

CONCEPTUAL FRAMEWORK

The primary objective of the plan is to first stabilize and strengthen the historic core of downtown Miamisburg and then to develop an open space destination along the riverfront.

The historic nature of downtown is characterized by its manageable size, pedestrian orientation, strong linear corridors and historic structures. The downtown building stock allows for a tight community of mixed uses that can appeal to many users. Downtown lends itself to pedestrian traffic as the storefronts meet the sidewalks and the streetscape is welcoming. Downtown is also characterized by linear corridors such as Main Street, which allows for circulation through downtown instead of segmenting the area from the remainder of the city. The historic structures throughout downtown enhance its historic quality. A number of structures are currently vacant and require additional maintenance, however these structures can be rehabilitated or renovated to become a viable part of downtown. Timing is important to consider in dealing with historic structures as to address issues before the structures become too deteriorated to repair.

The Market Square building is a key element in welcoming individuals as they travel into downtown from the east. The east entry is strong and may become stronger with additional attention to circulation, downtown uses, and connection to the river. A riverfront park will both provide an open space destination, that may house such events as art festivals, performances, a Farmer's Markets, and will also provide a customer base for the downtown and invite people to utilize the amenities of the river.

PHYSICAL IMPROVEMENTS

Developing the physical plan relies on the success of stabilizing and strengthening downtown and the success of implementing the elements of the Programmatic Requirements (See Appendix 5: Cost Estimates). Elements of the programmatic requirements should be

implemented during the first five years of the plan. Activities that are included in this five year time frame include the evolution of the Historic Miamisburg Community Partnership into a Community Improvement Corporation, a demonstration project, retail recruitment, and marketing strategies. Gateway improvements should also occur. The improvements to gateways should occur as the city gains funds and ability to implement plan recommendations. The implementation of the physical plan in phases should begin after year five with the success of the programmatic requirements and continue until completed.



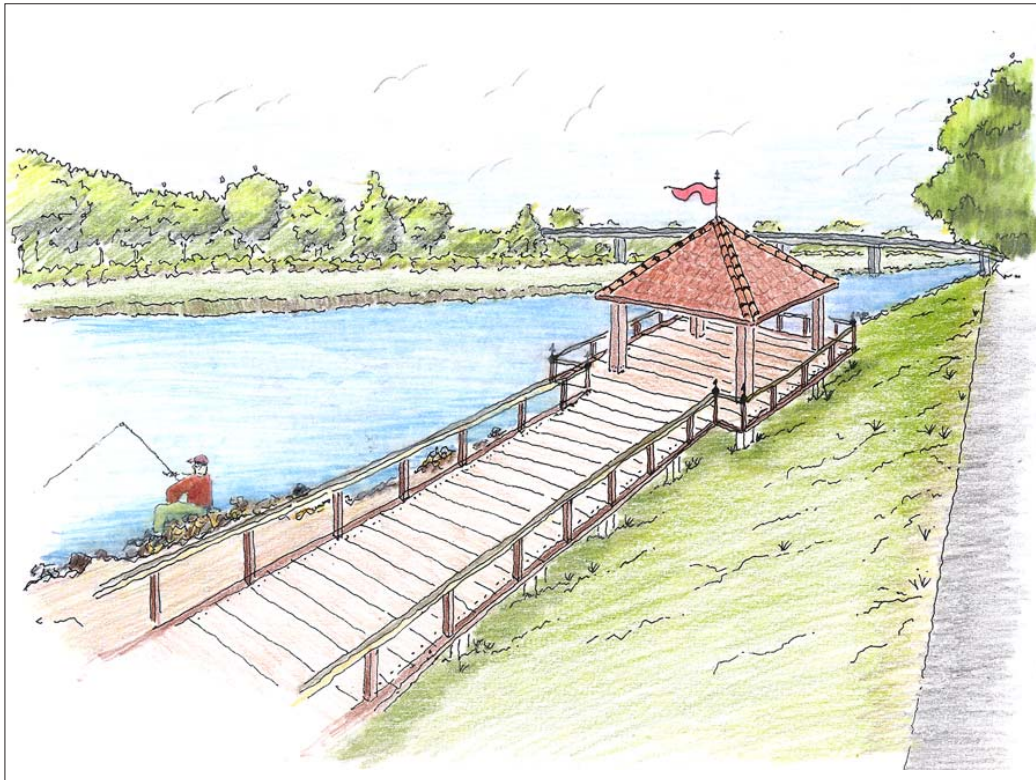
Miamisburg, Ohio

PHASE ONE

Phase One of the physical development plan consists of a number of recommendations. During the first five years, two projects are recommended, improving the gateway located at First Street and Central Avenue and continuing restoration/renovation of the Baum Opera House. These two projects are the beginning steps to implementing the physical plan. The stabilization and preservation of the downtown's historic stock is also critical to implementing the physical plan, as a stable community is necessary to support the decision to move forward.

Phase One is the first step in developing an open space destination to complement the increased uses of downtown. Recapturing the river as an element of downtown is key in accomplishing this goal. The city will need to acquire both structures and property west of Miami Avenue. The levee will then be stabilized to handle future use along the river. The installation of a boardwalk with two fishing pavilions will offer a direct linkage to the river. An access ramp will be developed from the bike trail down to the river.

Other elements of Phase One include extending the downtown streetscape throughout the remaining areas of the study area and to create parking areas on the periphery of downtown. These peripheral parking areas will be created as the downtown becomes an area of higher usage and the properties become available for sale and redevelopment.



Boardwalk and Fishing Pavilion along the Great Miami River

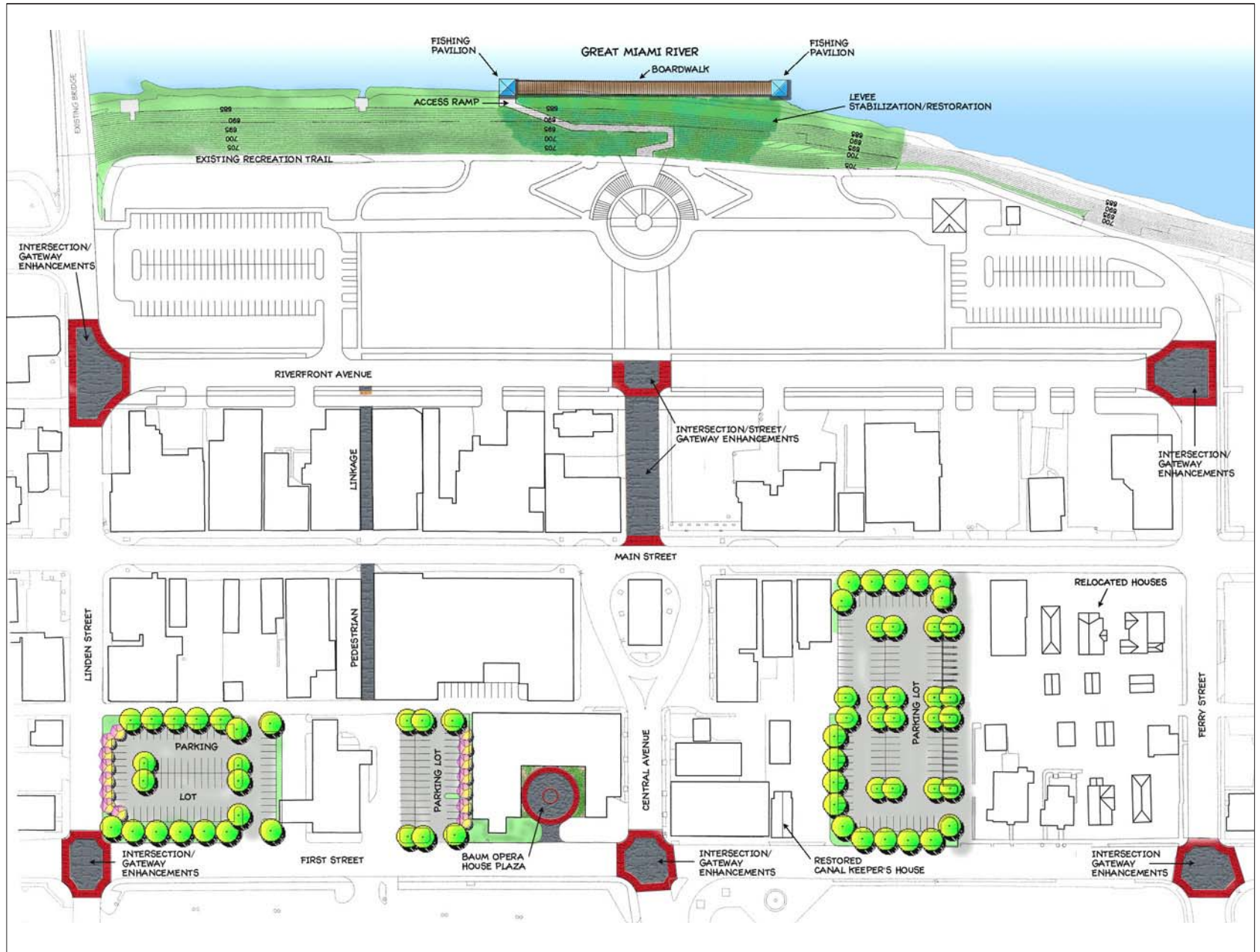
Elements of Phase One

- First Street and Central Avenue gateway improvements
- Restore/renovate Baum Opera House
- Levee stabilization
- Boardwalk and fishing pavilions
- Access ramp
- Site lighting
- Parking expansion
- Streetscape improvements throughout the area



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PHASE ONE - PHYSICAL DEVELOPMENT PLAN



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PHASE TWO

Phase Two of the physical development plan identifies additional improvements to occur along the riverfront to recapture it as an element of the downtown and city. The area east of the bike trail and west of Miami Avenue further develops into an open space destination during Phase Two. A plaza area which has a connection to Market Square will be constructed as a gathering area and will contain an interpretive wall exhibit and the Grand Stairs. The wall exhibit may include information about the history of the town, residents and its development over the years. Additional trail connections from the existing bike trail to downtown will be located both north and south of the central plaza. The area will be further landscaped and include plaza and stair lighting.

Additional attention to the Baum Opera House area is also proposed. Currently sight lines to the Baum Opera House are interrupted. Acquisition of property and demolition of the structure north of the site would increase the quality of views of the area. Attention to the pedestrian linkages and parking should also be addressed to increase their quality and effectiveness.

Elements of Phase Two

- Plaza paving
- Grand stairs
- Interpretive wall exhibit
- Sidewalk
- Trail connections
- Plaza and stair lighting
- Landscape planting

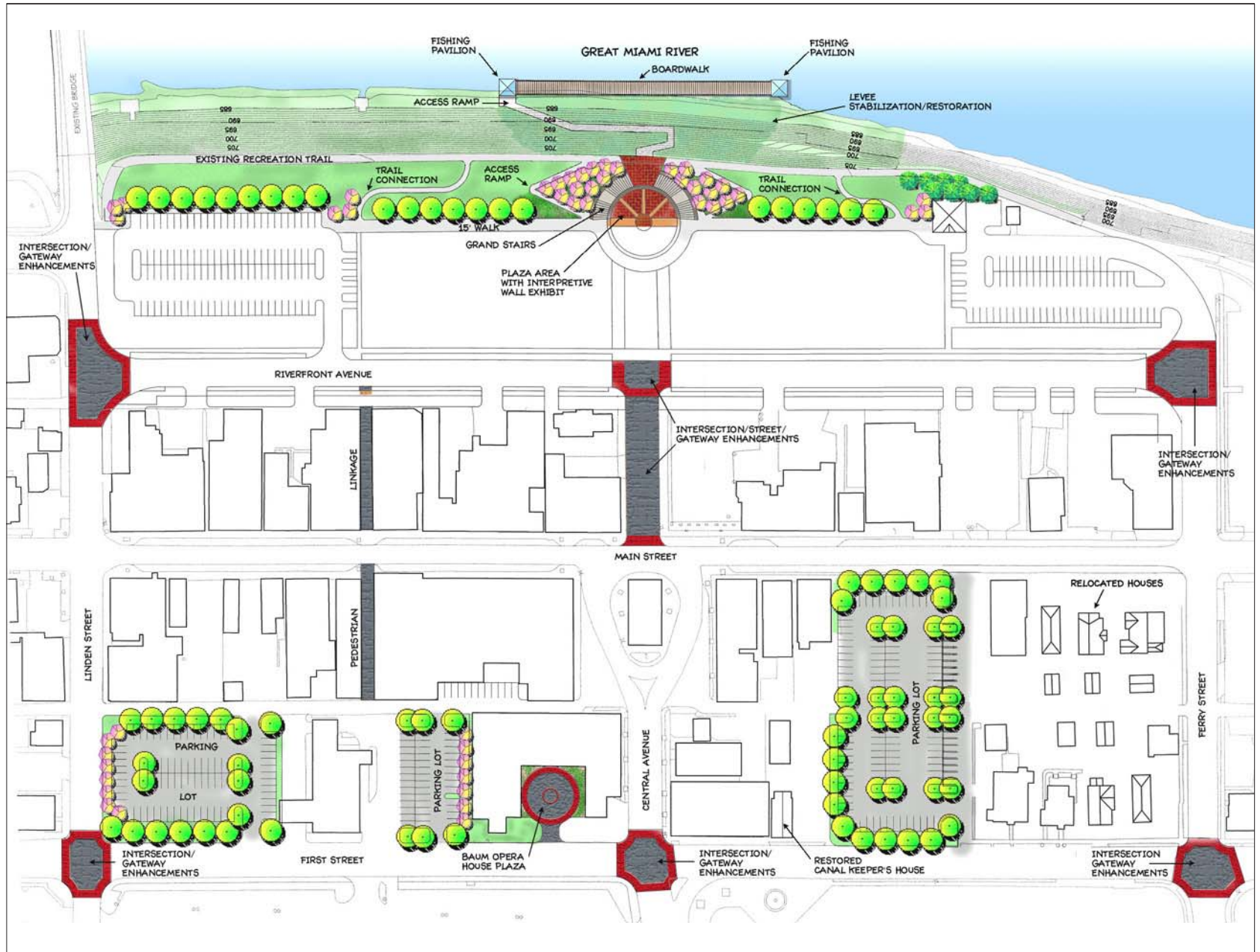


Riverfront Plaza Open Space



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PHASE TWO - PHYSICAL DEVELOPMENT PLAN



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PHASE THREE

Phase Three of the physical development plan identifies the final elements in implementing the physical plan in its entirety. Additional acquisition, demolition, and relocation of structures and property will be needed to provide area for the expansion of the open space. This area will include the construction of an open air stage, entry walks to the plaza, additional lighting, construction of a restroom/maintenance building, development of parking lots, and reconfiguring Ferry Street. Riverfront Avenue will also be developed to permit travel to the area and to create a second entrance to the stores located on Main Street. Parking lots located at both edges of the open space will not only allow parking for park users but also downtown shoppers and residents.

The current pedestrian linkage will be improved to include a stronger connection from the downtown to the riverfront and to also involve the public. This pedestrian way could include a program that allows residents/children to design and develop the walkway as shown in the character sketch. Other elements to be included in the pedestrian way are improved signage, available space for meeting, character sensitive trash receptacles, and space for vendors.

Elements of Phase Three

- Open air stage
- Entry walk and landscaping
- Restroom/maintenance building
- Parking lot development
- Reconfigure Ferry Street
- Riverfront Avenue
- Site lighting
- Benches, trash receptacles, drinking fountains
- Signage



Pedestrian Linkage from Downtown to Riverfront



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PHASE THREE - PHYSICAL DEVELOPMENT PLAN



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LONG-RANGE DEVELOPMENT PLAN

The Long-Range Physical Development Plan (following page) depicts proposed future land uses and activity areas of the riverfront and downtown. Completion of the long range plan, which is the culmination of phases one, two and three, is not anticipated for at least 10 years into the future. As programmatic recommendations in the short-range plan begin to bring life back into the core area of Main Street, plans for recapturing the riverfront as a space and community gathering point can be initiated. Due to the long-range nature of the plan's physical elements, a reevaluation of the physical plan in light of changing conditions in the downtown is recommended. Updates to the physical plan, however, should remain true to the community's commitment to the historic downtown.



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LONG-RANGE PHYSICAL DEVELOPMENT PLAN



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CONCLUSION

By their adoption of the recommendations in this plan, the community has made a bold commitment to revitalizing the downtown and to developing a public space along the river. This commitment also serves to validate the strategic goal of an active and successful downtown as the heart of Miamisburg. Citizens and leaders of Miamisburg should be applauded for their willingness to critically evaluate the downtown in the context of market realities, and to adopt a long-range strategy based upon what is reasonably attainable.

The size of the challenge is significant. Fulfilling the strategic plan will require the sustained commitment of political leadership, financial resources and community support. The plan needs to be owned by the community and not just by city staff or elected and appointed leaders. Communicating the goals and strategies of the plan through community newsletters, local access television, the internet and traditional media outlets is strongly recommended. This plan should be viewed as a dynamic tool that must be updated as conditions in the downtown change. Plan achievement evaluations should occur annually. A more formal reevaluation of the plan should take place every four or five years.

Revitalization is a process and not an event. Successes, such as a renovated storefront or new downtown business will be individually small, but collectively large. By working together, the citizens, leaders and merchants of Miamisburg can achieve the vision of an active and successful downtown.



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