RESOLUTION NO. 15-88

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN James Singer ON THE 18th DAY OF July, 1988.

A RESOLUTION ACCEPTING THE PROPOSAL OF PFLUM, KLAUSMEIER, & GEHRUM CONSULTANTS AND MENELAOS TRIANTAFILLOU & ASSOCIATES TO PREPARE A STREETSCAPE PLAN AND TRANSPORTATION PLAN FOR THE ARCHITECTURAL PRESERVATION DISTRICT IN THE CITY OF CENTERVILLE AND TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT IN CONNECTION THEREWITH.

WHEREAS, the City requested proposals for the preparation of a Streetscape plan and Transportation Plan for the City Architectural Preservation District in the City of Centerville, pursuant to specifications prepared by the City; and

WHEREAS, Pflum, Klausmeier, & Gehrum Consultants and Menelaos Triantafillou & Associates submitted the lowest and best proposal;

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

SECTION 1. The proposal of Pflum, Klausmeier, & Gehrum Consultants and Menelaos Triantafillou Associates, marked Exhibit "A" attached hereto and made a part hereof not to exceed $100,000 is hereby accepted; and the City Manager is hereby authorized and directed to enter into any necessary contract to evidence acceptance of said bid and to make payment pursuant thereto.

SECTION 2. This Resolution shall become effective immediately upon passage.

PASSED this 18th day of July 1988.

Shirley F. Heintz
Mayor of the City of
Centerville, Ohio

ATTEST:

Marie J. McLaughlin
Clerk of the Council of the
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 15-88, passed by the Council of the City of Centerville, Ohio, on the 18th day of July, 1988.

Marie J. McLaughlin
Clerk of Council

Approved as to form, consistency
with the Charter and Constitutional Provisions.
Department of Law
Robert N. Farquhar
Municipal Attorney

Exhibit "A"

PROPOSAL FOR STREETSCAPE PLAN AND TRANSPORTATION PLAN IN ARCHITECTURAL PRESERVATION DISTRICT

23 May 1988

Submitted To:

City of Centerville
Office of the City Manager
City of Centerville Offices
100 West Spring Valley Road
Centerville, Ohio 45459

Submitted By:

Pflum, Klausmeier & Gehrum Consultants
AND
Menelaos Triantafillou & Associates

Pflum, Klausmeier & Gehrum Consultants

Consultant Team

In order to address the project needs and successfully pursue and prepare the plans, the consultant team will be structured around four distinctive professional disciplines:

1. Urban Design/Landscape Design:

   Menelaos Triantafillou, APA, ASLA, Project Manager

2. Civil Engineer/Transportation Planning

   John E. Pflum, P. E.

3. Traffic Engineering:

   John C. Niehaus, P. E.

3. Urban Forestry/Street Tree Management:

   Steven Sandfort, RF, Special Consultant

The project manager will be responsible for the management and development of all plans and project elements with assistance by other consultant staff members for day-to-day communication with City officials and other agencies and groups for presentations and for quality control.

HISTORIES

Pflum, Klausmeier & Gehrum Consultants, as a continuing organization, was founded in 1967. We are the continuing partnership of Pflum, Klausmeier & Wagner Consultants (1987) and of Vogt, Sage & Pflum Consultants (1975). We are a medium size consulting firm specialized in the areas of:

Transportation and Traffic Engineering;
Planning and Design; and
Energy Management.

Menelaos Triantafillou & Associates is an independent consultant offering professional planning and design services to private and public clients. The various needs of a project are met through a personal approach to service, tailored to client expectations, budget constraints, and time limitations. Quality, innovation, and creativity in land planning and residential development are matched with the application of practical and cost-effective solutions to problem and project needs.

Menelaos Triantafillou brings to the project more than fourteen years of professional experience, combined with professional training in Law (National University, Athens, Greece), Planning (University of Cincinnati), and Landscape Architecture (Harvard University). The preparation of successful private development plans and their smooth approval by Planning Commissions and Council Boards is aided through experience and knowledge gained by working as a consultant to municipalities in a site development review capacity.

Menelaos Triantafillou & Associates provides planning and urban design which the following services include:

Urban Design;

Landscape Architecture;

Land Planing/Site Development; and

Planning/Community Development.

OFFICES

The PKG's 28 professionals serve public and private clients in the midwest from our offices:

HOME OFFICE:

7125 Reading Road
Cincinnati, Ohio 45237

BRANCH OFFICES:

47 South Pennsylvania, 9th Floor
Indianapolis, IN 46204-3622

1885 Dixie Highway, Suite 250
Ft. Wright, KY 41011-2662

1941 Bishop Lane, Room 915
Louisville, KY 40218-1924

Menelaos Triantafillou & Associates

7416 Montgomery Road
Cincinnati, Ohio 45236
513/984-2420

Menelaos Triantafillou, APA, ASLA
Urban Designer

Mr. Triantafillou has over fifteen years of extensive planning and urban design experience with downtown development projects, particularly in small towns. For the last ten years, Mr. Triantafillou has been involved in numerous studies, development projects and streetscape improvements in a project management and design capacity. Most of these projects were undertaken jointly and included the participation of other professionals in program development, economic and marketing strategies, financing and implementation. The planning and design process was based on the "Main Street" concept.

Professional Activities & Affiliations:

Visiting Assistant Professor of Architecture and Planning, School of Architecture & Interior Design, School of Planning, University of Cincinnati
Visiting Assistant Professor of Urban Planning, School of Planning, University of Cincinnati.
American Planning Association
American Society of Landscape Architects
Member, Advisory Committee, Joint Program on "Human Values and the Built Environment", Ohio Arts Council and Council for the Humanities
Member, Hillsides Committee, City-County Earth Movement Task Force, Cincinnati, Ohio
Vice President Clifton Urban Redevelopment Corporation, Cincinnati, Ohio
Chairman, land use-Hillsides Committee, Environmental Advisory Council, City of Cincinnati

Education:

Harvard University, Graduate School of Design, Master in Landscape Architecture
University of Cincinnati, Bachelor of Community Planning
Green National University, Athens, Greece, Law School

Honors:

Merit Award, American Society of Landscape Architects, Ohio Chapter, Large Scale Design/Ecological Planning
Certificate of Distinction, American Institute of Architects, Energy-Conscious Design competition, Harvard-MIT Joint Studio
Janet Darling Webel. Memorial Scholarship, Special Aptitude in Design, Department of Landscape Architecture, Harvard University

JOHN E. PFLUM, P.E.
Partner

Mr. Pflum is the senior partner and is responsible for the overall administration and financial management of the Firm's operations. Since establishing the Firm in 1967, Mr. Pflum has been the project manager for complex traffic engineering and transportation corridor planning projects. He has demonstrated expertise in the development of concept projects, methodology and implementation of feasibility studies, transportation plans, transit system planning and computer applications.

Mr. Pflum has had substantial experience in leading interdisciplinary teams in expediting projects within specified time requirements.

Registration: Professional Engineer in Ohio, Kentucky, Indiana, Illinois and West Virginia

Certification: Highway Accident Analyst and Reconstruction Certification, George Washington University

Professional Activities & Affiliations:
Institute of Transportation Engineers
National ASCE Committee for Highway Planning and Economics, Chairperson
American Society of Civil Engineers
Departments of Community Planning and Architecture University of Cincinnati, Adjunct Assistant Professor
Urban Land Institute
Sycamore Township Planning and Zoning Commission Chairperson
American Planning Association

Education:
University of Cincinnati, Masters in Community Planning (Highest Honors)
University of Cincinnati, B.S. Civil Engineering

STEVE SANDFORT, R.P.
Urban Forestry Consultant

Mr. Sandfort is currently the Urban Forest Manager in the Public Works Department, City of Cincinnati. In his capacity, Mr. Sandfort supervises and administers all activities of the Forestry section which plans all street tree projects and directs the spending of $700,000 annually from a special frontage assessment and federal community development block grants to pay private tree service and landscape contractors for maintenance of street trees on 1,000 miles of public right-of-way. Forestry also reviews all city plans dealing with tree planting and/or removal, approves permits for such work and coordinates tree projects between city departments, and regulating the tree trimming work of public utilities.

As a private urban Forestry Consultant, Mr. Sandfort works with other municipalities and individuals on street tree planting and maintenance plans, supervision of tree work contracts, problem diagnosis and treatment recommendations and shade and forest tree evaluations. Mr. Sandfort has a very sound and special knowledge in streetscape planning and design with regard to urban tree tolerances, design aspects and improved standards and maintenance.

Professional Activities & Affiliations:

Society of American Foresteres
Ohio Forestry Association
International Society of Arboriculture
Metropolitan Tree Improvement Alliance
The American Forestry Association
Ohio Association of Soil and Water Conservation Districts
General Arrangements Chairman, Society of American Foresters, 1982 Annual Meeting
Board of Trustees, Ohio Forestry Association
Certified Tree Farm Inspector
Forester with the Georgia Forestry Commission
Shade Tree Workshops, Georgia
City of Columbia, MO Parks and Recreation Department, park and grounds care, municipal ornamental plantings and maintenance of golf course.

Steven Sandfort (continued)

"Tree of the Week" Sunday newspaper column, Cincinnati
"Forest Management Plan for Cincinnati Hillsides", $70,000 grant from U. S. Forest Service

Awards: "Tree of the Week", National Arbor Day

Education: Central Missouri State College, Major in Biology, Minor in Chemistry
University of Missouri, Bachelor of Science in Forest Management

JOHN C. NIEHAUS, P.E.
Director of Traffic and Transportation Engineering

Mr. Niehaus is responsible for all traffic and transportation engineering activities. He has acquired 27 years of experience in such areas of traffic and transportation engineering as long-range and short-range transportation planning, traffic designs and operations, comprehensive and land use planning activities, trip generation and distribution studies, capacity and safety analyses, highway engineering, and transit studies and engineering designs. Mr. Niehaus has been a guest lecturer for traffic engineering programs, has taught transportation and traffic engineering courses at the undergraduate and graduate level, and has conducted workshops for officials of municipalities, townships, cities and states.

Other Professional Experience:
- Director of Engineering, Southwest Ohio Regional Transit Authority
- City Traffic Engineer, City of Hamilton, Ohio
- District Traffic Engineer, Ohio Department of Transportation

Registration:
- Professional Engineer in Ohio, Indiana, Kentucky and New York

Professional Activities & Affiliations:
- Institute of Transportation Engineers, Fellow, Past President of Ohio Section
- American Society of Civil Engineers, Past President of Cincinnati Section
- Society of American Military Engineers, Past President of Cincinnati Post
- Engineering Society of Cincinnati, Board Member,Past Executive Director and President
- Author of "Transportation Engineering", Column in Ohio Cities &Villages since 1969
- OKI Regional Council of Governments, Chairman of TSM and TIP Committee
- Adjunct Assistant Professor of Civil Engineering, University of Cincinnati
- Ohio Department of Transportation, FHWA Technology Transfer Program, Instructor

Education:
- University of Cincinnati, M.A. Urban Transportation and Planning
- Catholic University, Washington, D.C., Graduate work in Transportation Engineering
- University of Cincinnati, B.S. in Civil Engineering

Time Schedule And Cost

The time schedule, as shown in the RFP, is acceptable. Sufficient staff is available to meet the requirements as follows:

Needs, problems, data collection, analysis	2 months
Propose solutions and select solutions	2 months
Preparing preliminary plans	2 months
Total Time	6 months

However, it should be noted that review time by business groups and community groups may extend the schedule in order to accommodate the "feedback" process. See Exhibit 2.

The cost breakdown for general areas of work is as follows:

Field Surveys	$ 22,200.00
Aerial Photography and Mapping	$ 14,700.00
Alternative Plans	$ 26,000.00
Preliminary Plans and Specifications	$ 25,100.00
Brochure and Reproduction	$ 12,000.00
TOTAL	$100,000.00

The consultant is willing to enter into a fixed-price contract.

RELATED PROJECTS

Urban Design, Business District Revitalization And Streetscape Improvements

Main Street Improvement Program and Application for Funding
Village of Waynesville, Ohio

Franklin Downtown Improvements Plan/Urban Design Plan
City of Franklin, Ohio

Xenia Central Business District Urban Design Plan
City of Xenia, Ohio

Guidelines for the Planning and Management of the Montgomery Road Corridor
City of Montgomery, Ohio

Barberton Downtown Development Urban Design Plan
City of Barberton, Ohio

Noblesville Town Center Concept Design Plan
City of Noblesville, Indiana

Winton Road Corridor Study - Retail Use/Zoning Traffic Improvements
Springfield Township, Hamilton County, Ohio

Bond Hill Neighborhood Business District Urban Design Plan
City of Cincinnati, Ohio

Hartwell Neighborhood Business District Urban Design Plan
City of Cincinnati, Ohio

Roselawn Neighborhood Business District Urban Design Plan
City of Cincinnati

Route 4 Visual Management/Land Use - Zoning Study
City of Fairfield, Ohio

Civil Square Concept Design
City of Montgomery, Ohio

Strategy for Downtown Planning and Design
City of Mason, Ohio

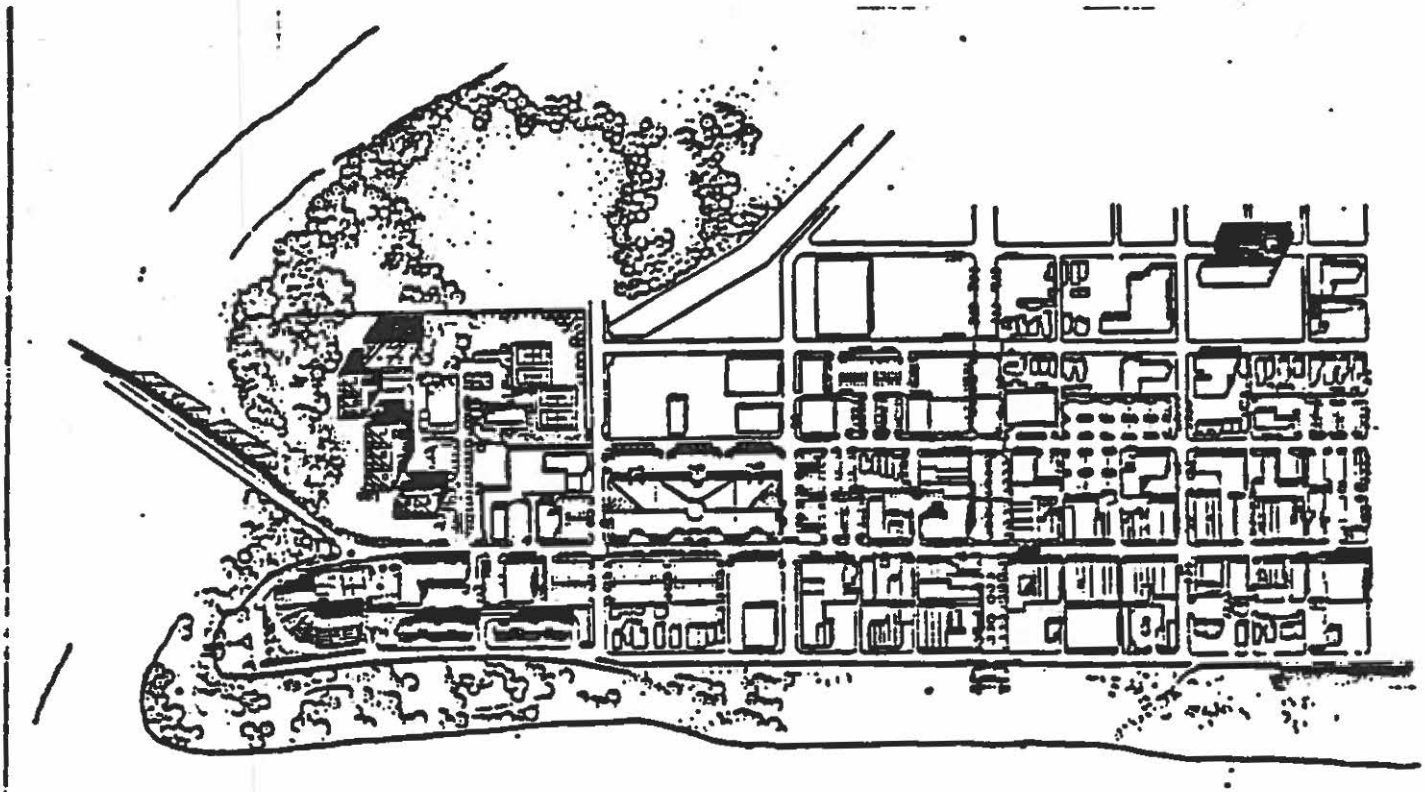
Main Street, Streetscape Improvements
Village of Waynesville, Ohio

City of Covington Central Area Urban Design Plan
City of Covington, Kentucky

Please see attached Plan excerpts in packet.

Boneyfiddle Historic Business District Urban Design Plan
City of Portsmouth, Ohio

Below



URBAN DESIGN PLAN · BONEYFIDDLE BUSINESS DISTRICT
City of Portsmouth, Ohio

Pflum, Klausmeier & Gehrum Consultants

Parking Study for Downtown Bloomington

Due to the high utilization of on-street parking spaces, the low utilization of scattered off-street lots, and new downtown revitalization initiatives by the City, this comprehensive parking study was deemed necessary. The Firm was retained to study a 35 square block area near the campus of Indiana University.

The scope of services included a complete inventory of all spaces, and an occupancy-duration-turnover survey. Operational and financial aspects of the parking system were analyzed. The proposed revitalization projects were reviewed as well as the capability of the City to finance new parking facilities alternatively through parking revenue bonds, general obligation bonds, tax increment financing, and parking assessment district and developer guarantees.

Roadway Design Engineering

The Firm was retained by the commonwealth of Kentucky to prepare preliminary and final designs for a new industrial access road between Dolwick and Donaldson Roads in Kenton and Boone Counties in Kentucky. The connector, which will be 1.2 miles long, will accommodate traffic from industries locating near the Greater Cincinnati Airport.

The Firm prepared traffic volume forecasts, field surveys, preliminary roadway engineering, right-of-way plans, geotechnical exploration and surveying, staking out the centerline, and the final drawings of redesigned intersections and new intersections are presently being prepared. All designs and contract documents followed KYTC requirements.

Traffic Engineering/Safety Study for Silverton

The Firm executed a study of the City of Silverton's major street system, including an interstate highway (I-71) and its interchange, all signalized and major non-signalized intersections, and all accident prone locations. The Firm's objectives were to determine causes of accidents, evaluate corrective measures, formulate recommendations to address and rectify the problems, and to translate recommendations into proposed projects and programs to improve the capacity and safety of the thoroughfare system.

Work included field inventories and observations, traffic volume and turning movement surveys, determination of signal warrants, and other traffic engineering measures. Recommendations for improvement based on findings were submitted to City Council.

Traffic Study for Mack and Gilmore Roads

A capacity and safety analysis was performed on an intersection that would be the center of proposed major developments and, in result, was expected to be inadequate for increased traffic volumes. The study area included 1000 feet on all four approaches.

Future traffic projections were developed on the basis of the future development of a hospital (Mercy Hospital South), and on the present and future construction of a large, 20 story office building (Cincinnati Financial Corporation).

The capacity of the intersection at the present and with future traffic was calculated. Preliminary designs for improving the intersection were prepared. Recommendations on safety and traffic flow were formulated and illustrated and presented to the City.

Kellogg Avenue Corridor Study

The Firm analyzed the existing traffic flow of six miles of kellogg Avenue and prepared traffic forecasts for the study area and also prepared a traffic improvement plan with both short and long range elements. Particular attention was given to the area of Coney Island, Riverbend, and River Downs, an entertainment complex which generates large amounts of traffic during events, and which in turn aggravates traffic flow.

Work tasks included traffic counts, vehicle classifications, review and analysis of accident data, inventory of traffic control devices, examination of parking facilities, analysis of existing conditions a forecast of growth illustrating future conditions and recommendations for short and long range improvements.

City of Charlottesville Virginia

The Firm conducted a transportation planning study with the objectives of aligning two streets (9th and 10th Streets) within the downtown area of Charlottesville, Virginia. The study included an alternatives analysis containing a "no build" alternative for several corridors.

The project demanded an in depth review of historical data, examination of current plans and policies, meeting with community representatives, university officials (U.V.A.) and city officials, on site review of existing conditions and the development and evaluation of several alternatives. The final report and recommendations included drawings of all alternatives illustrating properties that would be affected.

Pedestrian Study for Charlottesville

Pedestrian and traffic studies were undertaken by the Firm for the City of Charlottesville in the vicinity of its Central Business District, the University of Virginia campus, and other designated areas within the City.

Traffic and pedestrian counts were conducted, traffic accident records were reviewed, and traffic operations were observed.

Recommendations were made for traffic engineering improvements at 20 locations. Recommendations ranged from low cost pavement markings to high cost signalization and channelization improvements. Recommendations were coordinated with the short and long range plans of the City, of the University, and of other public and private interests.

U.S. 31 Corridor Study - Indianapolis

Being retained for this 5 part project, in this phase the Firm conducted an eight mile corridor study of a four lane highway which radiates from Indianapolis through the suburbs of Southport and Greenwood, Indiana. The roadway serves heavy volumes of peak hour commuter traffic as well as traffic associated with a major regional shopping center. Included in the scope of work was a comprehensive traffic counting program, and inventory of the configuration of all traffic control equipment, the development of signal warrant studies, an evaluation of alternative systems and specifications for modernization and interconnection of 16 traffic signals grouped into 3 subsystems operated by a master system with remote monitoring capabilities

Hazard Elimination Design Study

The increase in accidents and congestion at the intersection of two major thoroughfares (Hamilton Avenue and Galbraith Road), demanded a professional engineering study to eliminate the safety hazards. the Firm developed an ODOT proposal, conducted a supplemental traffic study, and prepared the design, plans, and specifications for the traffic signalization/engineering improvement and minor reconstruction of a three-intersection bypass route system.

The project relied heavily on improved signalization and channelization and on the development of a coordinated signal system to facilitate the flow of traffic through and around the primary intersection.

Fairfield Corridor Analysis

The Firm was engaged for this corridor analysis of S. R. 4 to develop plans to serve the present and future travel needs and access demands along S. R. 4.

Frontage properties, extending 6.4 miles, were predicted to have the potential for intense development. To prepare for the impacts on S. R. 4 from these developments, plans were prepared for a series of new frontage roads designed to integrate with defined and controlled intersections. These plans were adopted by the Fairfield City Council and subsequent implementation was executed.

Work tasks involved land use forecasts, traffic data collection and surveys, development of traffic database, a visual analysis study, and preparation of plans for access improvements.

Evanston Point Development Feasibility Study

This project called for a site specific market analysis and development feasibility studies for the City of Cincinnati. The project focused upon a 4.3 acre site to be vacated by Queen City Metro. The superficial issue was what should be done with the site. The project assignment, however, involved an in depth analysis of the capacity of the neighborhood, population counts, income levels, structural inventories and traffic counts.

The conclusion of the study was that a number of "capacity building" activities were necessary prior to any significant private redevelopment of the site. The recommendations included a number of "self help" capacity building activities designed to encourage the neighborhood's capacity for generating positive change.

Urban Design Plan for Broadway Commons

The Firm participated as a team member in the urban design and planning of a 20 acre, 10 building project located in downtown Cincinnati and which would include offices, retail stores, parking facilities, and a hotel.

Infrastructure and public policy services were performed including analysis of traffic circulation into the city and throughout the development area. Cincinnati's public policy was found to have significant beneficial impacts on the Broadway Commons. The policies of the project adhered strictly to the City's review process and which incorporated elements desired by the city.

An intensive three day workshop was conducted with all nine firms present to combine the project's full design and management teams.

The Firm was responsible for infrastructure analysis, base map preparation, and contribution to the traffic analysis and City development policy as it related to the strategic design plan for the project.

University Village Parking Study

Under this planning project the purpose was to accurately assess the current parking situation and propose necessary improvements to meet existing business needs for the Coryville Neighborhood Housing District. The business district is adjacent to the University of Cincinnati and serves its 35,000 students.

The scope of services included field survey of land uses and parking facilities, an employee survey to determine number and current parking patterns, and a parking vacancy count of all spaces on four days at eleven specified times each day.

The final report recommended a metered parking deck to meet employee and evening entertainment demands.

Corridor Analysis Study for Fairfield, Ohio

PKG undertook this project to develop "professional plans" to serve the present and future travel and access needs along S. R. 4, of which 40 percent had the potential for intense development.

Land use studies, a traffic data base, traffic forecasts, visual analysis studies, and preferred plans development for access improvements were all utilized to complete the project.

The success of this project was illustrated by subsequent implementation of a series of new frontage roads designed to integrate with defined and controlled intersection points at S. R. 4.

Downtown Franklin Improvement Plan

This project called for preparation of a comprehensive plan for a small CBD. It included circulation, parking, landscaping, facade treatment, overall land use and funding capabilities, and public meetings as part of the planning process.

Adoption of concept plans, establishment of an implementation strategy and priority planning were measures taken in completion of this project.