriate land uses out of the downtown

The Plan Evaluation Summary identifies the outcome of the Steering Committee evaluation. Opportunity B was identified as the most desired outcome for the development plan.



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RECOMMENDATIONS OF PLAN ALTERNATE

The combination of the two evaluations identified the best opportunity for the Downtown and Riverfront Development Master Plan as Opportunity B. However, some elements from the other two plans have been included as desirable elements within the final plan. These include:

- “Right-sizing” downtown by strategic removal of non-historic structures, more contemporary building additions and other removals that would support parking or open space requirements.
- Strengthening pedestrian connections through downtown and between historic core and new park area.
- Provide location for river access and fishing pavilion at the foot of the Great Miami River floodwall.
- Focus on core area revitalization and discuss park area improvements as long-term improvements.

The Steering Committee recommended to the community that the preferred opportunity be developed into the draft plan. This recommendation was endorsed through the public meeting process.

PLAN EVALUATION SUMMARY

	1st	2nd	3rd
Opportunity "A"	3	7	2
Opportunity "B"	9	3	0
Opportunity "C"	0	2	10