



Frequently Asked Questions

On August 23, 2021, the City of Centerville hosted a community update about the Uptown Master Plan. Over the past few months, urban planning consultants from MKSK and engineers from LJB worked with a Steering Committee to further develop the Master Plan for Uptown, focusing on strategies that improve parking, reduce traffic congestion, promote pedestrian connectivity, create greenspace, and incentivize business investment. Approximately 120 residents attended the event. Staff has outlined responses to the frequently asked questions we heard from attendees.

We are excited to see the progress in Uptown. When can you start with construction?

- Centerville staff and the consultant team from MKSK and LJB are working to finalize the scope of Phase 1 parking and streetscape improvements. We anticipate construction will begin in 2022. In the meantime, we are already working with new businesses like Salar and existing property owners who are eager to revitalize Uptown.

Traffic at the Main and Franklin intersection is terrible. How will the redesigned boulevard on West Franklin impact congestion?

- LJB conducted modeling of traffic patterns and determined creating a boulevard on West Franklin Street would not negatively impact east and westbound travelers. In fact, reducing traffic to one lane in both directions dramatically improves the walkability of Uptown, making it safer for pedestrians to move throughout the district.

How will West Franklin accommodate emergency vehicles?

- LJB evaluated the proposed boulevard on West Franklin Street and determined the configuration can accommodate emergency vehicles.

How will the Americana Parade be affected by the redesign of West Franklin Street?

- Creating opportunities for new events was a primary strategy of the 2019 Uptown Action Plan. The proposed enhancements to parking and pedestrian accessibility will improve Uptown's ability to host the Americana Festival and other events like street fairs and food truck rallies. As there were changes to the Americana Festival in 2021, adjustments to the format may be necessary in the future. Staff are committed to working with Americana to ensure this important event for the community is as strong as ever.

With all the new restaurants and businesses, how will the City control noise?

- The enhancements to Uptown will create a sense of vibrancy and vitality and will become a destination for restaurant and retail patrons. Centerville staff – including the Centerville Police Department – is invested in preventing disruptive behavior. The same rules that apply to the entire City are in place regarding noise ordinances.

With larger parking areas, how does the City plan to protect neighboring residential properties?

- Appropriate screening will be required as part of the development for detailed engineering and construction documents. This will likely include a mix of trees, plants, decorative walls, and/or fencing, similar to what currently separates the existing public parking areas and the homes on West Ridgeway.

Were accommodations for bicycles considered as part of the planning process?

- The consultant team from MKSK and LJB evaluated multiple configurations of the infrastructure around Main and Franklin, including bicycle lanes. Based upon their analysis, the team recommended investment in bike infrastructure (i.e. bike racks) in the parking areas that would link Uptown to local Bike Route 12, improving its accessibility. Given the limitations of the intersection, the engineering team recommended against adding dedicated bike lanes through Uptown.

Stormwater and drainage are currently challenges throughout the Uptown area. What changes are recommended as part of the Uptown Plan?

- Much of the challenge with stormwater is the result of the natural grade coupled with the piecemeal development of the individual public and private parking areas in Uptown. The Uptown project allows the City to take a comprehensive approach to addressing issues with stormwater for the first time. Engineers from LJB evaluated the existing stormwater infrastructure and will provide detailed recommendations for improvements as part of the development of each phase of the Uptown Plan.

The plan appears to eliminate green spaces used by Centerville-Washington History. How will the group provide outdoor education?

- The consulting team from MKSK and LJB looked for ways to sensibly expand and simplify the parking areas in Uptown while creating connectivity to improve pedestrian and vehicular flow. The team understands that Centerville-Washington History uses the garden as a teaching area. The plan looks for opportunities to reconfigure and repurpose existing greenspaces while creating multiple new greenspaces. These will complement the proposed parking areas and can be used as public gathering spaces or for outdoor programming like what is offered by Centerville-Washington History.

The plan calls for new townhomes. How will these fit into the surrounding area?

- A goal of the Uptown Plan is to showcase opportunities for infill development that will contribute to the vitality of the area. A major driver for new housing throughout the Greater Dayton region is proximity to amenities like restaurants and retail shops. As such, the enhancements in Uptown, which are intended to improve pedestrian walkability and incentivize new business investment, will also be attractive to new owner-occupied housing options.

If the plan proceeds with townhomes, the designs will be evaluated by the Board of Architectural Review (BAR), which is tasked with ensuring new development is complementary to the existing historic character of Uptown.

We would love to see more retail and restaurant options in Uptown. How can we also keep existing businesses?

- All of our Centerville companies are important to the fabric of our community. The Uptown Plan and the proposed enhancements are a direct result of feedback the City received from existing residents, businesses, and institutions. We believe the proposed improvements will benefit our existing companies while creating opportunities for new infill development and reinvestment in this important historic commercial district. We have engaged in ongoing conversations with existing business owners to keep them involved in the Uptown Plan.

Who do I contact if I want to learn more about the Uptown project?

- Please contact Development Director Michael Norton-Smith at mnorton-smith@centervilleohio.gov with questions about the project or to be added to the City's Uptown Updates email list.