



City of Centerville

ITEM: Formal Statement of Qualifications (SOQ)
TITLE: Uptown Streetscape Improvements
DEPARTMENT: Public Works
BID SUBMISSION: Public Works Center
7970 S. Suburban Road
Centerville, OH 45458
DUE DATE: Friday, October 16, 2020
DUE TIME: 4:30 p.m., LOCAL TIME
CONTACT: Pat Turnbull, Public Works Director – 937-428-4734

MANDATORY

PRE PROPOSAL: October 2, 2020, 1:30 PM
BOND REQUIREMENTS: **Bid** Amount: None (\$0)
Performance Amount: None (\$0)

FORM REQUIREMENTS: Form 3 Disclosure Policy
 Form 4 Personal Property Taxes

SUBMISSION REQUIREMENTS:

1. One (1) complete original set and one (1) electronic copy of the Statement of Qualifications (SOQ) documents in a single sealed package.
2. All items noted by CHECK MARK above, MUST BE SUBMITTED with SOQ. Failure to include all required items may result in your submittal being considered nonresponsive.
3. All responses MUST BE submitted by the TIME and DATE above. NO submittals will be accepted after the listed time.
4. IMPORTANT: Submittals are to be sealed and endorsed on the OUTSIDE of the envelope with the name of the Respondent and Project name, Uptown Streetscape Design.
5. Proposers Please Note: City of Centerville is an equal opportunity employer.

Yours Truly,

Pat Turnbull

Pat Turnbull, P.E.
Public Works Director

Reply To:
Uptown Streetscape Design

**REQUEST FOR QUALIFICATIONS
City of Centerville
MONTGOMERY COUNTY, OHIO**

Uptown Streetscape Design

GENERAL

City of Centerville operates under and is governed by its Charter which provides for a Council-Manager form of government. The City is approximately 11 square miles of residential and commercial development with responsibility for maintenance of 112 miles of roadways, storm sewers, traffic signals, and local parks.

City of Centerville is requesting Statement of Qualifications (SOQ) from experienced engineering design firms to assist the City with developing plans and specifications that address the objectives below.

PROJECT OBJECTIVES

The City Council and staff committed to a five year Strategic Plan for 2018-2023. Goal Area 1 is focused on the Economic Development in the City, part of which is the Uptown Action Plan. As a part of the City's Create the Vision Comprehensive Plan, the Uptown Action plan's vision is for Historic Uptown Centerville to be a vibrant district at the heart of our community. Uptown is a welcoming, walkable destination that is home to our history and a friendly gathering place where local businesses thrive. In order to achieve that vision six themes need to be addressed: walkability/traffic reduction; parking; events; business development; branding; greenspace. See Appendix A and B for the Uptown Action Plan and conceptual phasing and images for the plan. The multi-phased construction plan over three sections of Uptown is estimated to cost approximately \$10 million over a several year period. The intent would be to conduct the preliminary plans for the entire development and the first phase of construction in the next 12 months.

Objectives:

1. Walkability/Traffic Reduction - The top priority for Uptown, as identified by the stakeholder committee, is to improve walkability and reduce traffic congestion. In addition, this is an opportunity to effectuate connectivity. A walkable uptown will improve visitors' experience and create a more attractive and active area.
2. Public Parking - Uptown has 266 public parking spaces in lots that have poor signage, are unconnected, and have limited or no walkways to draw visitors from the lots to their destination. The City will undertake strategies designed to enhance these parking lots and their connectivity.
3. Events - People are drawn to downtowns, or in this case, Uptown, where there is much to do and see. Many of the strategies identified require design and construction and as such have longer timelines. Events, on the other hand, can be organized relatively quickly and bring almost instant results. Ongoing events will draw people to Uptown on a regular basis, showcase the uniqueness of Uptown and its businesses, and bring positive attention to the area. Current Uptown events include the Hometown Holiday Walk, Ghost Walk, and Sip and Shops. The City will elevate these events and create new ones that bring people to the heart of our community.
4. Business Development - To be a thriving destination, Uptown needs a strong, supported business community. While Uptown is home to a diverse group of businesses, opportunities remain to welcome new businesses that will help achieve the vision.
5. Marketing/Branding - According to CEOs for Cities, "A brand — clear, compelling and unique — is the foundation that helps to make a place desirable as a business location, visitor destination or a place to call

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home. Development of a brand strategy for a city or downtown [Uptown] leverages the features of that place to provide a relevant and compelling promise to a target audience. The City is contracting with another outside firm to build the Uptown Brand that will ultimately need to be incorporated into the engineering plans of the selected firm.

6. Greenspace - Greenspaces provide areas with a community gathering space and introduce a natural element and balance to roads, parking lots and buildings.
In addition, contract documents shall be developed for design-build projects.

SUBMITTAL AND CONTACT INFORMATION

One Statement of Qualifications (SOQ) should be submitted by each consultant.

One (1) original copy and one (1) electronic copy in a searchable Adobe Acrobat (pdf) format of the SOQ shall be received by the City of Centerville by **4:30 P.M.** on **October 16, 2020** at the following address. Please provide the electronic copy on a USB or flash drive with USB 2.0/3.0 compatibility.

Pat Turnbull, P.E., Public Works Director
City of Centerville
Public Works Center
7970 South Suburban Road
Centerville, Ohio 45458

Questions associated with this request for qualifications shall be submitted to Pat Turnbull (pturnbull@centervilleohio.gov) in writing by **5:00 p.m.** on **October 9, 2020**. **Questions shall be submitted via email only.**

The SOQ shall include the following information:

- Overview of firm including office locations, contact information, description of experience and expertise as it relates to the redevelopment and design of historic downtown business districts.
- Identify experience designing integrated parking, streetscapes, urban greenspace, street lighting, and storm water improvements, for public owners.
- Project staff qualifications shall include an organizational chart, noting the Project Manager that will work directly with Centerville, as well as roles of key team members involved with this project. Additional information on staff members should include education, years of service, professional licenses or associations, location, availability to the City, anticipated level of effort in terms of hours, and summary of relevant experience. Resumes of project team members may be included as an appendix.
- Description of relevant experience preparing integrated historic downtown redevelopment with a focus on walkability/traffic reduction; parking; events; business development; branding; and greenspace. A minimum of five (5) references performed within the last ten (10) years shall be provided. The following information should be included with each project description:

1. Project name, client name, and location

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2. Project description summarizing work performed
3. Project reference contact information (name, phone, and email)
4. Key staff involved on each project
5. Project level of effort hours and cost

The SOQ shall include a project approach summarizing the recommended approach to address the project objectives described herein. The approach should identify tasks required to complete the work as well as items anticipated to be provided by the City of Centerville. The approach should also address the firm's plan for project management and administration and quality control for this project.

Planned schedule for this project is as follows:

- Advertise SOQ – September 15, 2020
- Pre-Preproposal Meeting – October 2, 2020 – 1:30 PM
- Question Submittal Deadline – October 9, 2020
- Submit SOQ – October 16, 2020
- Interviews – week of November 2, 2020
- Firm Selected – November 9, 2020
- Notice to Proceed – January 4, 2021
- Phase I – Out to Bid – November 1, 2021

A copy of the City of Centerville's sample service agreement is included with this SOQ for reference. Please confirm in the SOQ if you have any significant exceptions to the agreement language.

Centerville will review all valid qualifications received and evaluate based on the following criteria.

- Firm & Project Team Qualifications – 30%
- Project Team Experience (within the last 10 years) – 30%
- Project Approach – 25%
- Project Schedule – 10%
- Level of Effort – 5%

After review of the SOQ submittals, the City plans to select firms to interview. Following the interview process, the City shall select a firm for further development of the contract scope and fee that they will then enter into a contract with.

Responses to questions that materially change the intent of this SOQ will be issued via addendum posted on the City's website. Oral statements or clarifications not in writing shall be non-binding and without legal effect.

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DISCLOSURE POLICY

The City of Centerville of Montgomery County, Ohio, has adopted a disclosure policy which requires persons or business contracting with the City to disclose to the City any business and/or family relationship which the contracting party has with any public official, or person employed by any public official in the City of Centerville. Immediate family relationships, for disclosure purposes, is defined as spouse; children; parents (natural and by-law); and siblings (natural and by law). Disclosure of this information will not necessarily preclude the award of a contract to the undersigned. The undersigned party, in accordance with intent of Centerville Charter Section 12.06 and Centerville Municipal Code Section 606.17, agrees to disclose, to the best of its knowledge and ability, the following information.

CORPORATION

The identity of any city official, employee, or member of a city official or city employee's immediate family, who holds a position of responsibility being defined as a position having decision making capacities including but not limited to a member of the board of directors, officer of the corporation, or trustee;

PARTNERSHIP

The identification of person(s) employed by the partnership and or the name(s) of any of the immediate family who is, or who are, also simultaneously employed by any public official of the City of Centerville, or public office or agency of the City;

CONSULTANT

The identification of person(s) employed by the consultant and or the name(s) of the consultant's immediate family who is, or who are, also simultaneously employed by any official of the City of Centerville, or public office or agency of the City;

Should the undersigned party have knowledge or information concerning the above categories, the undersigned party is to submit this acknowledgement form with a detailed explanation of the names of the parties involved and the particular relationship. Please check the appropriate box.

DOES NOT APPLY

DOES APPLY WITH EXPLANATION
ATTACHED

SIGNATURE _____

TITLE _____

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CERTIFICATE OF NON-COLLUSION

**CITY OF CENTERVILLE
STATE OF OHIO**

A F F I D A V I T

The undersigned of lawful age, being first duly sworn, deposes and says:

That the condition precedent to the award of the City of Centerville project as above captioned,

I _____
(owner) (partner) (officer or delegate)

Of _____
(firm)

do solemnly swear that neither I, nor to the best of my knowledge any member or members of my firm or company have either directly or indirectly restrained free and competitive bidding on this project by entering into any agreement, participating in any collusion, or otherwise taking any action unauthorized by City of Centerville.

Contractor

By: _____
Signature

Printed Name and Title

Subscribed and sworn to before me this _____ day of _____, 2020.

Notary Public

Printed Name

My Commission Expires _____

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CERTIFICATE OF NON-DISCRIMINATION

**CITY OF CENTERVILLE
STATE OF OHIO**

A F F I D A V I T

The undersigned of lawful age, being first duly sworn, deposes and says:

That the condition precedent to the award of the City of Centerville project as above captioned,

I _____
(owner) (partner) (officer or delegate)

Of _____
(firm)

do solemnly swear that neither I, nor to the best of my knowledge any member or members of my firm or company will not discriminate against any employee or applicant for employment because of race, religion, color, sex, ancestry, age handicap or national origin. I will take affirmative action to assure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, sex, ancestry, age, handicap or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training, including apprenticeship. I agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.

I will, in all solicitations or advertisements for employees placed by or on behalf of myself, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, ancestry, age, handicap or national origin.

I will send to each labor union or representative of workers with which I have a collective bargaining agreement or other contract of understanding a notice to be provided by the CITY advertising the labor union or workers representative of my commitments under paragraph 3.4 and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

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In the event of my noncompliance with the non-discrimination clauses of this contract or with any of such rules, regulations or orders, this contract may be terminated in whole or in part as set forth in the clause entitled Termination for Default.

Contractor

By: _____
Signature

Printed Name and Title

Subscribed and sworn to before me this _____ day of _____, 2020.

Notary Public

Printed Name

My Commission Expires _____

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DELINQUENT PERSONAL PROPERTY TAXES

The bidder will be required to complete & sign this document.

TO: Director of Finance, City of Centerville, Ohio

I submitted a bid to the City of Centerville on _____, 2020, and submit this statement to comply with the requirement of Section 5719.042, Ohio Revised Code.

No. 1. At the time I submitted by bid I was not charged with any delinquent personal property taxes on the general tax list of Montgomery County, Ohio.

No. 2. At the time I submitted my bid I was charged with delinquent personal property taxes, penalties and interest as follows:

\$ _____ Delinquent Taxes

\$ _____ Penalties

\$ _____ Interest

Contractor

By: _____
Signature

Printed Name and Title

_____, being first duly sworn, says that the statements made above are true and he/she verily believes.

Subscribed and sworn to before me this _____ day of _____, 2020.

Notary Public

Printed Name

My Commission Expires _____

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**AFFIDAVIT OF ELIGIBILITY OF CONTRACT WITH THE
CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO**

The undersigned, as an individual or as a representative for _____, (name of entity) being first duly sworn, deposed and states as follows:

1. I make this affidavit, with respect to prohibited activities constituting a conflict of interest or other violations under Ohio Revised Code Section 3517.13, to certify my eligibility to contract with the City of Centerville and further state that I have the authority to make the following representation on behalf of myself or the business entity aforementioned.
2. I certify that none of the following has individually made within the previous two calendar years and that, if my company is awarded a public contract for the purchase of goods or services costing more than \$10,000, none of the following individually shall make, beginning on the date the contract is awarded and extending until one year following the conclusion of that contract, as an individual, one or more contributions totaling in excess of \$1,000 within the two previous calendar years to council members of the City of Centerville or their individual campaign committees:
 - a. Myself
 - b. Any partner or shareholder of my company
 - c. My spouse or a spouse of any partner or of any shareholder of my company
 - d. Any child seven years of age through seventeen years of age of any person identified in divisions (a) through (c) of this section (only applicable to contributions made on or after January 1, 2007).
3. Pursuant to the provisions of House Bill 694 as passed by the 126th General Assembly, I further certify that none of the following have collectively made since January 1, 2007, and that, if my company is awarded a public contract for the purchase of goods or services costing more than \$10,000, none of the following collectively shall make beginning on the date the contract is awarded and extending until one year following the conclusion of that contract, one or more contributions totaling in excess of \$2,000 to council members of the City of Centerville or their individual campaign committees:
 - a. Myself
 - b. Any partner or shareholder of my company
 - c. My spouse or a spouse of any partner or of any shareholder of my company
 - d. Any child seven years of age through seventeen years of age of any person identified in divisions (a) through (c) of this section
 - e. Any political action committee affiliated with my company.
4. I recognize that any contract awarded to me in violation of the aforementioned, in accordance with Ohio Revised Code 3517.13 may be rescinded and that I may be fined an amount equal to the three times any amount contributed in violation of Ohio Revised Code 3517.13.
5. I further recognize that, pursuant to Ohio Revised Code 3517.992(R)(3), knowingly making a false statement on this certification is a fifth degree felony.

SIGNATURE

PRINTED NAME AND TITLE

Sworn to before me, and subscribed in my presence this _____ day of _____, 2020.

Notary Public: _____

My Commission Expires: _____

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SAMPLE SERVICE CONTRACT

AN AGREEMENT IS REQUIRED FOR ALL PURCHASE CONTRACTS WHERE A SERVICE OR SERVICES WILL BE CONTRACTED FOR, OVER A PERIOD OF TIME. THIS CONTRACT DOCUMENT IS FORMATTED TO INCLUDE SEVERAL POSSIBLE TYPES OF BID FORMATS AND WILL BE REVISED TO RESPOND TO THE REQUIREMENTS OF THIS PARTICULAR BID SPECIFICATION. THE DOCUMENT IS ENCLOSED FOR THE PURPOSE OF MAKING YOU AWARE OF THE GENERAL CONTENT AND IS NOT TO BE FILLED IN OR RETURNED AT THIS TIME.

SERVICE AGREEMENT

THIS AGREEMENT is made and entered into at Centerville, Ohio, on the date(s) set forth at the end hereof, by and between the **City of Centerville, OHIO**, 100 West Spring Valley Road, hereinafter referred to as the "City," and _____ of _____ hereinafter referred to as the "Consultant" or "Contractor." In consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

WITNESSETH:

WHEREAS, the City and the Consultant mutually desire to contract with each other to perform the services for this project, which include the Scope of Work attached hereto and hereinafter referred to as "Exhibit A"; and

WHEREAS, the Consultant is uniquely qualified, experienced and willing to perform said Work, when there is an Agreement specifying the rights and duties of each party; and

WHEREAS, the City and the Consultant mutually desire to perform the obligation embodied in Exhibit "A."

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties to this Agreement, with intent to be legally bound, agree as follows:

ARTICLE ONE: SCOPE OF WORK

The Consultant agrees to perform the services embodied in the Scope of Work attached hereto and hereinafter referred to as "Exhibit A." Said Exhibit A is incorporated by reference as written hereinafter in full.

ARTICLE TWO: SCHEDULE OF PAYMENTS

To compensate the Consultant for services rendered in accordance with the terms embodied in the Compensation for Professional Services attached hereto and hereinafter referred to as "Exhibit B," the City agrees to pay the Consultant an amount not to exceed (4A) Dollars ((4)). Said Exhibit B is incorporated by reference as if written hereinafter in full.

ARTICLE THREE: TERM

The Term of this Agreement shall be from date of last execution by all parties, the date upon which the Agreement is authorized and awarding this Agreement, whichever event occurs last, and shall terminate on _____ (the "Term"). The parties agree that any additional periods for which the Work is undertaken shall be subject to competitive bidding and that this Agreement in no way may be extended beyond the Term.

ARTICLE FOUR: CONFLICT OF INTEREST

This Agreement in no way precludes, prevents, or restricts the Consultant from obtaining and working under an additional contractual arrangement(s) with other parties aside from the City, assuming that such other contractual work in no way impedes the Consultant's ability to perform the services required under this Agreement. The

Consultant hereby represents warrants and agrees that at the time of entering into this Agreement, it has no interest in nor shall it acquire any interest, direct or indirect, in any agreement which will impede its ability to perform the required services under this Agreement.

ARTICLE FIVE: ASSIGNMENTS

The parties expressly agree that this Agreement shall not be assigned by the Consultant without the prior written approval of the City, which approval may be withheld in the sole discretion of the City.

ARTICLE SIX: GOVERNING LAW

This Agreement and any modifications, amendments, or alterations, shall be governed, construed, and enforced under the laws of the State of Ohio.

ARTICLE SEVEN: INTEGRATION AND MODIFICATION

This instrument embodies the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either written or oral, between the parties to this Agreement. Also, this Agreement shall not be modified in any manner except by an instrument, in writing, executed by the parties to this Agreement.

ARTICLE EIGHT: SEVERABILITY

If any term or provision of this Agreement or the application thereof to any entity, person or circumstance shall, to any extent be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to entities, persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

ARTICLE NINE: TERMINATION

This Agreement may be terminated by either party only upon notice, in writing, upon the other party no later than at least sixty (60) days in advance of the effective date of the termination. The City may also terminate this Agreement in the event that the City is of the opinion that the Consultant is carrying out the terms of this Agreement in an unreasonable, unprofessional, or unworkmanlike manner. Said termination for this particular reason shall occur upon the provision of a written notice of termination to the Consultant at least thirty (30) calendar days in advance of the date of the proposed termination, stating in the termination notice the reason for said termination. The City, in its sole discretion, may allow the Consultant to cure the reason for the termination provided the cure of the reason is accomplished within thirty (30) days of the date of the forwarding of the termination notice. The parties further agree that should the Consultant become unable for any reason to complete the work called for by virtue of this Agreement, that to the extent applicable, such work as the Consultant has completed upon the date of its inability to continue the terms of this Agreement shall become the property of the City, and further the City shall not be liable to tender and/or pay to the Consultant any

further compensation after the date of the Consultant's inability to complete the terms hereof, which date shall be the date of termination unless extended by the City. Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Consultant; and the City may withhold any compensation to the Consultant for the purpose of set-off until such time as the amount of damages due the City from the Consultant is agreed upon or otherwise determined. Additionally, the parties further agree that should the Consultant become unable for any reason to complete the work called for by virtue of this Agreement, the City may, in its sole discretion, call the performance bond due, in full, if any, as and for such non-performance, and/or as liquidated damages.

ARTICLE TEN: COMPLIANCE

The Consultant, at its sole cost, agrees to comply with all applicable federal, state, and local laws in the conduct of work hereunder. The Consultant accepts full responsibility for payment of all unemployment compensation insurance premiums, worker's compensation premiums, benefits as mandated by the Patient Protection and Affordable Care Act (PPACA), all income tax deductions, pension deductions, prevailing wages, if applicable, and any and all other taxes or payroll deductions required for the Consultant and all employees engaged by the Consultant for the performance of the work authorized by this Agreement. The costs of any health insurance benefits required by the PPACA shall be the responsibility of the Consultant and shall not be billed directly to the

City. The Consultant shall comply with the requirements of the PPACA and any and all associated costs and/or penalties. It shall be the responsibility of the Consultant to report, track and determine employee hours that are eligible to be offered insurance benefits.

ARTICLE ELEVEN: PERFORMANCE AND DISCIPLINE

Unless otherwise provided in this Agreement or the exhibits attached hereto, the Consultant shall provide and pay for, to the extent applicable, all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. The Consultant shall enforce strict discipline and good order among the Consultant's employees and other persons carrying out this Agreement. The Consultant shall not permit employment of persons not skilled in tasks assigned to them. The Consultant shall perform all Work in a reasonable, professional and workmanlike manner and all Work shall be of at least the quality provided for in this Agreement.

ARTICLE TWELVE: DAMAGE AND LOSS

The Consultant shall promptly remedy damage and loss (other than damage or loss insured under property insurance required elsewhere in this Agreement) to property referred to in this Section caused in whole or in part by the Consultant, a subcontractor of any tier, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Consultant is responsible under this Article except damage or loss attributable to acts or omissions of the City or anyone

directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Consultant. The foregoing obligations of the Consultant are in addition to the Consultant's other obligations hereunder. In an emergency affecting safety of persons or property, the Consultant shall act, at the Consultant's discretion, to prevent threatened damage, injury or loss. The Consultant shall notify the City or a security arm of the City as soon as possible after such emergency arises.

ARTICLE THIRTEEN: WORKER'S COMPENSATION INSURANCE

The Consultant shall take out and maintain during the life of this Agreement Workers' Compensation Insurance for its employees and shall furnish a certificate of Workers' Compensation Insurance for its employees before the execution of this Agreement. No contract between the City and the Consultant shall be created hereby or otherwise exist until a fully executed copy thereof has been served upon the City.

ARTICLE FOURTEEN: NON-DISCRIMINATION

During the performance of this Agreement, the Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual preference, national origin, ancestry, handicap, age, political belief or place of birth. The Consultant will ensure that applicants are employed and that employees are treated during employment without regard to race, color, religion, sex, sexual preference, national origin, ancestry, handicap, age, political belief or place of birth. Such action shall include, but is not limited to, the following: employment, upgrading, demotion or transfer;

recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The Consultant, or any person claiming through the Consultant, agree not to establish or knowingly permit any such practice or practices of discrimination or segregation in reference to anything relating to this Agreement, or in reference to any Consultants or subcontractors of said Consultant.

ARTICLE FIFTEEN: INDEMNIFICATION

Consultant shall indemnify, hold harmless and, not excluding the City's right to participate, defend the City, its officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against all liabilities, claims, actions, damages, losses, and expenses including without limitation reasonable attorneys' fees and costs, (hereinafter referred to collectively as "claims") for bodily injury or personal injury including death, or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by Consultant from and against any and all claims. It is agreed that Consultant will be responsible for primary loss investigation, defense, and judgment costs where this

indemnification is applicable. In consideration of the award of this contract, the Consultant agrees to waive all rights of subrogation against the City, its officers, officials, agents, and employees for losses arising from the work performed by the Consultant for the City.

ARTICLE SIXTEEN: RELATIONSHIP

Nothing in this Agreement is intended to, or shall be deemed to, constitute a partnership, association or joint venture with the Consultant in the conduct of the provisions of this Agreement. The Consultant shall at all times have the status of an independent Consultant without the right or authority to impose tort, contractual or any other liability on the City.

ARTICLE SEVENTEEN: DISCLOSURE

The Consultant hereby covenants that it has complied with the City's disclosure policy which requires anyone contracting with the City to disclose to the City any business relationship or financial interest that said Consultant has with an employee of the City or of any other City, agency, elected official or commission of the City of Cenerville, such an employee's business, or any business relationship or financial interest that a Centerville elected official, City, agency or commission employee has with the Consultant or in the Consultant's business.

ARTICLE EIGHTEEN: INSURANCE REQUIREMENTS

Consultant and subcontractors shall procure and maintain until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees, or subcontractors.

The insurance requirements herein are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract. The City in no way warrants that the minimum limits contained herein are sufficient to protect the Consultant from liabilities that might arise out of the performance of the work under this contract by the Consultant, his agents, representatives, employees, or subcontractors and Consultant is free to purchase additional insurance as may be determined necessary.

A. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** Contractor shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a “following form” basis.

1. **Commercial General Liability – Occurrence Form**
Policy shall include bodily injury, property damage, and broad form contractual liability coverage.

- General Aggregate
\$2,000,000
 - Products – Completed Operations Aggregate
\$1,000,000
 - Personal and Advertising Injury
\$1,000,000
 - Each Occurrence
\$1,000,000
- a. The policy shall be endorsed to include the following additional insured language: “The City of Centerville shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor, including completed operations”.

- b. Coverage shall be primary and non-contributory.
- c. Associated bid number, job number, or project number should be referenced on the certificate.
- d. The Policy should contain an unintentional failure to disclose endorsement.
- e. The policy should include a notice of occurrence endorsement – CEO, President, CFO, Risk Manager, or General Counsel.
- f. Contractor’s subcontractor shall be subject to the same minimum requirements identified above.

2. Automobile Liability

Bodily Injury and Property Damage for any owned, hired, and non-owned vehicles used in the performance of this Contract.

Combined Single Limit (CSL)

\$1,000,00

0

- a. Coverage shall be primary and non-contributory.
- b. Policy should be endorsed with an unintentional failure to disclose wording.
- c. The policy should include a notice of occurrence endorsement – CEO, President, CFO, Risk Manager, or General Counsel.
- d. Associated bid number, job number, or project number should be referenced on the certificate.
- e. Contractor’s subcontractor shall be subject to the same minimum requirements identified above.

3. Workers' Compensation and Employers' Liability

Workers' Compensation

Statutory

Ohio Employers' Liability

Each Accident

\$1,000,000

Disease – Each Employee

\$1,000,000

Disease – Policy Limit

\$1,000,000

- a. Policy shall contain a waiver of subrogation in favor of the City of Centerville.
- b. Contractor’s subcontractor shall be subject to the same minimum requirements identified in this section.

4. **Professional Liability (Errors and Omissions Liability)**

The policy shall cover professional misconduct or lack of ordinary skill for those positions defined in the Scope of Services of this contract.

Each Claim/Aggregate	\$1,000,000
Annual Aggregate	
\$2,000,000	

- a. In the event that the professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that continuous coverage will be maintained for a period of two (2) years beginning at the time work under this Contract is completed.

B. **ADDITIONAL INSURANCE REQUIREMENTS:** The policies shall include, or be endorsed to include, the following provisions:

1. On insurance policies where the City of Centerville is named as an additional insured, the City shall be an additional insured to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Contract.
2. The Contractor's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

C. **NOTICE OF CANCELLATION:** Each insurance policy required by the insurance provisions of this Contract shall provide the required coverage and shall not be suspended, voided, or canceled except after sixty (60) days prior written notice has been given to the City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to **the City of Centerville, Ohio.**

D. **ACCEPTABILITY OF INSURERS:** Insurance is to be placed with insurers duly licensed or authorized to do business with the City of Centerville with an "A.M. Best" rating of not less than A IX. The City in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

E. **VERIFICATION OF COVERAGE:** Contractor shall furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) as required by this Agreement. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the County before work commences. Each insurance policy required by this Agreement must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Agreement or to provide evidence of

renewal is a material breach of contract.

- F. **SUBCONTRACTORS:** Contractors' certificate(s) shall include all subcontractors as additional insureds under its policies **or** Contractor shall furnish to the City separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to the minimum requirements identified above.
- G. **APPROVAL:** Any modification or variation from the insurance requirements in this Agreement shall be made by the Municipal Attorney, whose decision shall be final. Such action will not require a formal Agreement amendment, but may be made by administrative action.

ARTICLE NINETEEN: PERFORMANCE BOND

No performance bond is required for this Agreement.

ARTICLE TWENTY: NOTICES

Any notices required or authorized to be given shall be deemed to be given when mailed by certified or registered mail, postage prepaid, as follows: if to the City, to the City's address as shown on the face of this Agreement; if to the Consultant, to the Consultant's address as shown on the face of this Agreement.

ARTICLE TWENTY-ONE: HEADINGS

Organization of the Specifications into divisions, sections and articles and arrangement of Drawings shall not control the Consultant in dividing the Work among subcontractors or in establishing the extent of Work to be performed by any trade. Numbered topical headings, articles, paragraphs, subparagraphs or titles in this Agreement are inserted for the convenience of organization and reference and are not intended to affect the interpretation or construction of the terms thereof.

ARTICLE TWENTY-TWO: AUTHORITY TO BIND PRINCIPAL

Signatures hereon shall act as express representations that the signing agents are authorized to bind their respective principals to all rights, duties, remedies, obligations and responsibilities incurred by way of this Agreement.

NOTICE: THIS AGREEMENT MUST BE SIGNED AND RETURNED TO THE PURCHASING DEPARTMENT FOR THE CITY OF CENTERVILLE WITHIN THIRTY (30) DAYS OF NOTIFICATION OR THE OFFER TO ENTER INTO THIS AGREEMENT SHALL BE WITHDRAWN AND THIS AGREEMENT SHALL BE VOID.

**(Continuation of Agreement with _____, for the
_____)**

The parties have hereunto set their hands this _____ day of _____, 20____.

**Signed and acknowledged
in the presence of:**

CITY OF CENTERVILLE

Wayne S. Davis
City Manager

CONSULTANT

By:
Its:

APPROVED AS TO FORM BY:

Scott A. Liberman
Municipal Attorney

Date:_____

UPTOWN

ACTION PLAN



ACTION
PLAN

COMMUNITY
SURVEY
RESULTS

BRAINSTORMING
RESULTS

DRAFT

Introduction

With an eclectic mix of businesses and residential neighborhoods, the Architectural Preservation District (APD) consists of approximately 90 businesses ranging from boutiques and salons to restaurants and professional services and residents. Providing a strong sense of community, place, and quality of life, the APD is a destination point which is uniquely Centerville. Undoubtedly, these characteristics are critical to business expansion, recruitment and retention.

Visioning Process

In an effort to improve the APD, the City developed a visioning process that included three phases: feedback, stakeholder engagement, and the development of an action plan.

Feedback

To solicit feedback, the City developed a community survey and conducted a brainstorming session with several members of City staff. The survey was mailed or emailed to all APD businesses and residents. In addition, the City posted the survey on social media so the larger community could respond. Two hundred responses were received with results detailed in Appendix B. The City also conducted an internal brainstorming session. Those results are detailed in Appendix C.

Stakeholder Engagement

A 15-member stakeholder committee was assembled whose goal was to develop a vision and recommended strategies for the APD. The committee consisted of the following members:

- Patrick Beckel – Business owner (Nationwide Insurance)
- Vickie Bondi – Centerville Washington Township Historical Society
- Paul Clark – Resident and Chair, Planning Commission
- Aiden Corey – Centerville High School student
- Angy Gomez – Resident
- Sol Gomez – Resident
- Kevin Von Handorf – Planning Commission
- Tom Ovington – Board of Architectural Review
- Chris Papakirk – Property owner
- Joanne Rau – Centerville City Council
- Rafael Santillan – Restaurant owner (Nelly's)
- Natasha Scherief – Business owner, Zebra Girl Boutique
- Lynn Sellers – Washington Township (Town Hall Theater)
- Mark Engert – Centerville City Council (back up)
- Joe Demariano – Board of Architectural Review (back up)

The stakeholder committee met four times between March and May. The first meeting was introductory in nature and included an initial brainstorming session on what members want to see in the APD. The goal of the second meeting was to develop the vision statement (see below). The third meeting was focused on identifying solutions to achieve the vision. During the final meeting, the committee prioritized the solutions.

Appendices A and B include a listing of all strategies suggested through the community survey and stakeholder committee.

Action Plan

The outcome of the feedback and engagement phases is an action plan that details the strategies that will be implemented to reach the vision of the APD. City staff listened to and considered all feedback received to develop this action plan that outlines short and long term strategies to bolster quality of life and stimulate economic development in Uptown Centerville.

Not all strategies identified through the process could be included in the action plan; the City chose to include those that were prioritized the highest by the stakeholder committee and those that most aligned with the City's strategic plan.

Vision Statement

Uptown Centerville is a vibrant district at the heart of our community. Uptown is a welcoming, walkable destination that is home to our history and a friendly gathering place where local businesses thrive.

Themes

Through the feedback stage, the following six themes were identified as to what the City should focus to meet the vision statement: walkability/traffic reduction; parking; events; business development; branding; greenspace. The following section outlines each theme and specific strategies the City and its partners will undertake.

Walkability/Traffic Reduction Strategies

The top priority for Uptown, as identified by the stakeholder committee, is to improve walkability and reduce traffic congestion. In addition, this is an opportunity to effectuate connectivity. A walkable Uptown will improve visitors' experience and create a more attractive and active area. The following strategies will be implemented in an effort to make residents and visitors feel safe and improve the convenience of visiting Uptown.

Strategy 1 - Install bollards between sidewalk and street

The City will research installation of decorative bollards or railings between the sidewalk and the street to provide for additional separation between pedestrians and vehicles. While there are already bollards in some areas of Uptown, the City will study additional areas that will benefit from this strategy.

Strategy 2 - Investigate and implement additional crosswalks on Franklin and Main streets

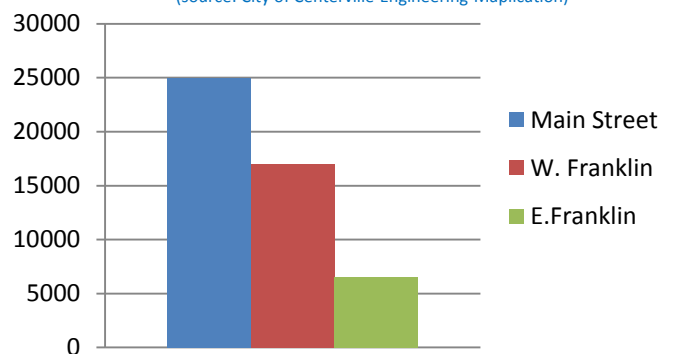
There are currently only four crosswalks in Uptown (Main and Franklin; West Franklin and Virginia; Main and Bradstreet; and Main and Irongate), making it a challenge to park and walk through Uptown. In an effort to improve convenience and safety, the City will identify the most appropriate places for additional crosswalks and implement thereafter.

Strategy 3 - Determine feasibility of connecting streets and a bypass

Table 1 outlines the daily traffic counts along Main and Franklin streets. To improve traffic flow and pedestrian safety, the City will conduct a feasibility study of connecting dead end streets to allow for alternative routes to and around Uptown. Those streets could include Normandy to Spring Valley; Lyons to Centerville-Washington Township Park District entrance road. This study will also examine a bypass around Main and Franklin (possible relocation of 725).

Table 1: Annual Average Daily Traffic

(source: City of Centerville Engineering Maplication)

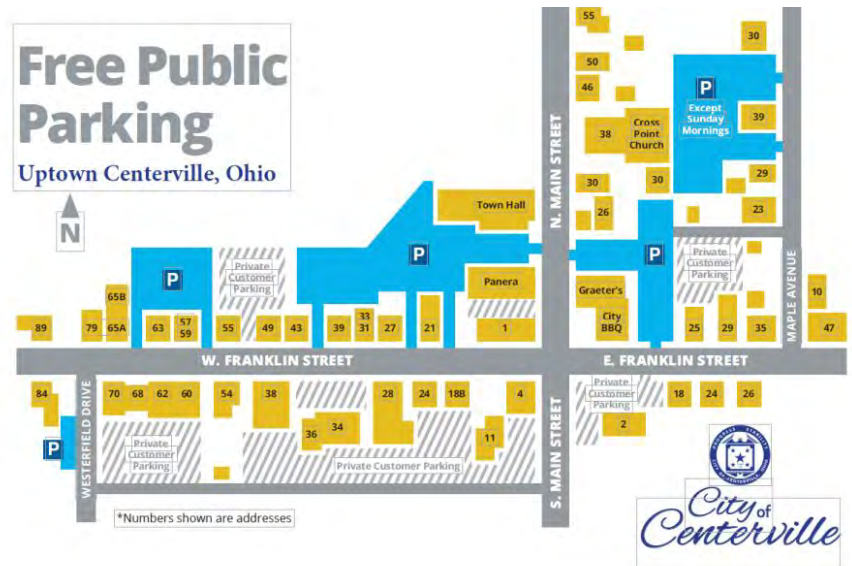


Walkability/Traffic Reduction				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Public Works		Study the best places to install bollards between sidewalk and street. Install based on study results.		
Public Works			Study/implement additional crosswalks along Franklin (E and W) and Main Streets	
City Manager	Public Works, Communications Director			Determine feasibility of connecting streets and incorporating a bypass.

Public Parking

Uptown has 266 public parking spaces in lots that have poor signage, are unconnected, and have limited or no walkways to draw visitors from the lots to their destination. As detailed in Figure 2, the primary public parking lots are located on the north side of West Franklin and the northeast corner of Main and Franklin. The City will undertake strategies designed to enhance these parking lots and their connectivity.

Figure 2 – Current Uptown Public Parking



Strategy 1 – Improve parking lots on north and south sides of West Franklin

The City will engage with a firm to redesign the parking lot on the north side of West Franklin and potentially a connection from West Ridgeway connecting to Town Hall Theater. Ideally, it would be one continuous parking lot. The lot would have clearly defined and limited exits and entrances to improve safety for both vehicles and pedestrians. The current access points along West Franklin could be converted to greenspace, gathering space, or outdoor seating for existing businesses (see Figure 3 for an example). Since this parking lot is the “front door” for many businesses, the City will work with a design firm to investigate the feasibility of walkways behind the businesses to allow for a walkable experience and could include decorative lighting and landscaping.

While the City has no ownership of the parking lots behind the south side of West Franklin, the City will attempt to partner with property owners and businesses in an effort to have continuity in the look and feel of the Uptown parking lots.

Strategy 2 – Improve parking lots on northeast corner of Franklin and Main streets

The City has a 10-year lease with Cross Point Church for use of its parking lot. While this provides much needed additional parking, the only entrance to this lot is via Maple Avenue. This limited access can cause confusion for customers who pull into the City BBQ/Graeters parking lot only to find it at capacity. By connecting the two parking lots, customers would have easier access to additional parking. The City already has a purchase agreement for the back building at

Figure 3 - example of converted parking lot entrance



30 North Main Street. The City plans to demolish the building and construct a connector, including a landscaped pedestrian walkway.

Another troubling access point to public parking is the alley off Maple Avenue. This is, for all practical purposes, a one-way alley, but is used as a two-way and has sight line issues due to its narrow width. To improve safety and access, the City will attempt to work with property owners and DP&L to widen the alley. The ultimate goal is to encourage vehicular traffic to enter the parking lot off of Maple at the alley or the entrance to Cross Point Church rather than behind City BBQ.

Strategy 3 - Design and install clear and consistent public parking signs

Although there are numerous public parking spaces, there are no consistent or adequate signage directing people to these spaces. To remedy this, the City will install standardized public parking signs at appropriate locations (see Figure 4 for example).

Figure 4 - Parking sign



Parking				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Parking				
Public Works	Planning, Economic Development, Business owners	Design study on north side of W. Franklin	Implement design study recommendations	
Planning	Public Works	Install consistent public parking signs		
Economic Development	Public Works	Connect Cross Point church parking lot to City-owned parking lot		
City Manager's Office	Public Works		Widen alley that connect Maple to City-owned parking lot	

Events

People are drawn to downtowns, or in this case, Uptown, where there is much to do and see. Many of the strategies identified require design and construction and as such have longer timelines. Events, on the other hand, can be organized relatively quickly and bring almost instant results. Ongoing events will draw people to Uptown on a regular basis, showcase the uniqueness of Uptown and its businesses, and bring positive attention to the area. Current Uptown events include the Hometown Holiday Walk, Ghost Walk, and Sip and Shops. The City will elevate these events and create new ones that bring people to the heart of our community. In fact, there are already conversations started with Uptown business owners about events for 2020, including a street festival on West Franklin Street.

Strategy 1 - Event organization taken on by City staff in partnership with businesses and business groups

The key to the success of Uptown events will be the City providing leadership and staff resources to facilitate event organization rather than burdening small business owners with the task. A strong partnership between the City and business owners will result in a well-attended, successful event that can be replicated in future years and meet the vision of Uptown as a destination and gathering place.

Strategy 2 - Conduct regularly scheduled events every month throughout Uptown

The City will partner with business owners in an effort to conduct regularly occurring events each month, such as Final Fridays. The goal is for residents and visitors to know that on the same day each month something is happening in Uptown.

Events will be rotated to different areas given the size of Uptown. The events could range from:

- A chocolate walk in the area around Bill's Donuts and Esther Price
- Night on the Town where the businesses stay open late and vacant buildings are turned into venues for live music or art
- Community art exhibit (potentially move one from Police Department to a vacant building)
- Concert at Benham's Grove
- Street festival on West Franklin

As with any event, the City will develop a communications and marketing plan to draw the maximum number of people to Uptown. In addition, the City will investigate a special improvement district as an option to financially sustain the events.

Strategy 3 - Partner with Town Hall Theater to run movies/concerts/lectures when idle

Town Hall Theater is a young adult performing arts center in the heart of Uptown. Town Hall is a community asset that, based on community feedback, should be used more often for different types of events. The City will work with Washington Township to identify opportunities to use the theater for movies, concerts, or lectures when not in use for youth performances. Through a thoughtful, collaborative effort, Town Hall Theater can become an Uptown anchor that will bring culture and a higher quality of life and help support surrounding businesses for pre or post performance dinner or shopping.

Events				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Parking				
Events Coordinator	Heart of Centerville, Shops of Uptown, business owners	Develop and implement plan to conduct monthly events		
Events Coordinator/Communications Director	Heart of Centerville, Shops of Uptown, business owners, Public Works, Police	Oversee all events, including organization, partnerships, and communications		
City Manager	Washington Township, Events Coordinator, Town Hall Theater	Partner with Town Hall Theater to have music/movies when idle		

Business Development

To be a thriving destination, Uptown needs a strong, supported business community. While Uptown is home to a diverse group of businesses, opportunities remain to welcome new businesses that will help achieve the vision. While there has been a recent uptick of interest in Uptown, there continues to be barriers to opening a business. The following strategies are focused on reducing such barriers.

Strategy 1 - Attract businesses that align with the vision, such as: higher end bar with music, brewpub, art gallery, unique restaurants, and coffee shop

The City will research and develop the following programs to attract businesses.

Uptown Incentive Program – The City will focus its efforts on reducing barriers through this new incentive program. Since barriers vary depending on the property and type of business, the City will set general criteria for the program that will be flexible to address a wide range of barriers. Miamisburg has a retail incentive program and has funded projects such as a \$20,000 forgivable loan to Star City Brewing and \$7,000 for Grandpa Joe's Candy Shop. A similar program in Centerville could add to the excitement and energy of Uptown. The City is already working with a potential business on ways to overcome barriers and will use the experience to develop guidelines for this program.

Façade Improvement Program – The buildings in Uptown are some of the oldest in the City and it is important they be preserved. As outlined in the Strategic Plan, a façade improvement program will be developed to encourage reinvestment in property throughout the City.

Community Entertainment District - Another barrier to new restaurants or bars is limited or no availability of liquor permits. To eliminate this barrier, the City will investigate if and how Uptown can be designated a community entertainment district to allow for additional liquor permits.

Business Development				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Parking				
Economic Development		Implement incentive program to reduce barriers to opening a businesses		
Economic Development	Centerville Police, business owner	Community Entertainment District		
Economic Development	Planning		Develop façade improvement program for commercial properties	

Marketing/Branding

According to CEO for Cities, “A brand — clear, compelling and unique — is the foundation that helps to make a place desirable as a business location, visitor destination or a place to call home. Development of a brand strategy for a city or downtown [Uptown] leverages the features of that place to provide a relevant and compelling promise to a target audience. It is not an ad campaign or a tagline. Rather, the branding strategy is a deeper, more emotionally shared vision that influences actions.”¹

Strategy 1 - Define Uptown boundaries

When asked the boundaries of Uptown, the standard answer is “look for the brick sidewalks.” In other words, the sidewalks are the only way to know you are in Uptown. This strategy lets people know they are in a special area. To accomplish this, the City could work with a firm to design gateways, decorative lighting, signage, banners, and streetscaping, all with the goal of creating a sense of place and gathering.

Figure 5 - Sample gateway



Strategy 2 - Develop marketing and communications plan

A component to any branding strategy is the development of a marketing and communications plan. Through in-house expertise or a contract with an outside firm, the City will develop a plan that will include a logo, key messages, creative for all digital platforms and marketing materials, and an app with a map, parking, businesses, schedule and description of events, etc.

Strategy 3 - Incorporate Uptown on City’s website

Most cities have at least a page of their website devoted to their downtown area. The City’s website has virtually no mention of Uptown. This strategy will change that. The webpage will, at a minimum, initially include events, photos/videos, and parking.

Marketing/Branding				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Planner	Economic Development, Public Works, Community Resources Manager, Business owners	Issues RFQ for design services to define Uptown boundaries	Implement recommendations	
Communications Director	City Manager, Economic Development, Business owners, Heart of Centerville	Develop communications plan		
Communications Director	Economic Development	Update City’s website		

¹ <https://fyi.extension.wisc.edu/downtown-market-analysis/putting-your-research-to-work/image-branding-marketing/>

Greenspace

Greenspaces provide areas with a community gathering space and introduce a natural element and balance to roads, parking lots and buildings. There are currently no public greenspaces in Uptown. The strategies listed below will attempt to fill this gap.

Strategy 1 - Convert empty lots to greenspace

While vacant lots are uncommon in Uptown, any that become available should be studied to determine whether they can be converted to public greenspace or a pocket park. Adding this type of amenity to Uptown will encourage community gatherings and could be used as space for outdoor music events, art shows, etc.

Figure 6 - Downtown greenspace example



Strategy 2 - Add greenspace to parking lots and their connections

As the City invests in its public parking lots, attractive walkways will be designed and installed to ensure a pleasant walking experience for Uptown visitors. This could include, but will not be limited to, landscaping and decorative lighting.

Greenspace/Gathering Spaces				
Project Lead	Partners	Short Term (1-2 years)	Mid Term (3-4 years)	Long Term (5-8 years)
Economic Development	Public Works, City Manager, Planner, Business owners	Identify properties ripe for greenspace and identify partners	Convert properties to community gathering spaces	
Public Works		Implement attractive pedestrian connection between City owned parking lots on NW corner of Main and Franklin	As other parking lots are improved, construct experiential pedestrian walkways	

Appendix A – List of Strategies Identified by Committee

Potential Strategies to meet vision
Parking
Connect Cross Point church parking lot to the Graeters/City BBQ parking lot
Widen the alley that connects Maple to parking lot behind Graeters and City BBQ
Connect parking on the north and south sides of W. Franklin with clearly defined exits/entrances. Reduce number of access points to allow for more greenspace/gathering space/outdoor seating.
Construct a parking lot and connection from W. Ridgeway to Town Hall Theater (include beautification, landscaping, and ensure water is retained on site)
Design and install clear and consistent public parking signs
Walkability/Traffic
Conduct a study to determine feasibility of a reduction in the number of lanes on W. Franklin
Conduct a study on semi-truck bypass around Main and Franklin (possible relocation of 725)
Conduct a feasibility study for a tunnel under Main Street
Determine feasibility of opening and connecting streets (i.e., Virginia to Spring Valley; Normandy to Spring Valley; Lyons to Centerville-Washington Township Park District)
Research opportunities for smart sensor technologies
Investigate and implement additional crosswalks on Franklin and Main streets
Enhance walkways behind buildings on W. Franklin (pathways, lighting, landscaping)
Install decorative lighting along sidewalks and walkways to parking lots
Conduct a feasibility study of building a pedestrian bridge over Main Street
Install bollards/decorative railing between sidewalk and street
Install public Wi-Fi throughout Uptown
Business Development
Attract businesses that align with the vision, such as: higher end bar with music, brewpub, art gallery, unique restaurants, and bakery/coffee shop
Encourage outdoor patios
Improve marketing of the property next to Town Hall Theater
Develop and/or identify grants or incentives to attract businesses to Uptown
Events
Conduct regularly scheduled events every month throughout Uptown (i.e., Final Friday)
Host musicians in outdoor areas
Conduct an annual juried art festival
Conduct smaller events that rotate to each section of Uptown (music, art exhibit, food, etc.)
Conduct more public events at Benham’s Grove
Build upon Sip and Shops (additional business participation, more promotion)
Event organization taken on by City staff in partnership with businesses/business groups
Develop a communications/promotions plan for events (social media, banner over Franklin)
Partner with Town Hall Theater to run movies/concerts/lectures when not in use as children’s theater
Work with businesses to extend hours, especially during special events

Branding

Define Uptown boundaries through the installation of: 'Welcome to Historic Uptown Centerville' gateways; decorative lighting; landscaping; streetscaping; branded banners, etc.

Develop plan to incorporate art, such as murals, rotating art installations, etc.

Develop Uptown communications/marketing plan (logo, social media, marketing materials, decals, app, etc.)

Improve Uptown presence on City's website

Design an Uptown app with map, parking, businesses, events, etc.

Greenspace/public gathering spaces

Convert empty lot next to Town Theater to a public greenspace with outdoor seating/gazebo

Add greenspace to parking lot connections to provide for a pleasant walking experience

Reduce number of access points to allow for more greenspace/gathering space/outdoor seating (if parking lots on West Franklin are connected)

Appendix B – Community Survey Results

APD Visioning Survey
City of Centerville

February 2019

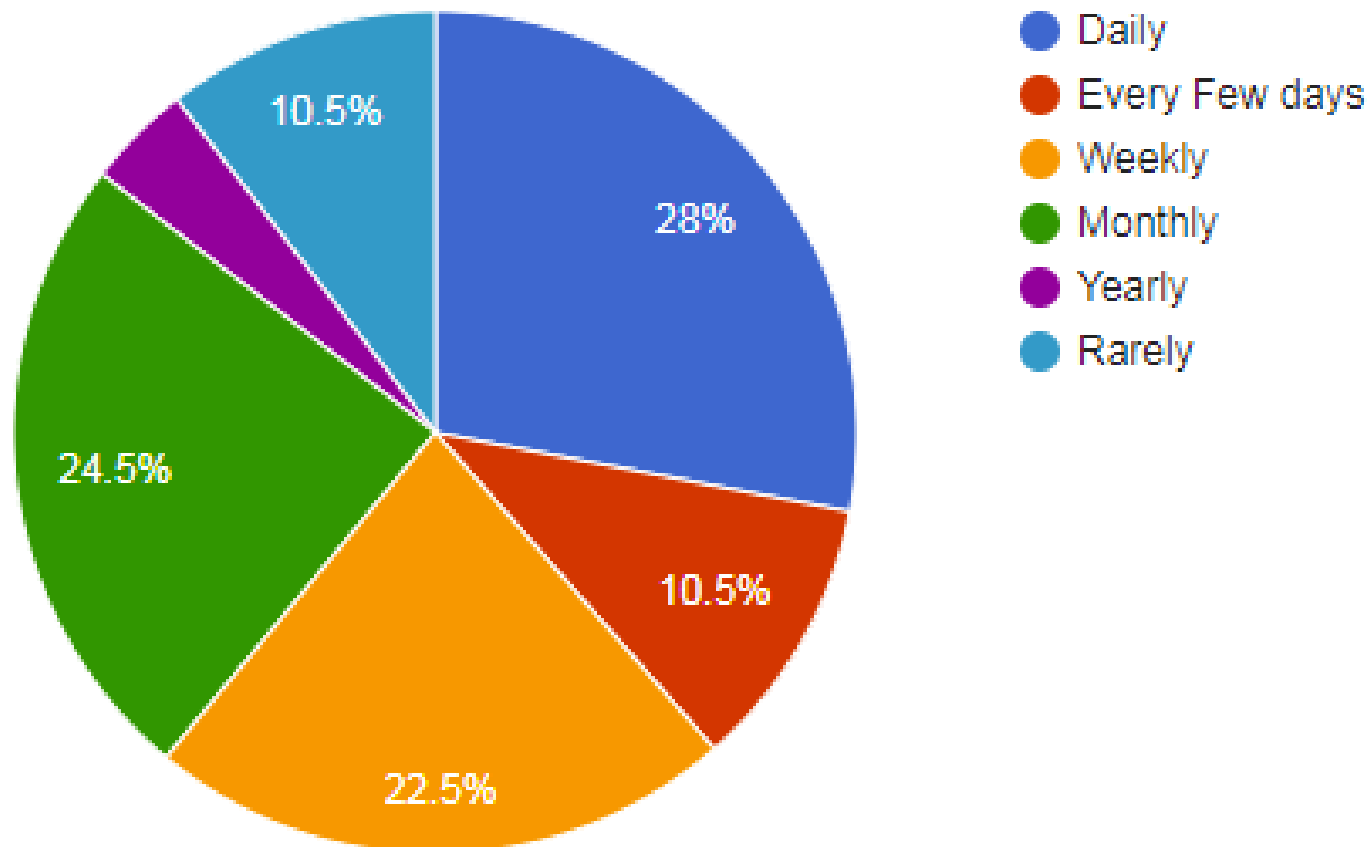
200 Survey Responses

Feb 1-15, 2019

- Emailed to Approx. 60 APD Business Owners
- Mailed to remaining APD Businesses & APD Residents (~ 350)
- Posted on Website & Social Media, open to the public

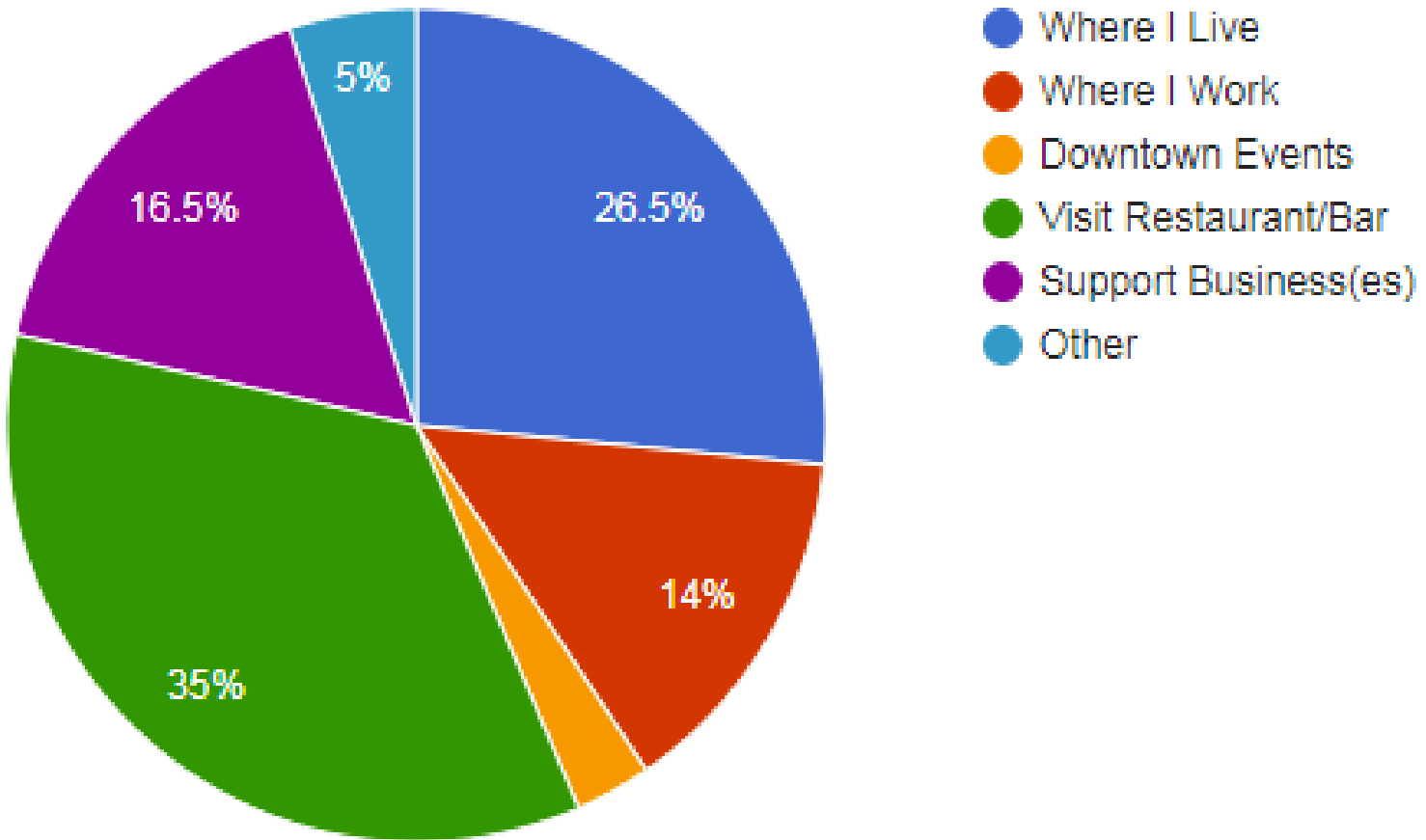
1. 1. How often do you visit the Centerville APD/Downtown?

Answered: 200 Skipped: 0 Left Blank: 0



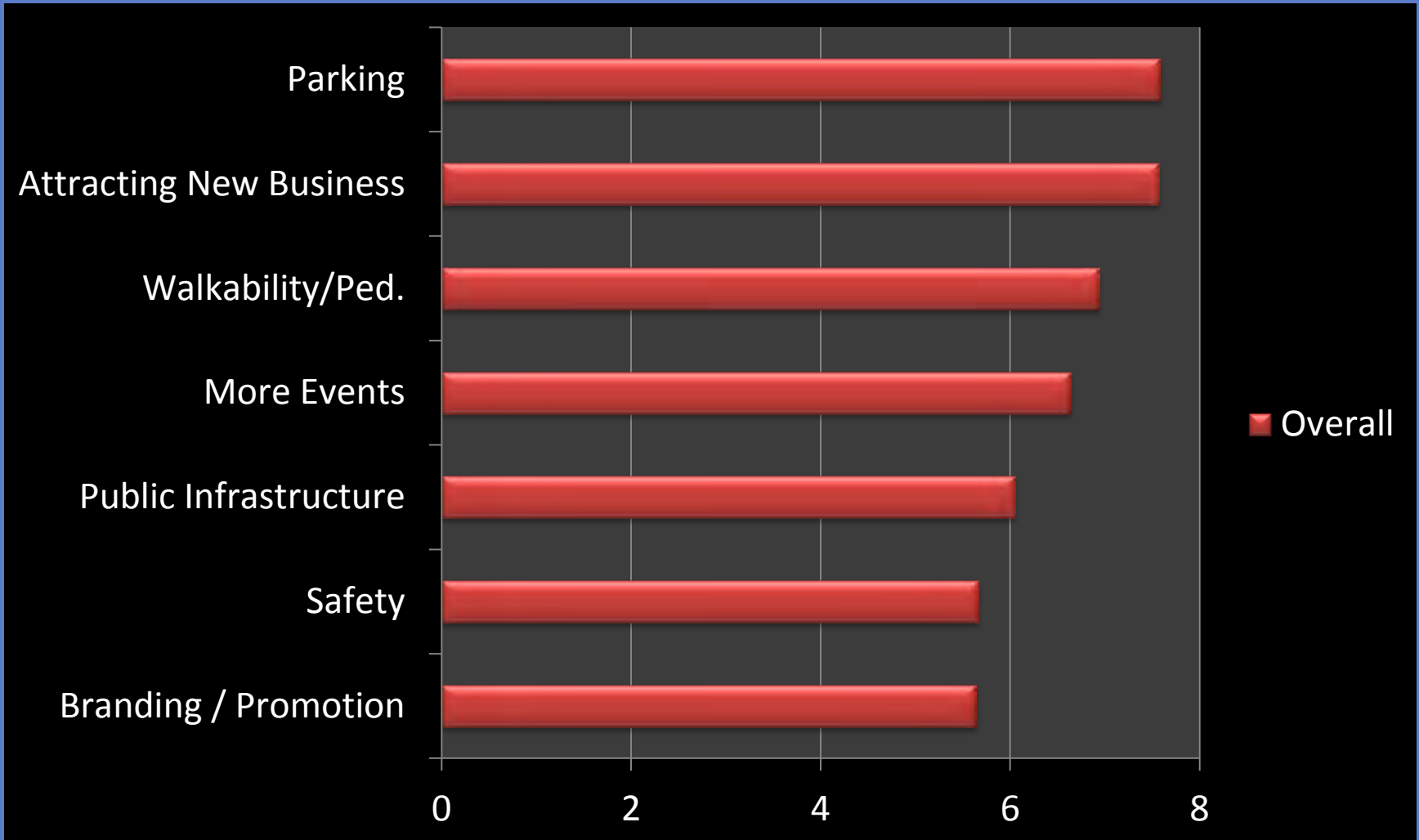
2. 2. Most Common Reason for Visit?

Answered: 200 Skipped: 0 Left Blank: 0



6

On a scale of 1 to 10 (with 1 being least and 10 being most), please rate where the Downtown focus should be within the City's investment and priorities:



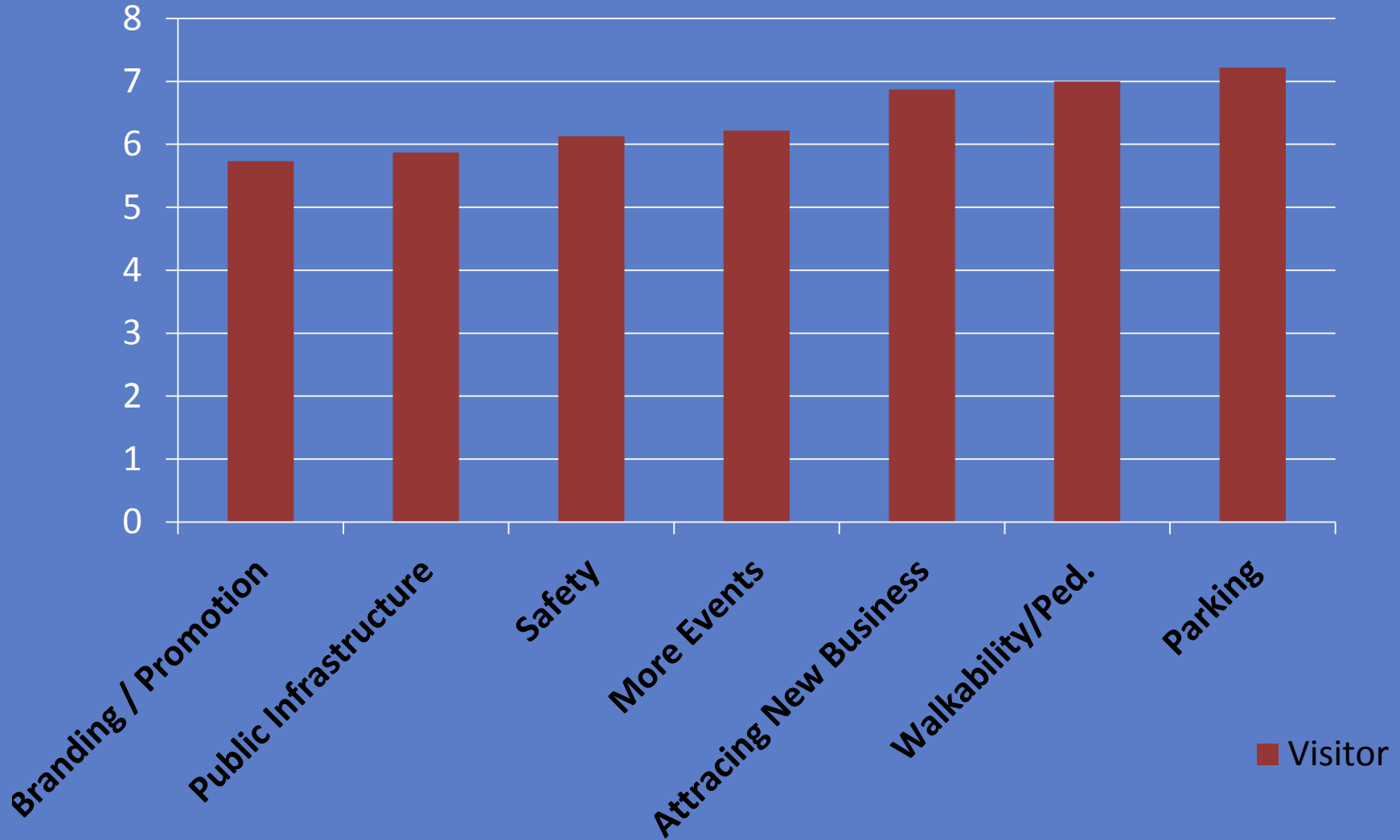
Avg. Survey Score

for priority should City put into different elements

- Where I Work: 7.43
- Where I Live: 7.00
- Visitor: 6.43

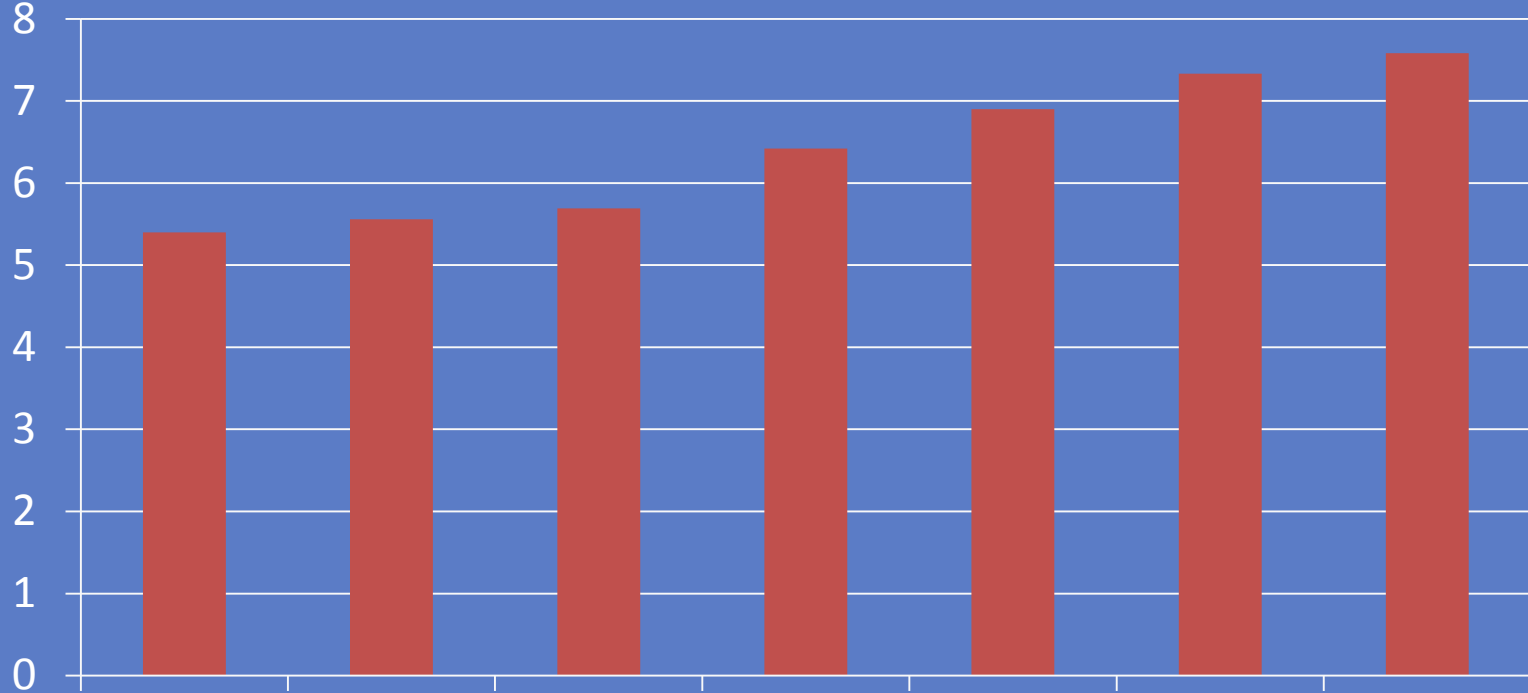
Survey

(filtered by Visitors to APD)



Survey

(filtered by APD Residents)



Safety

Branding / Promotion

Public Infrastructure

Walkability/Ped.

More Events

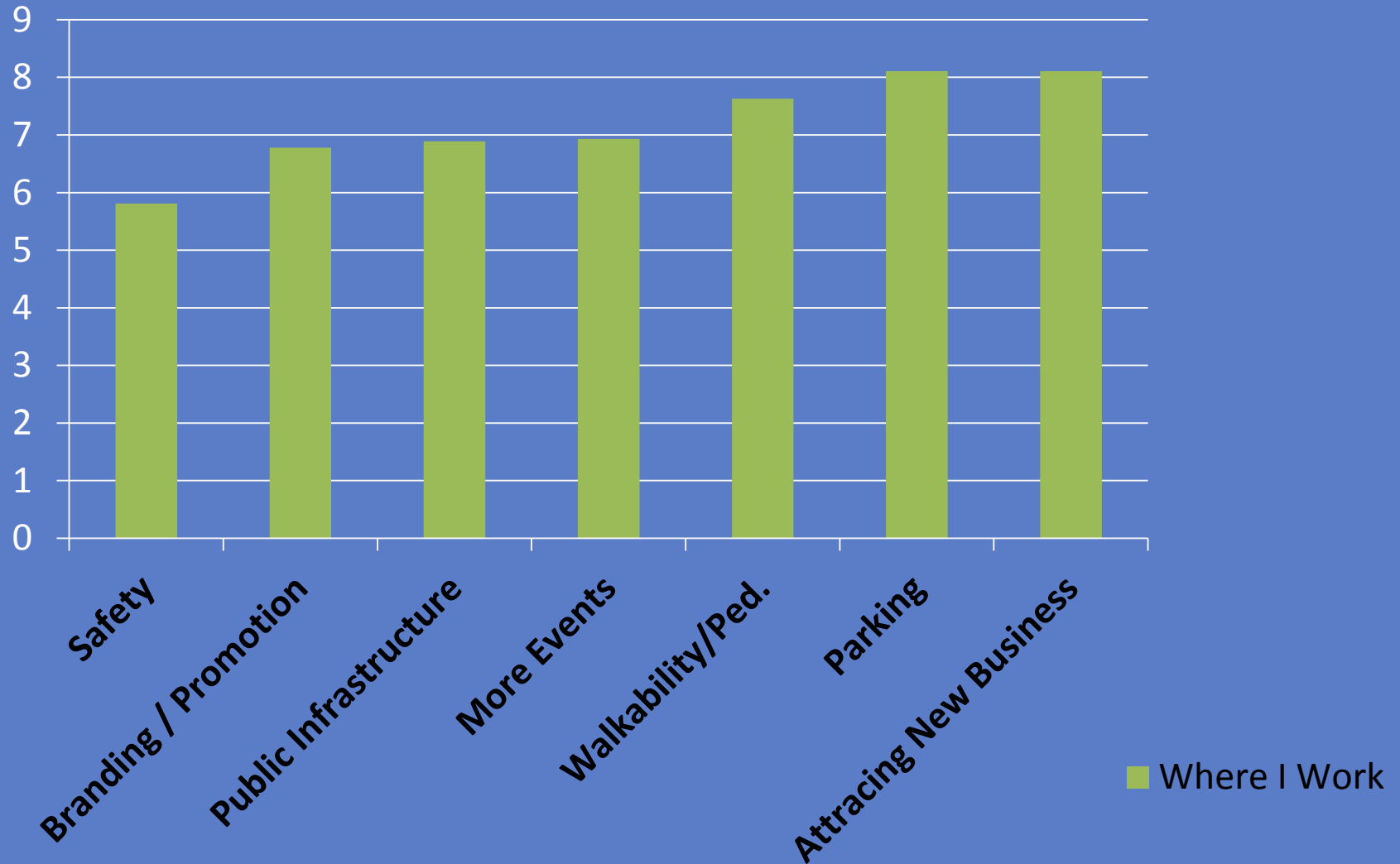
Parking

Attracting New Business

Where I Live

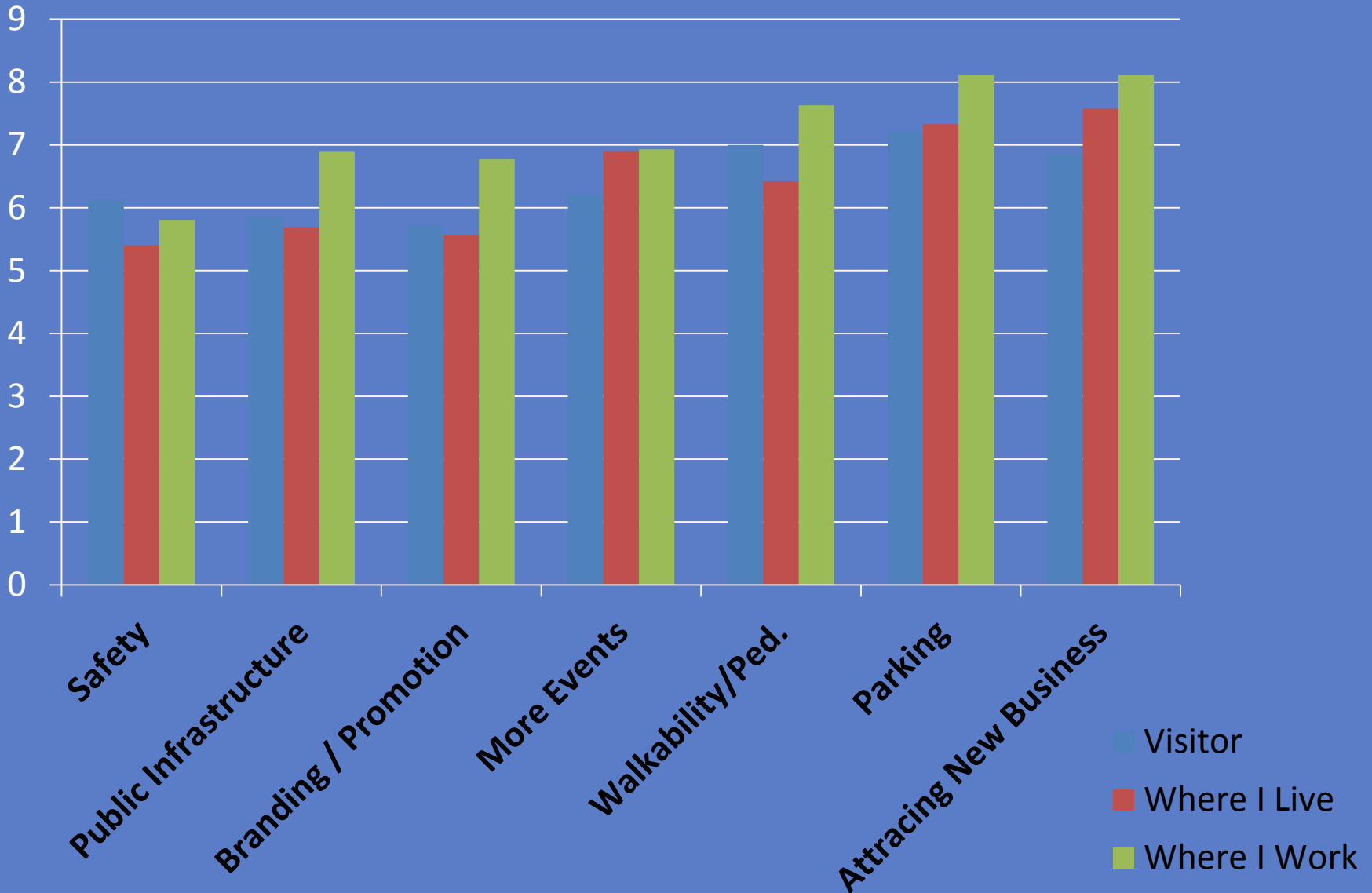
Survey

(filtered by APD Businesses / Work in APD)



Survey

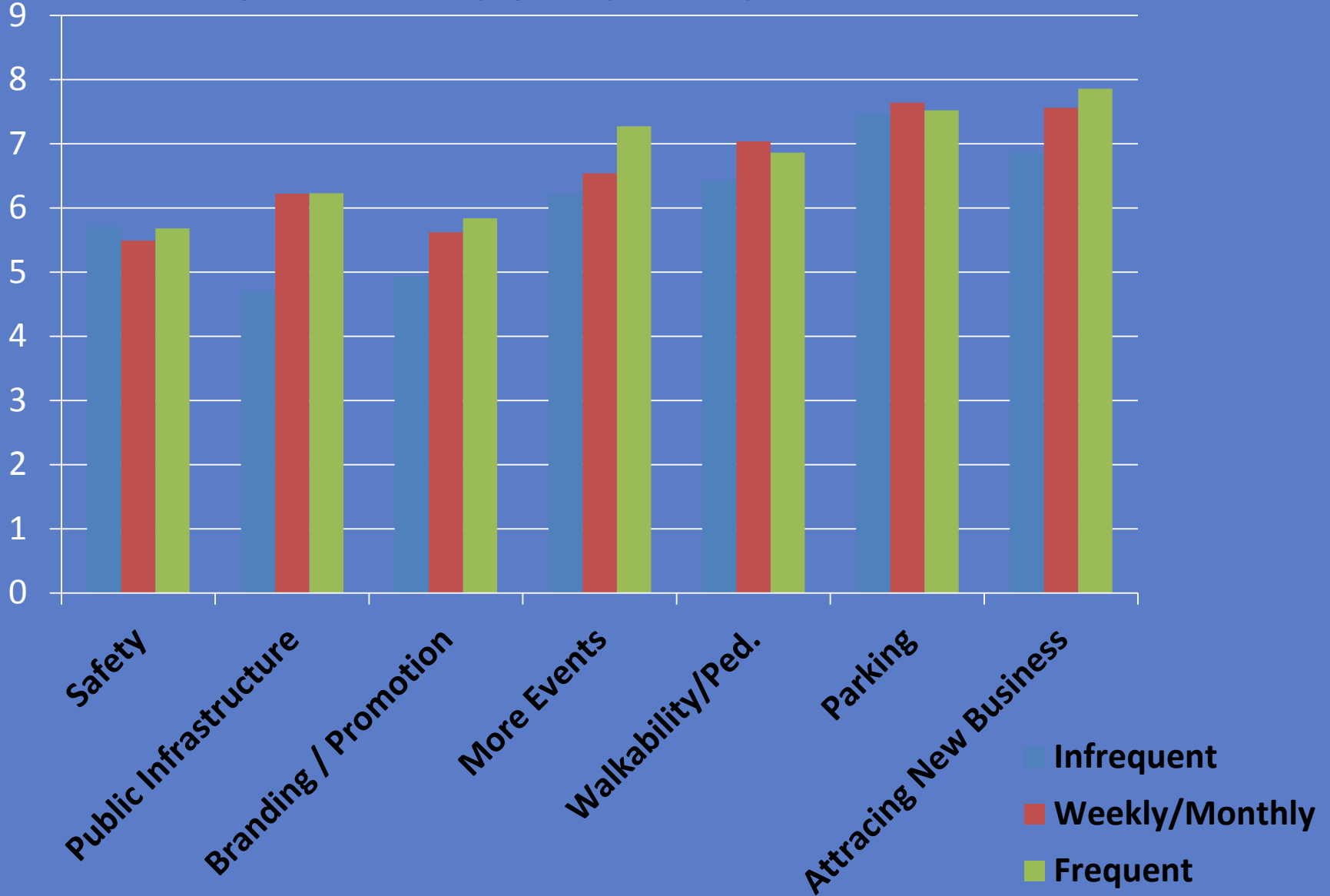
(filtered by relationship to APD)



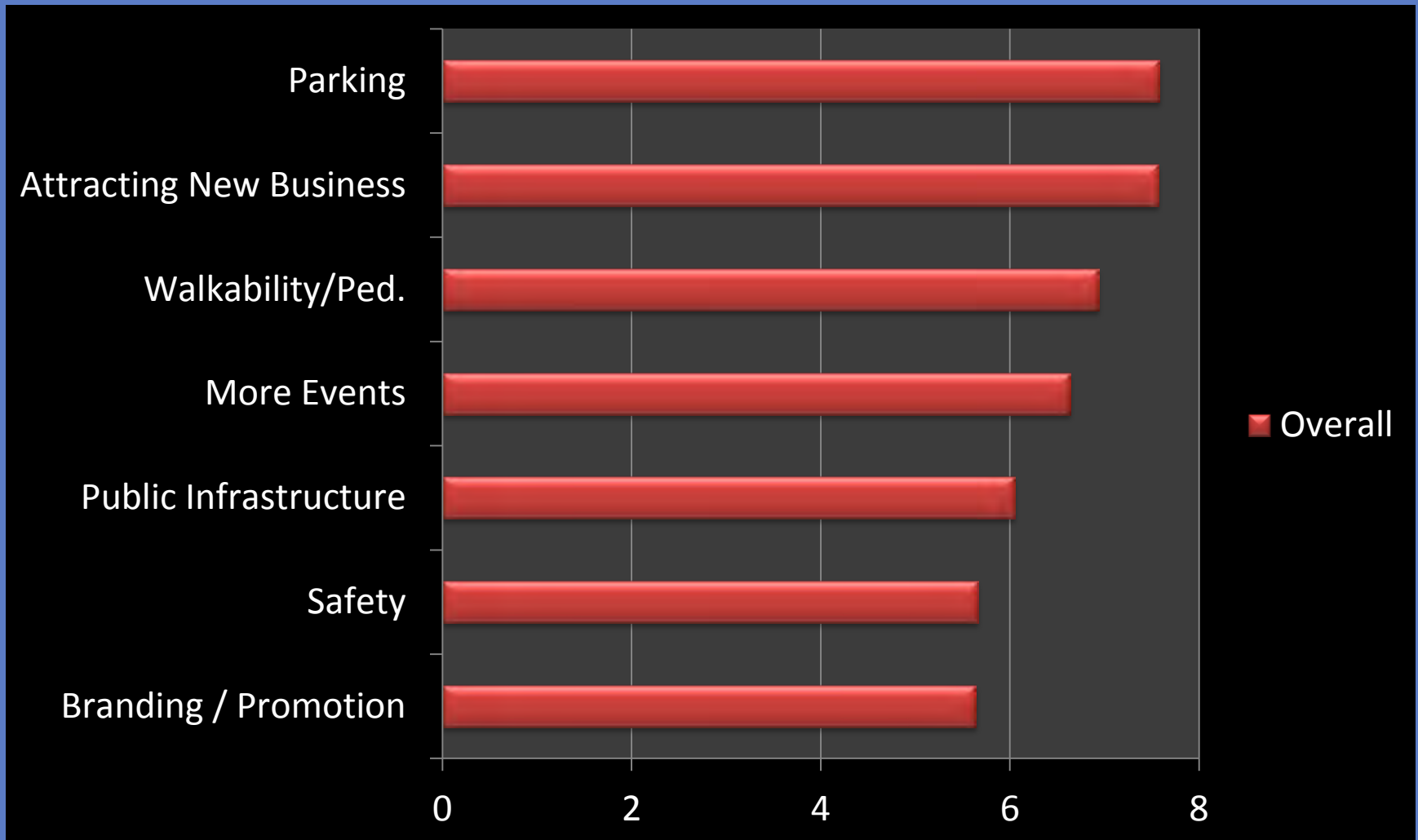
12

Survey

(filtered by frequency within APD)



On a scale of 1 to 10 (with 1 being least and 10 being most), please rate where the Downtown focus should be within the City's investment and priorities:



Ideas

Summary

1. Restaurants/Bars (29)
2. Traffic (24)
3. Parking (23)
4. Businesses (21)
5. Events (18)
6. Walkability (10)
7. Property Maintenance and Green Space/Art (9)
9. Historical Structures (5)

Appendix C – Internal Brainstorming Results

Parking

- Connection from church lot to Graeters
- Widen alley behind McDiggers
- Connection to W. Ridgeway
- Parking behind Centerville Carryout
- Connect parking on the north and south sides of W. Franklin with clearly defined exits/entrances. Reduce number of access points which will allow for more greenspace/gathering space/outdoor seating.

Street and Sidewalk Improvements

- Reduce number of lanes on W. Franklin to increase walkability
- Semi-truck bypass around Main and Franklin
- More crosswalks
- More landscaping/streetscaping
- City plows sidewalks in winter
- Decorative lighting year round
- Enhance walkability behind buildings

Business Development

- Higher end entertainment/bar
- More nightlife
- Allow outdoor drinking
- Attract a brewery
- Colorful awnings at businesses
- Work with businesses to extend hours, especially during special events

Events

- Music – set up outdoor areas to have outdoor events (Resurrection Church)
- Smaller events in each section of the APD (music, art exhibit, food, etc.). Maybe use a building that's for sale to show people "what could be."
- Street festival

Branding

- 'Welcome to Historic Centerville' gateways
- Murals

Appendix D – Photos for Consideration and Inspiration







Placemaking and Gateways

Uptown Action Plan

The Uptown Visioning Process was organized by the City of Centerville in early 2019 and included input from neighboring political entities, residents and businesses. The group identified six focus areas, which were incorporated into the Uptown Action Plan. The information below describes the timeline and focus for each phase of redevelopment related to the priorities of public parking and pedestrian walkability.

CENTERVILLEOHIO.GOV/UPTOWN



PHASE 1: NORTHEAST

CONSTRUCTION 2021 - 2022

Phase 1 of the Uptown Placemaking and Gateways plan is focused on the Northeast quadrant of the Main Street and Franklin Street intersection. Phase 1 focuses on redesigning the existing parking areas for Graeters, City Barbeque, MacDiggers and Cross Pointe Church to increase the number of available spaces and create pedestrian and vehicular connectivity. To improve traffic flow on E. Franklin Street, Phase 1 calls for reducing the number of private access drives for individual businesses in favor of common public parking access drives serving the whole quadrant. Phase 1 also envisions opportunities for targeted infill commercial and residential development.

PHASE 2: NORTHWEST

CONSTRUCTION 2023 - 2024

Phase 2 focuses on redesigning and expanding the existing public parking areas behind Panera and other businesses to increase available spaces and create pedestrian and vehicular connectivity. Phase 2 continues to reduce the number of private drives for individual businesses. In place of these, Phase 2 envisions activated outdoor spaces with seating areas, greenspace, patios and additional retail space. Phase 2 envisions more opportunities for targeted in-fill commercial and residential development, specifically at the corner of West Ridgeway and Main Streets. Phase 2 depicts several infill mixed-use buildings on the property acquired by the City in 2019, along with additional public green space and parking.



PHASE 3: SOUTHWEST

CONSTRUCTION 2024 - 2025

Phase 3 primarily focuses on connecting the existing parking areas and increasing capacity and connectivity. Phase 3 also envisions converting existing driveways into activated outdoor spaces.



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