

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD WORK SESSION
Meeting Minutes - Tuesday, February 3, 2009 - 7:030 P.M.
Administrative Conference Room - Municipal Government Complex

Members Present: Jim Oda, Brad Bulp, and Ann DeBrosse Comer, Ruth A. Koon & Michael Foster.

Guests: Lorna Swisher, Chris Schmiesing, Doug Francony & Mark Casto.

Mr. Oda called the meeting to order at 7:34 p.m.

This document highlights the features of the concept plan presented for the Downtown District Design Review Boards' consideration, and outlines proposed modifications to the plan that represent the general consensus of the board members present.

Fence Element

As Presented:

- The plan included an open picket style fence fabricated of a metal material (to replicate a wrought iron look) fastened to masonry support columns spaced at even intervals parallel to and behind the Main Street public sidewalk alignment. The fence was shown extending south from the Unity National Bank building south façade to the intersection of Main and Water Streets with the south end of the fence placed at a 45° angle to the intersection and a small pedestrian opening in the fence approximately 36 feet south of the building line. The height of the fence was shown at +/-3 feet high with a column height of 4 to 6 feet. The entire length of the fence was complimented with dense bush and shrubbery plantings along the entire length.

Board Member Comments:

- Increase top of fence height to +/-4'6" above finish grade and consider varying the column heights.
- Relocate fence opening to be immediately adjacent to Unity National Bank building south façade.
- Construct fence columns of brick and limestone materials that compliment the Unity National Bank building materials.
- Terminate the southern end of the fence approximately equal to the south border of the parking facility and return the fence one or more sections to the west parallel to the southern boundary of the parking lot.

Tree Plantings

As Presented:

- The plan included few trees.

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Board Member Comments:

- Incorporate large tree plantings.
- Reinforce vertical presence of fence with row of large tree plantings adjacent and parallel to the rear of the fence alignment.
- Place row of large trees adjacent and parallel to south building façade to soften appearance of the wall.
- Place row of large trees adjacent and parallel to south parking lot boundary.

Gateway Concept

As Presented:

- The plan included fence, 'Welcome to Downtown' sign, flagpoles, and landscaping at the northwest and northeast radii.

Board Member Comments:

- Non-perform gateway enhancements for following reasons:
 - Intersection does not accurately represent the starting point of the downtown. However, it is a significant crossroads and any enhancement theme should be repeated on all four corners.
 - View of proposed sign would be obstructed by traffic poles and control box.
 - Use of flagpoles should be reserved to mark or identify a prominent civic space, important building or location, or other location of prominence.
 - Total cost to construct project.

Parking Lot

As Presented:

- The plan included a 24 stall parking facility with 12 stalls perpendicular to either the north or south parking lot boundary and separated by a 28 foot wide maneuvering lane. At the west end of the lot the maneuvering lane connects to a public alley to provide access to and from the facility and at the east end of the lot the maneuvering lane dead ends west of the fence/landscaping with no vehicular access provided to Main Street.

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Board Member Comments:

- Slide north boundary of parking lot to the south to create space for tree plantings, and perhaps a pedestrian walkway.
- Replace last stall nearest to east end of the lot (on both north and south side of lot) to create backing space to maneuver in/out of last stall. Use area on north to create brick paver walkway to pedestrian access to Main Street public sidewalk. Add landscaping to both areas.
- Add ornate light standards to comply with minimum lighting requirements. Light standards to match or compliment streetscape appearance.

Other

Board Member Comments:

- Add 'moments in time story panel' to acknowledge the history of the site.
- Incorporate salvaged piece of Paul's Bar building architecture into fence design and or site and or Unity National Bank building.

In an effort to provide the design consultant with additional insight as to what elements the DDDRBB deemed the most important to gain their approval of the improvement plan, the board members prioritized the requested changes as follows:

All items necessary to satisfy adopted community standards (code requirements).

1. Tree plantings.
2. Fence element.
3. Parking lot.
4. Other.
5. Gateway Concept (Low priority within scope of this project - high level of interest as stand alone project).