

Progress Presentation

Adapted from August 1, Community Meeting

August 1, 2019

Key Milestones

How we got here

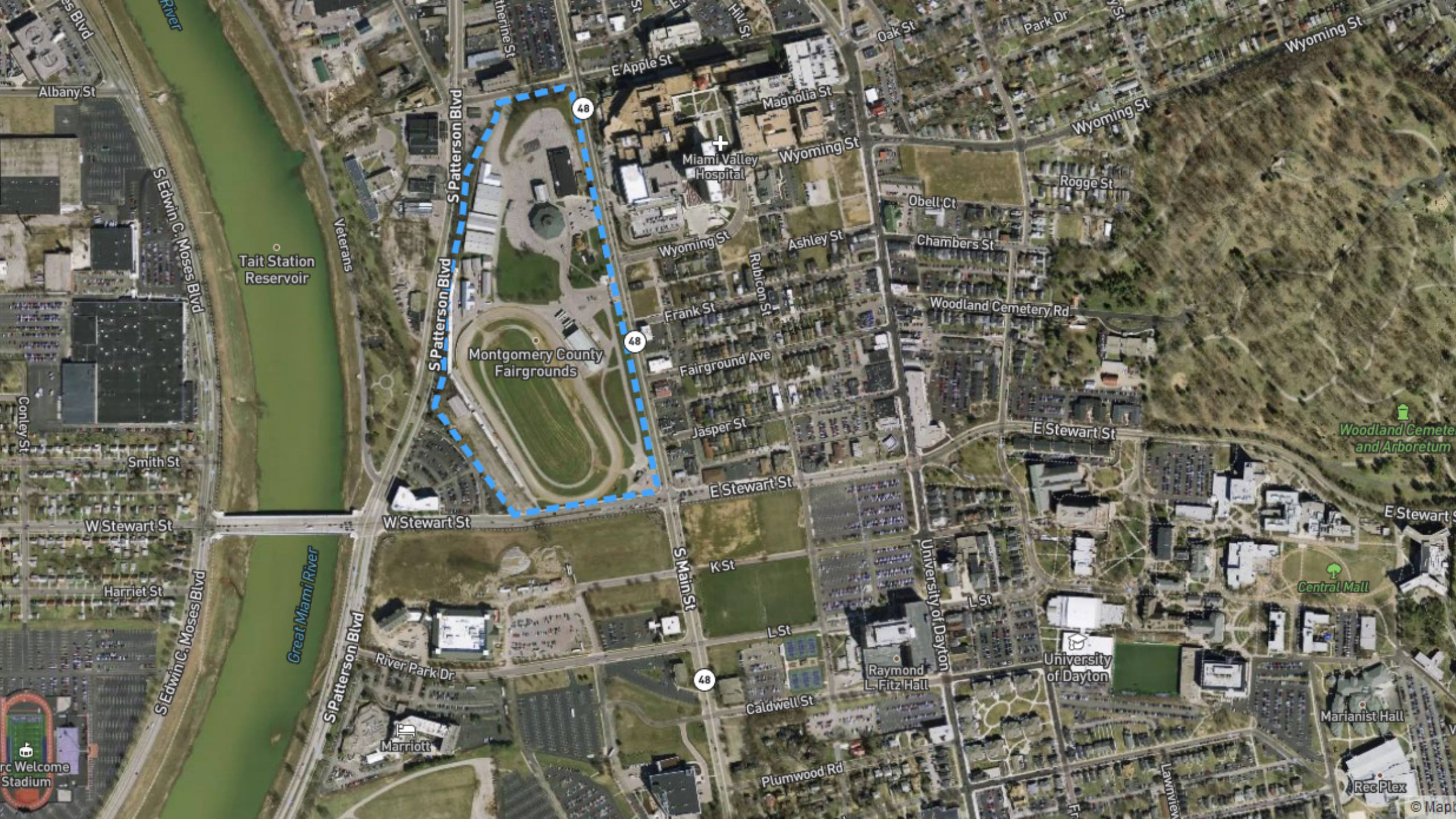
Key Milestones

Apr 2017	Property purchased by UD and PH
Sept 2017	Planning process initiated
Nov 2017	Fairgrounds to Future Workshop (public)
Jan 2018	Progress Workshop (public)
Sept 2018	Vision document completed
Dec 2018	onMain Board of Directors established
Mar 2019	Site and engineering design work begins
Jun 2019	Preservation and site preparation to begin
Jun 2019	Public Realm Workshop (public)
Jul 2019	Demolition begins
Aug 2019	Built Realm Workshop (public)



Vision

- Represent the best of Dayton as a city of innovation , entrepreneurialism, creativity, sustainability and inclusiveness.
- Establish a unique platform to create, build and demonstrate solutions across a range of disciplines from health care, energy, housing, environment, business creation and neighborhood wellbeing.
- Create a density of ideas, activity and collaborations that can propel the next wave of businesses and entrepreneurs to bring jobs and opportunity to Daytonians and the Miami Valley.
- Create a setting that connects people, neighborhoods, businesses and institutions.
- Establish a neighborhood unlike any other in the Miami Valley that demonstrates a new type of walkable urban environment.
- Establish development standards that reflect the missions and values of the two institutions by integrating environmental sustainability and wellness into the design.



What We Heard from You

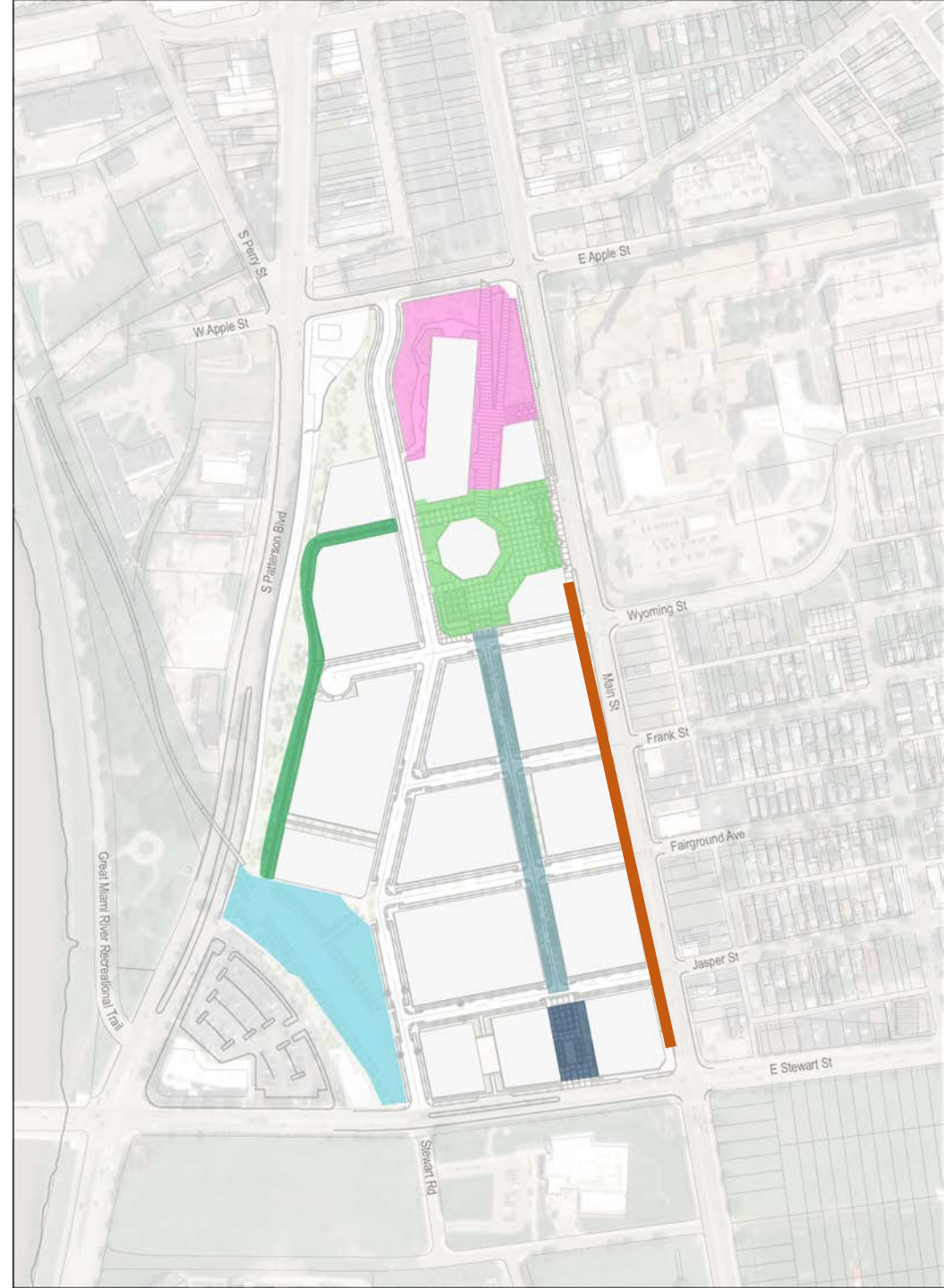
Public Realm Meeting 6/27





Open Spaces

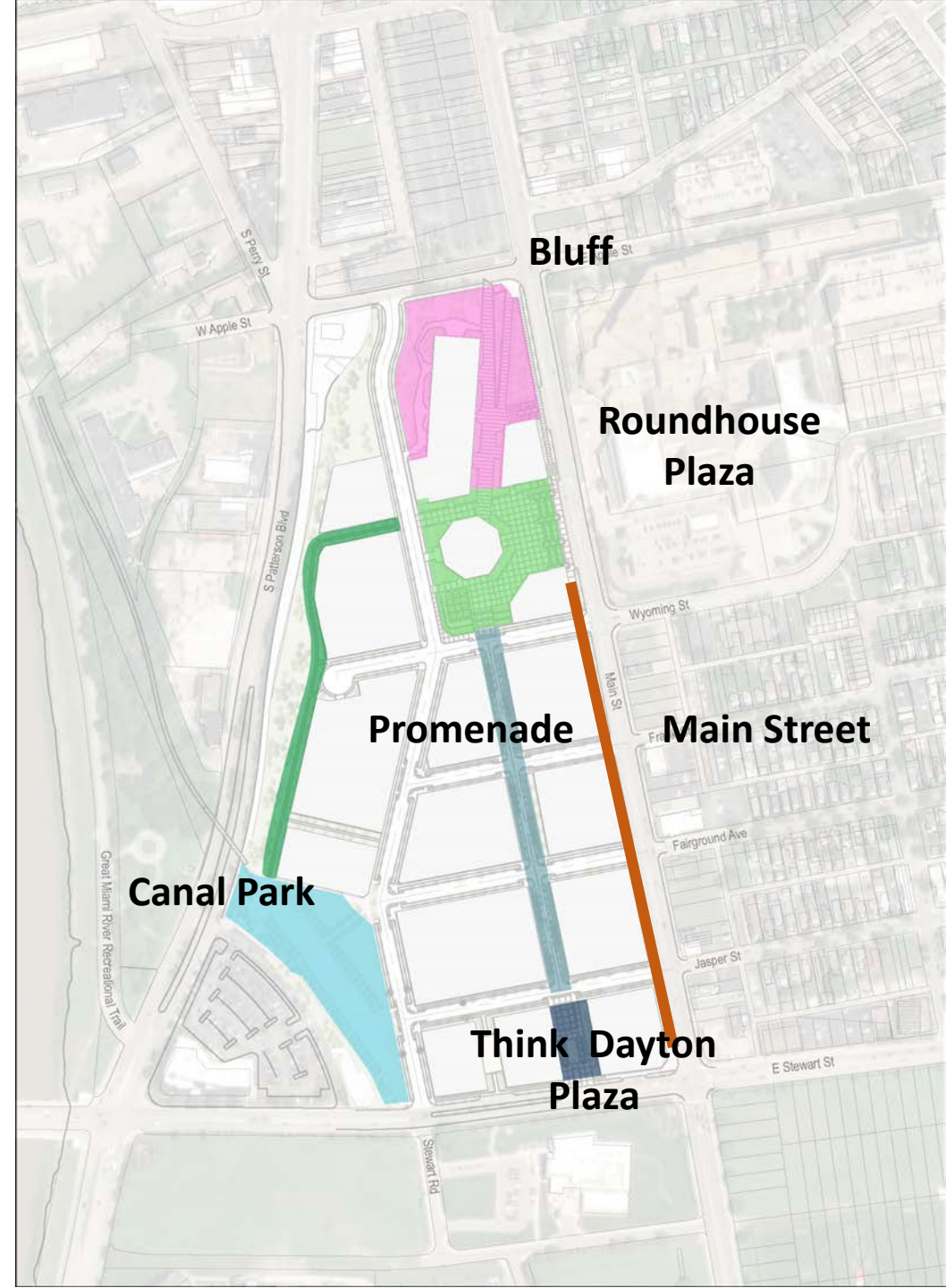
- Five primary open spaces
- Main Street as a great walkable street





Open Spaces

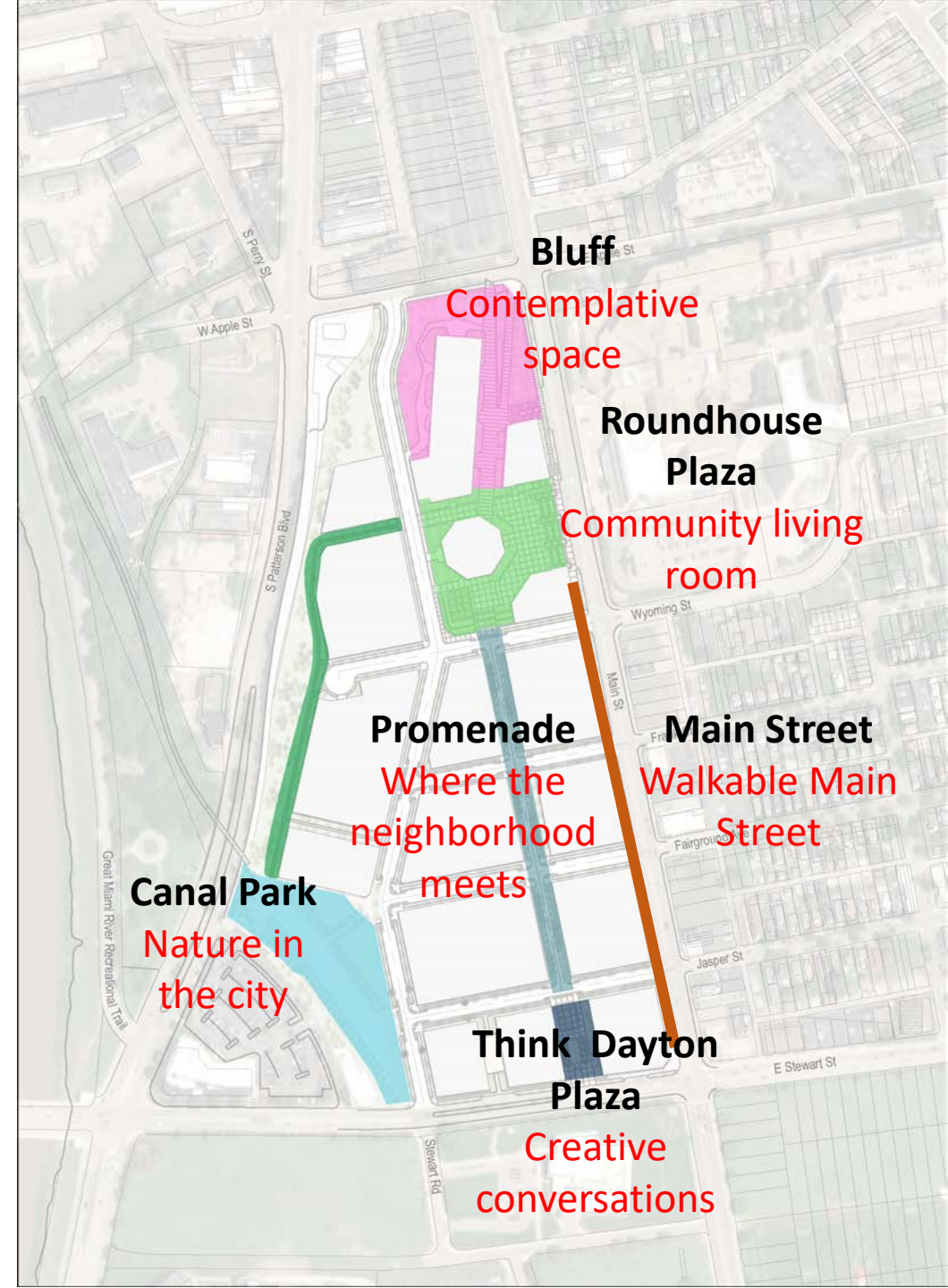
- Six primary open spaces
- Each with a distinct identity





Open Spaces

- Six primary open spaces
- Each with a distinct identity
- ...and “mission” that celebrates a different dimension of community life

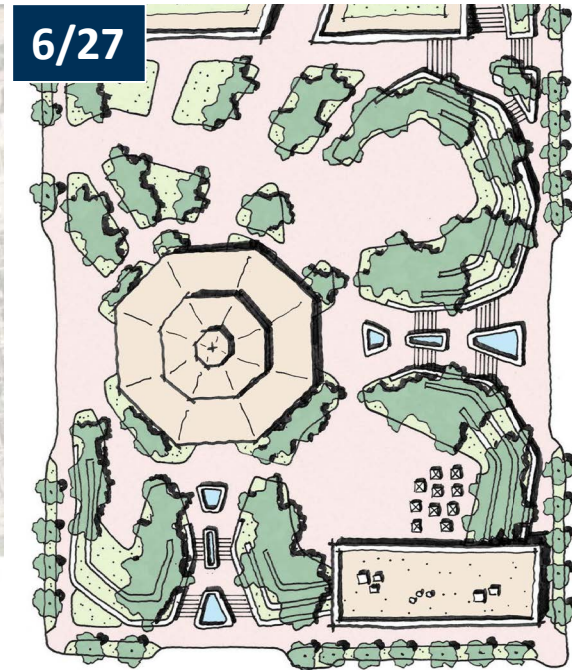
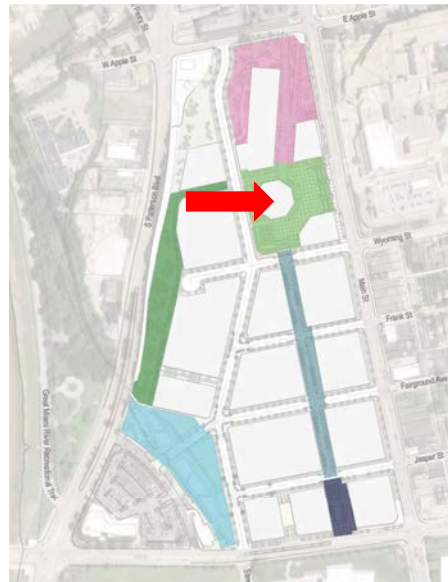


Common Themes

1. Strong support for a walkable neighborhood
2. Desire to provide welcoming spaces for everyone (incomes, types of people, etc)
3. Design should consider all four seasons
4. Interest in spaces designed to encourage interaction
5. Support for green infrastructure throughout the plan

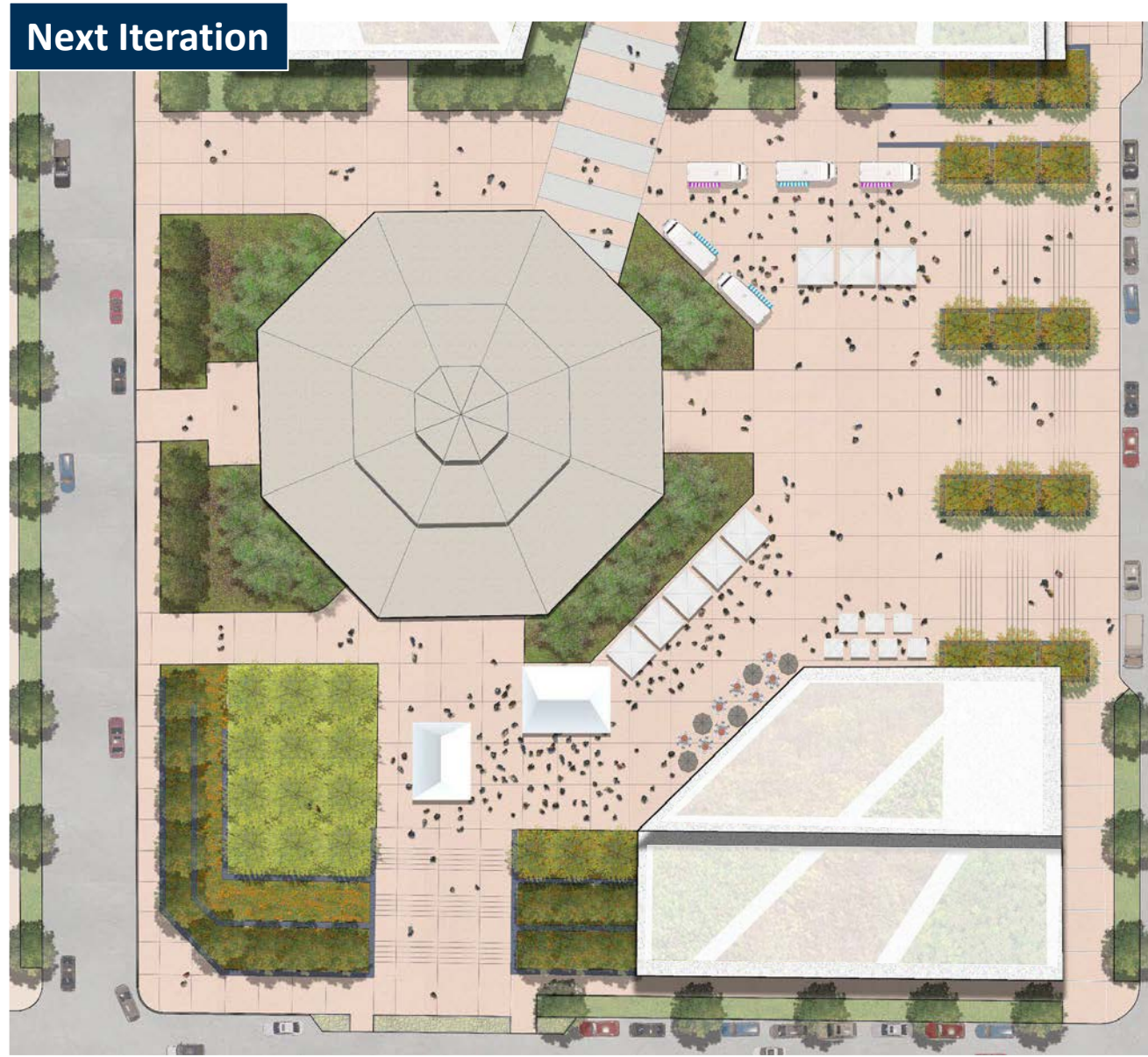


Roundhouse Plaza: Community Living Room



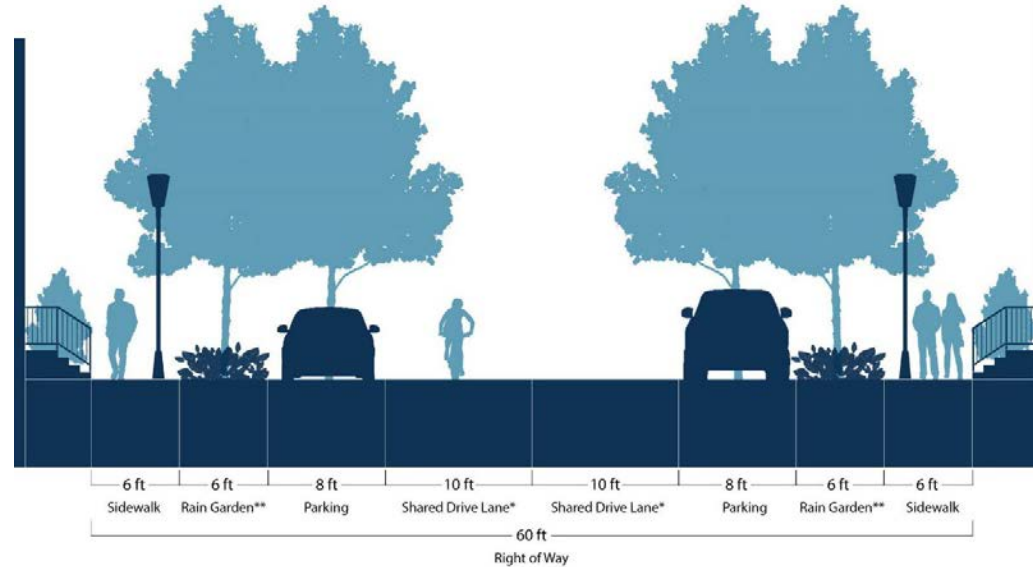
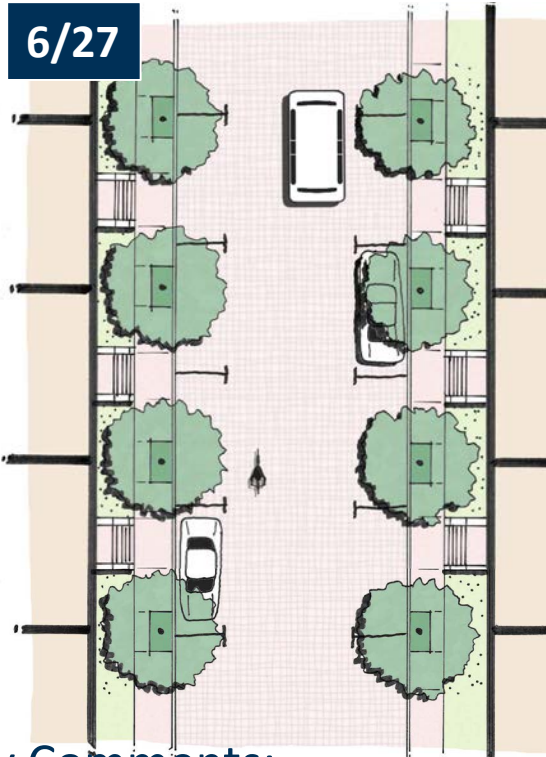
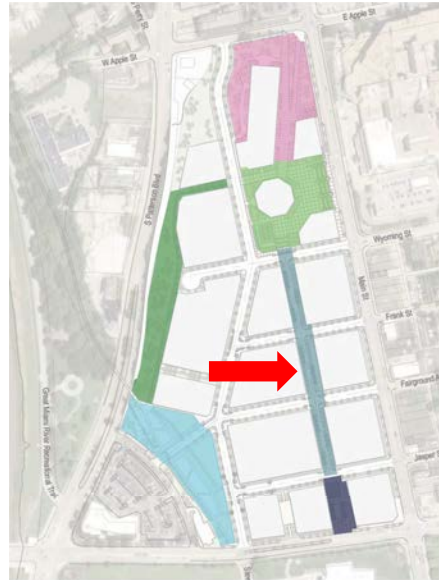
Community Comments:

- Flexible open plaza for different types of events and programming
- Shaded outdoor seating under trees
- Roundhouse as potential music venue, history museum, market hall pavilion (Gem City), rental facility





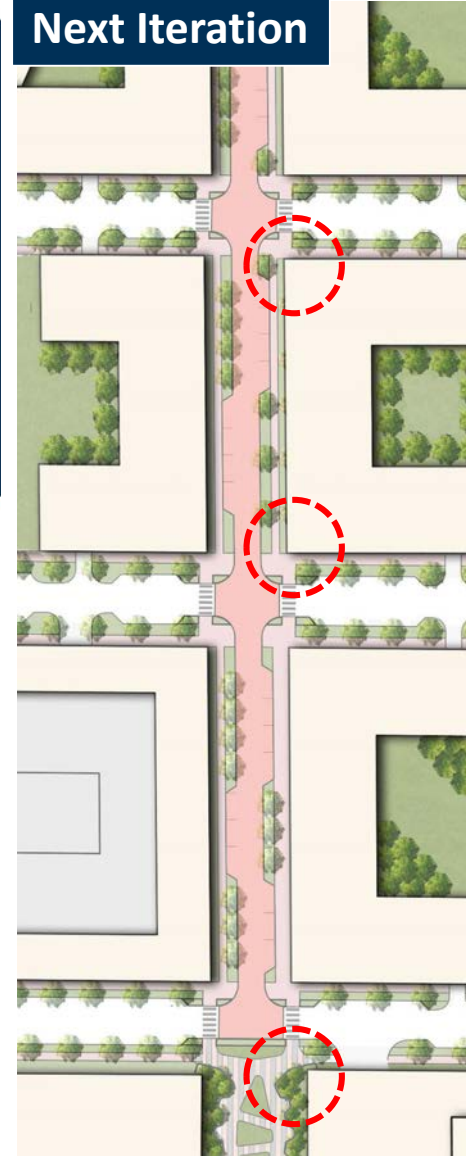
Promenade: Where the Neighborhood Meets



Community Comments:

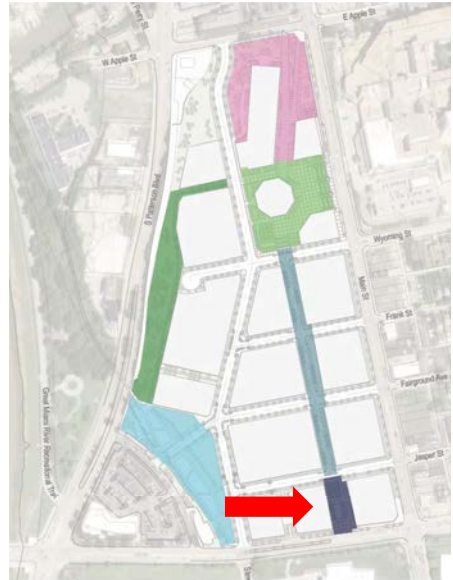
- Like the idea of pavers to make this street feel different
- Focus on sharing this space with patios (covered outdoor seating), dining, and social uses
- Allow pop-up research displays, street musicians
- Keep street narrow

Next Iteration

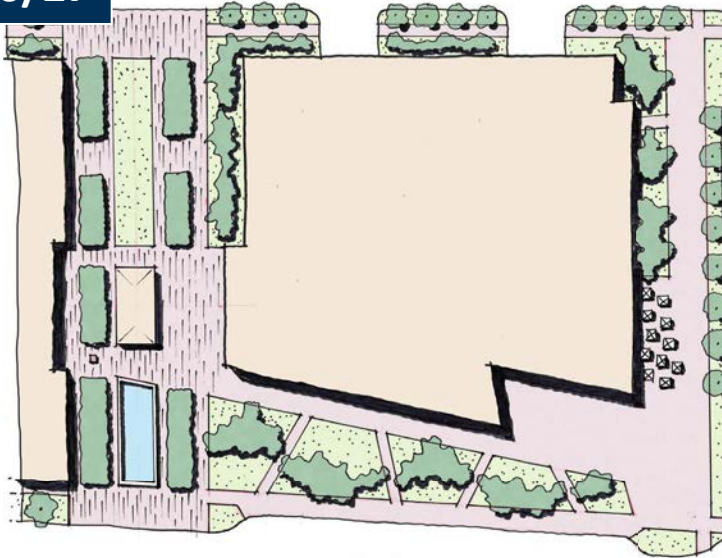




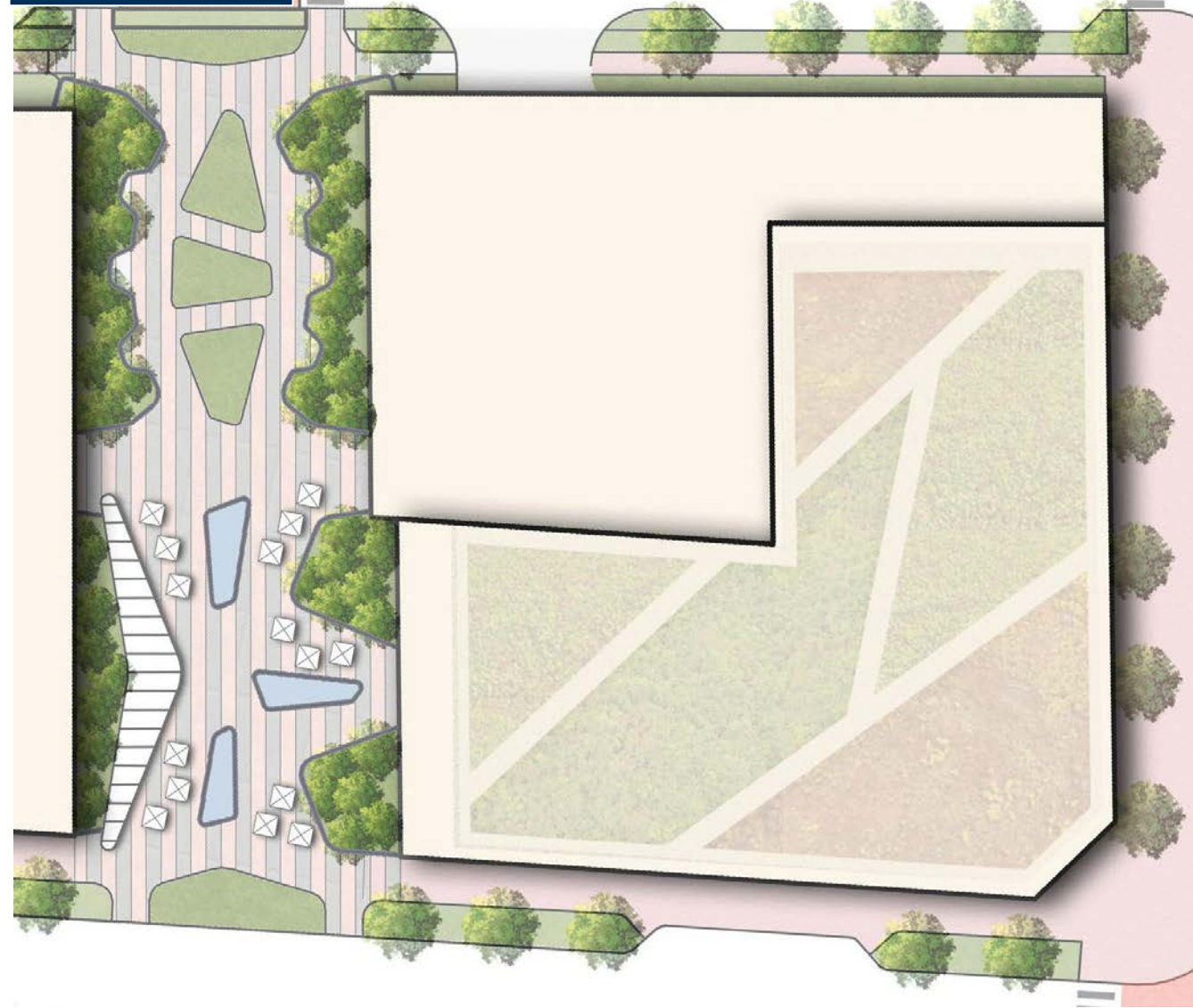
Think Dayton Plaza: Creative Conversations



6/27



Next Iteration

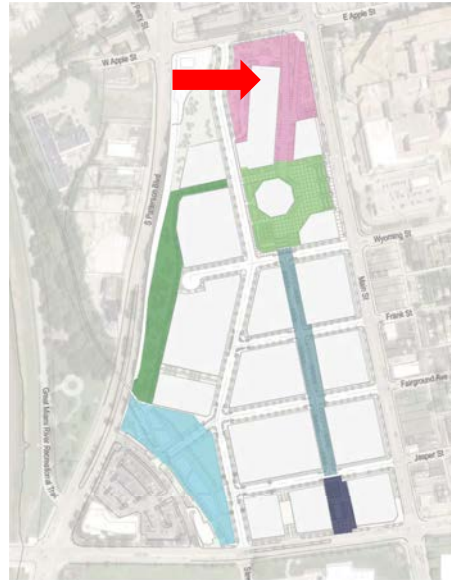


Community Comments:

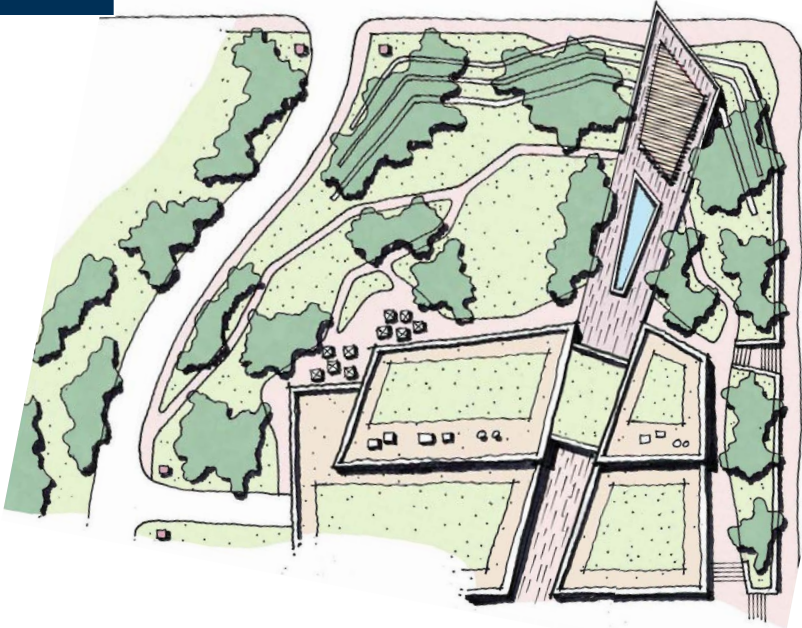
- Mix of hard and soft surfaces
- Flexible open space for events
- A place to work on things and collaborate with others
- Activities for kids
- Spaces for all incomes types and people



Bluff: Contemplative Space



6/27



Community Comments:

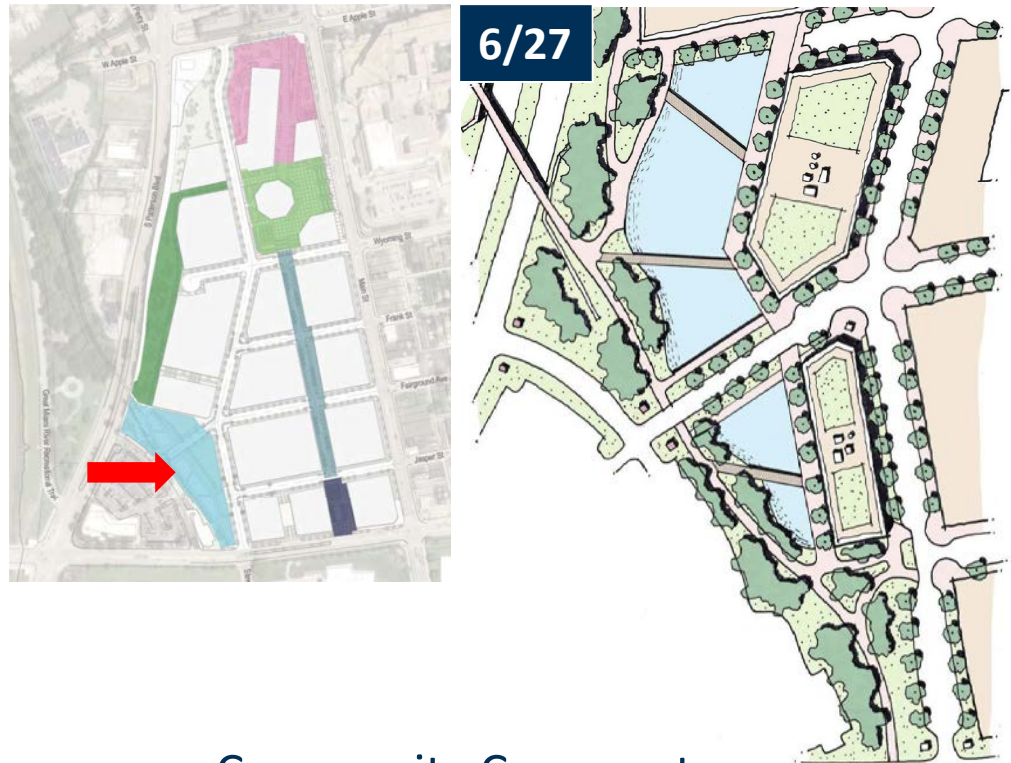
- Maximize space for people to sit, talk, eat lunch, etc
- Like terraces and grassy areas with shade
- Mixed response to raised viewing platform
- Provide pedestrian connection to Apple St

Next Iteration



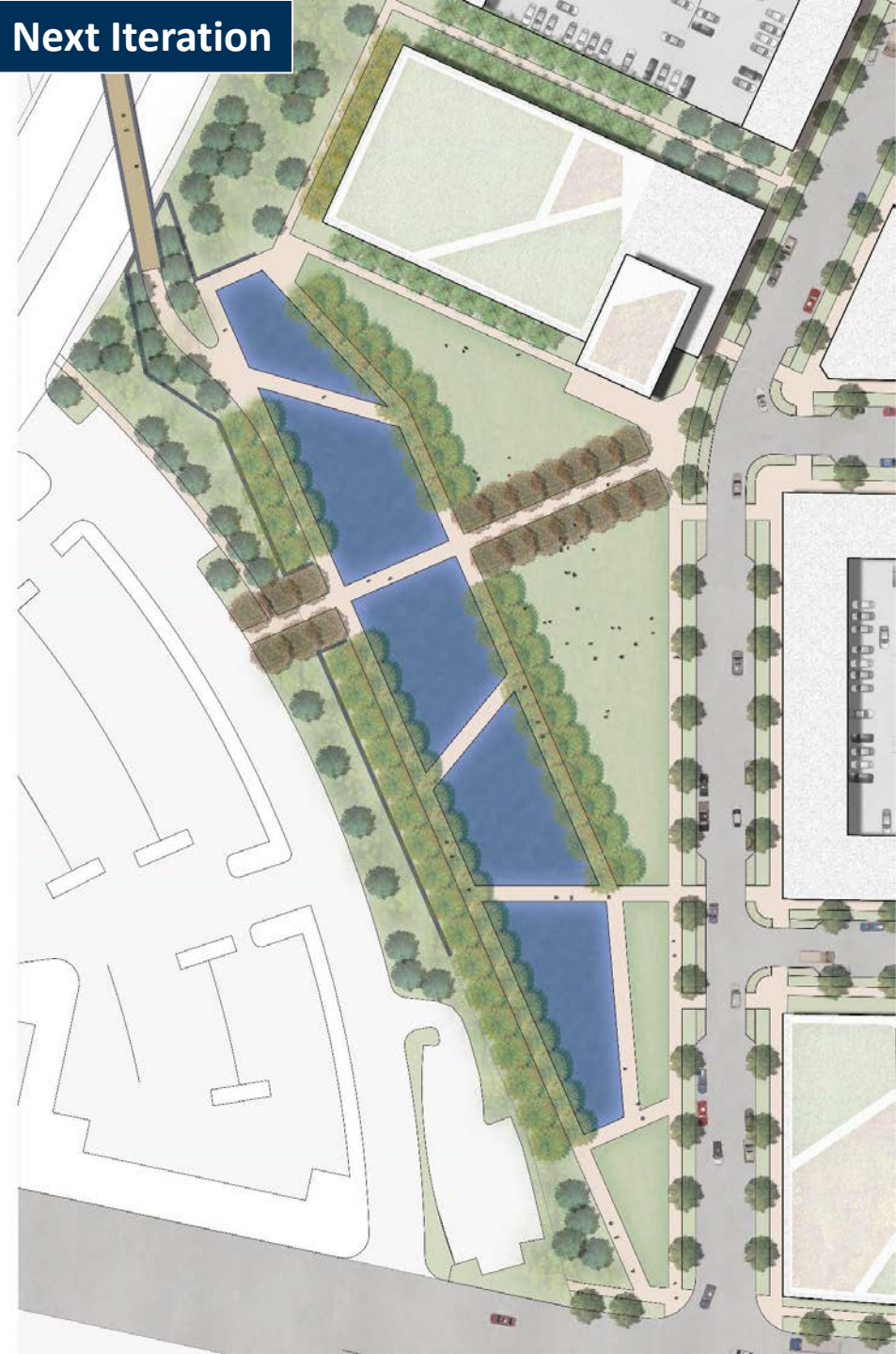


Canal Park: Nature in the City



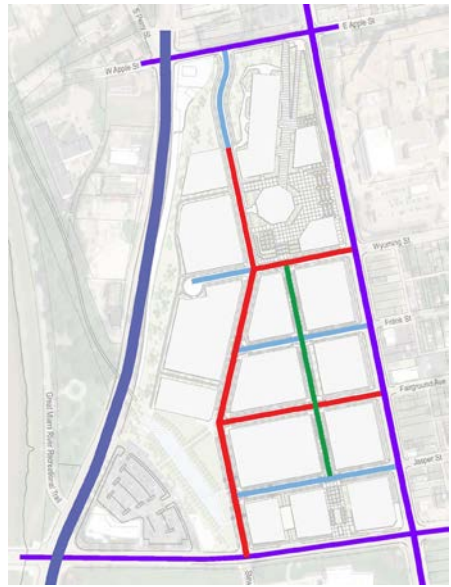
Community Comments:

- Like the idea of the historic canal
- Like the bike path connection to riverfront
- Balance of open space and water is nice
- Multiple walkways across the water is good
- Like the functional aspect of water feature



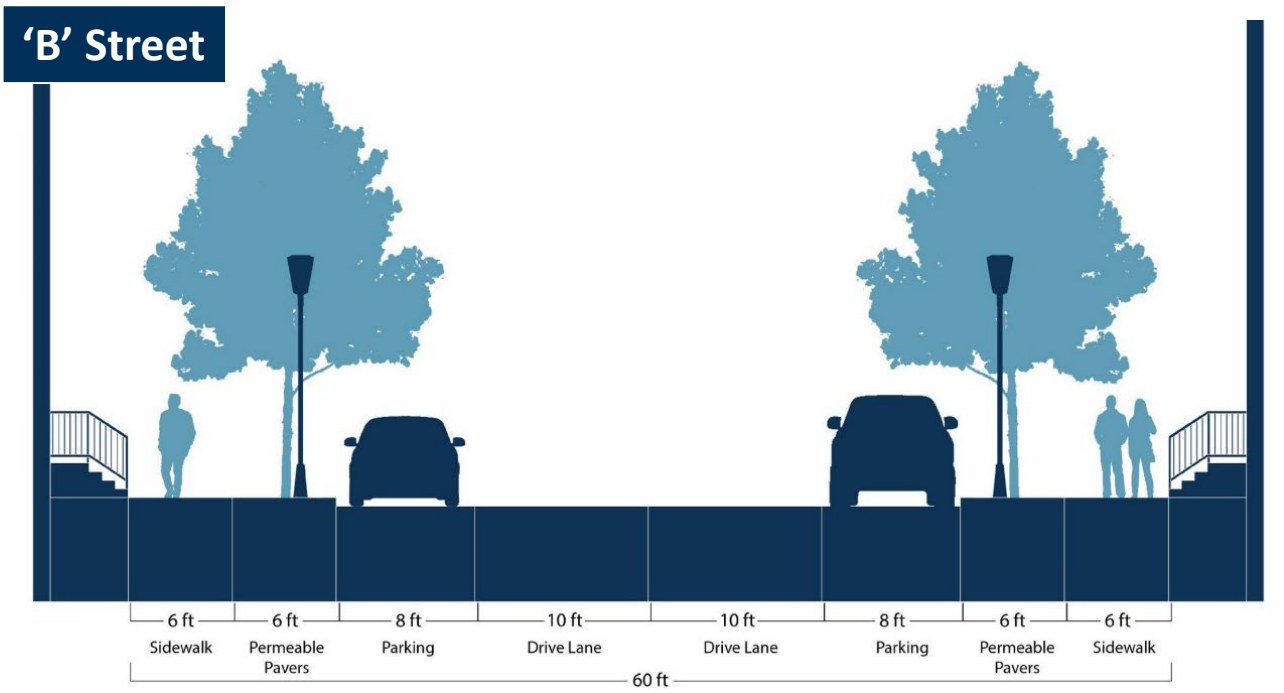
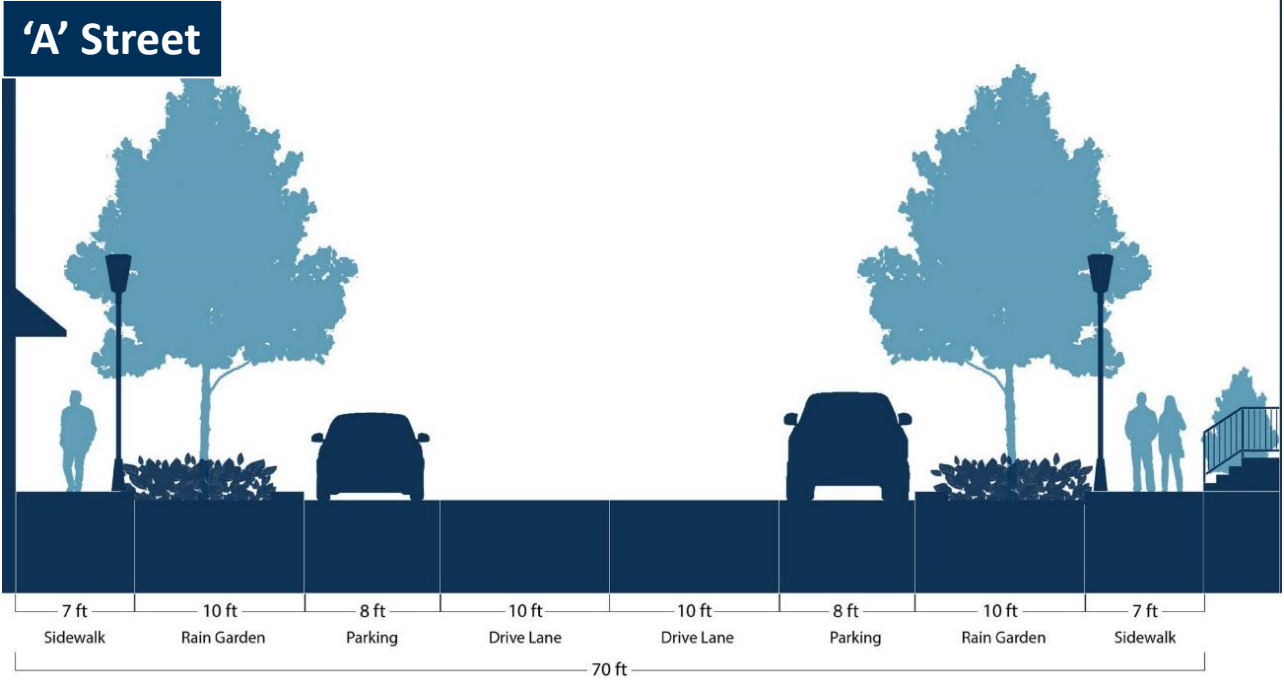


Typical Streets



Community Comments:

- Like extended curbs at intersections and street trees to provide shade and character
- Like generous sidewalks, but consider snow removal
- Provide convenient short-term parking for businesses
- Plan for interaction of bikes and cars



Advancing the Work

Why Buildings Are Important



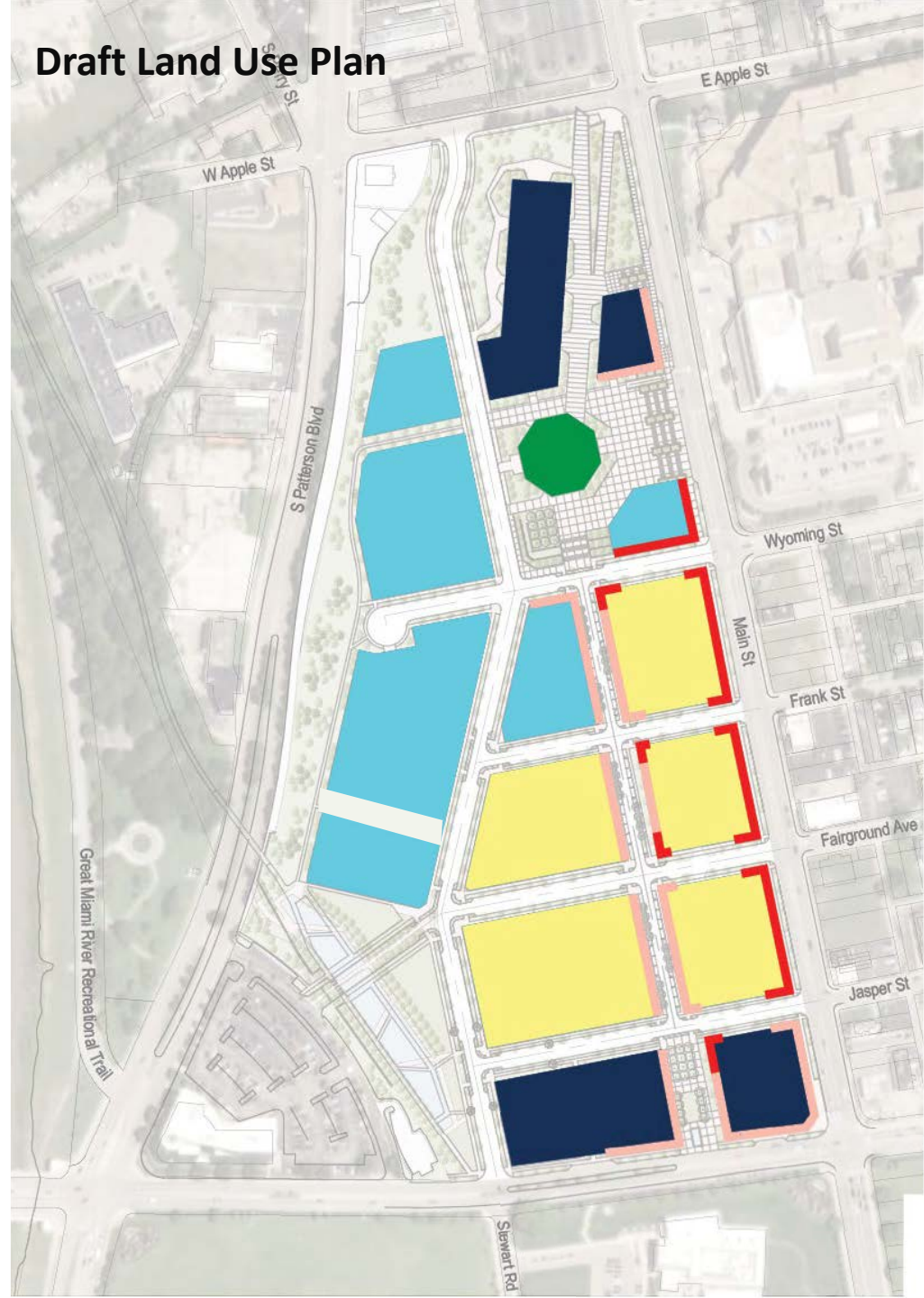


Site Design and Engineering

1. Conceptual site plan and program testing
2. Zoning and development standards
3. Street types and qualities
4. Sustainability and wellness
5. Shared parking and trip generation
6. Stormwater management
7. Utility planning

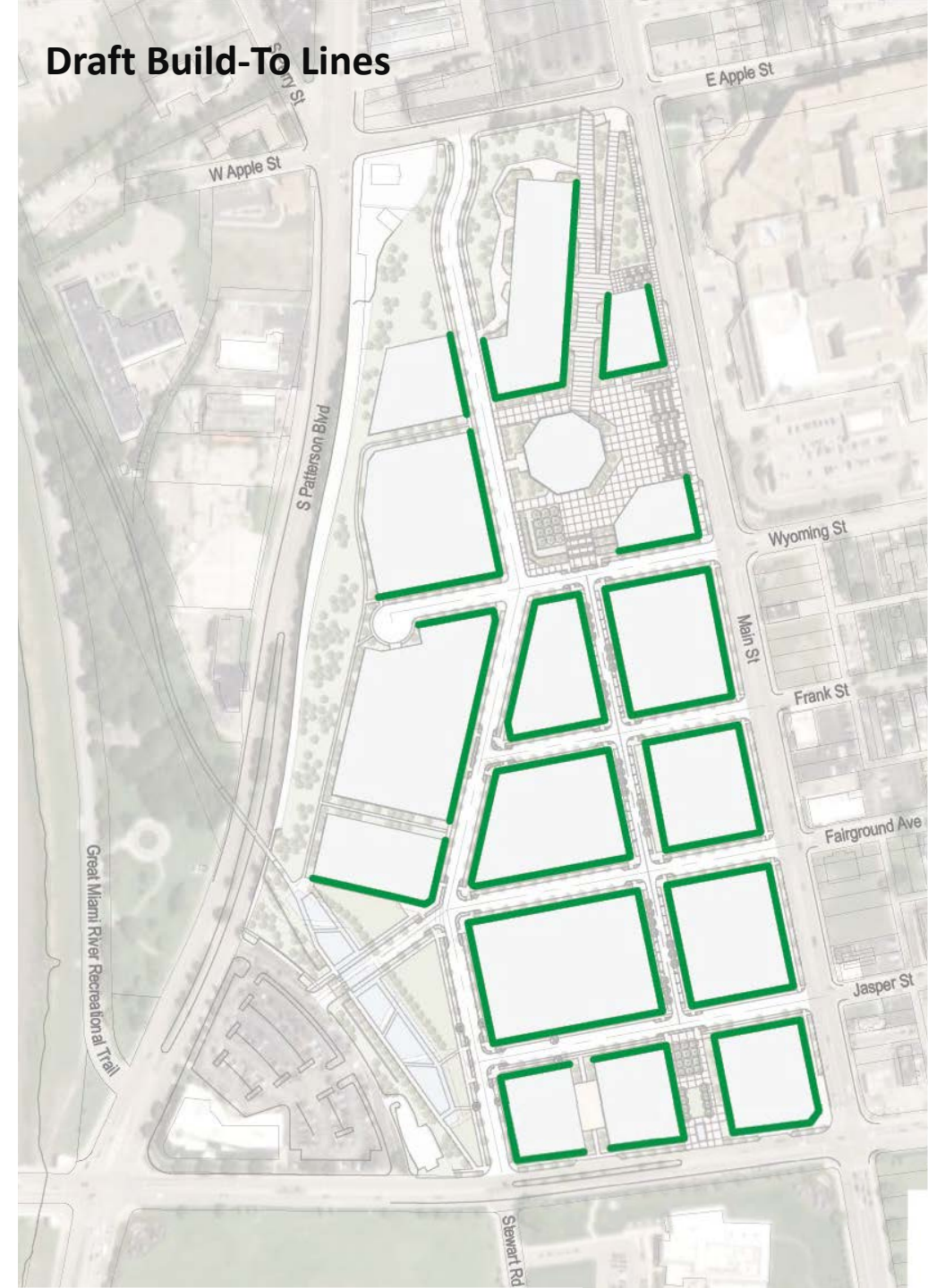
Concept Plan Testing

- Evaluate alternatives
- Test program flexibility
- Allow adaptability over time



Development Standards

- Emphasize design principles, but don't prescribe outcomes
- Establish baseline characteristics
- Encourage creativity and innovation



“We shape our buildings; thereafter they shape us.”

- Winston Churchill



Contemporary Local Buildings

Water Street - commercial



Main Public Library



Water Street - housing



Centerfield Flats



Flats at South Park





Buildings Near onMain

Miami Valley Hospital



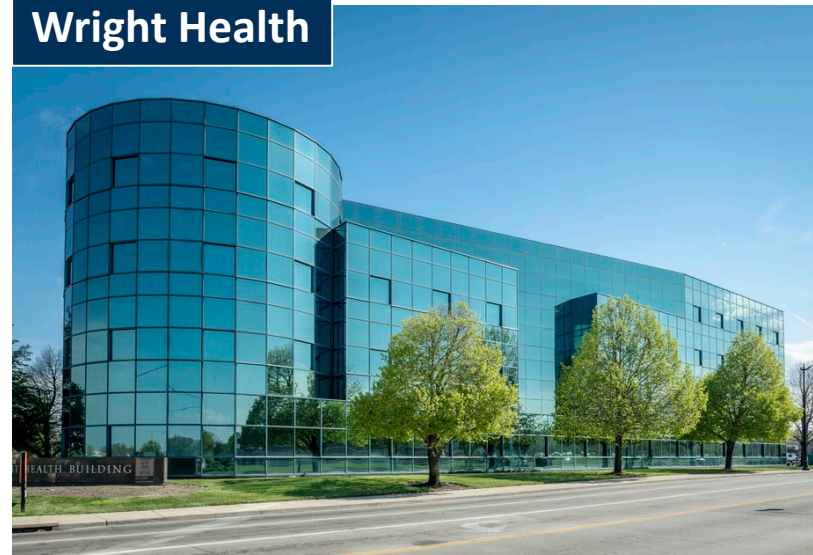
Helix Innovation Center



GE Aviation



Wright Health



What Makes Great Urban Buildings?

Core urban design principles

1. **Human-scaled** – pedestrian-oriented design
2. **Diversity** – variety in building scale and design
3. **Animate the public realm** – mix of retail, other active uses, and residential front doors lining streets
4. **Sustainable** – optimize use of resources



Connecting Urban Design to onMain Vision

What do we want our buildings to achieve?

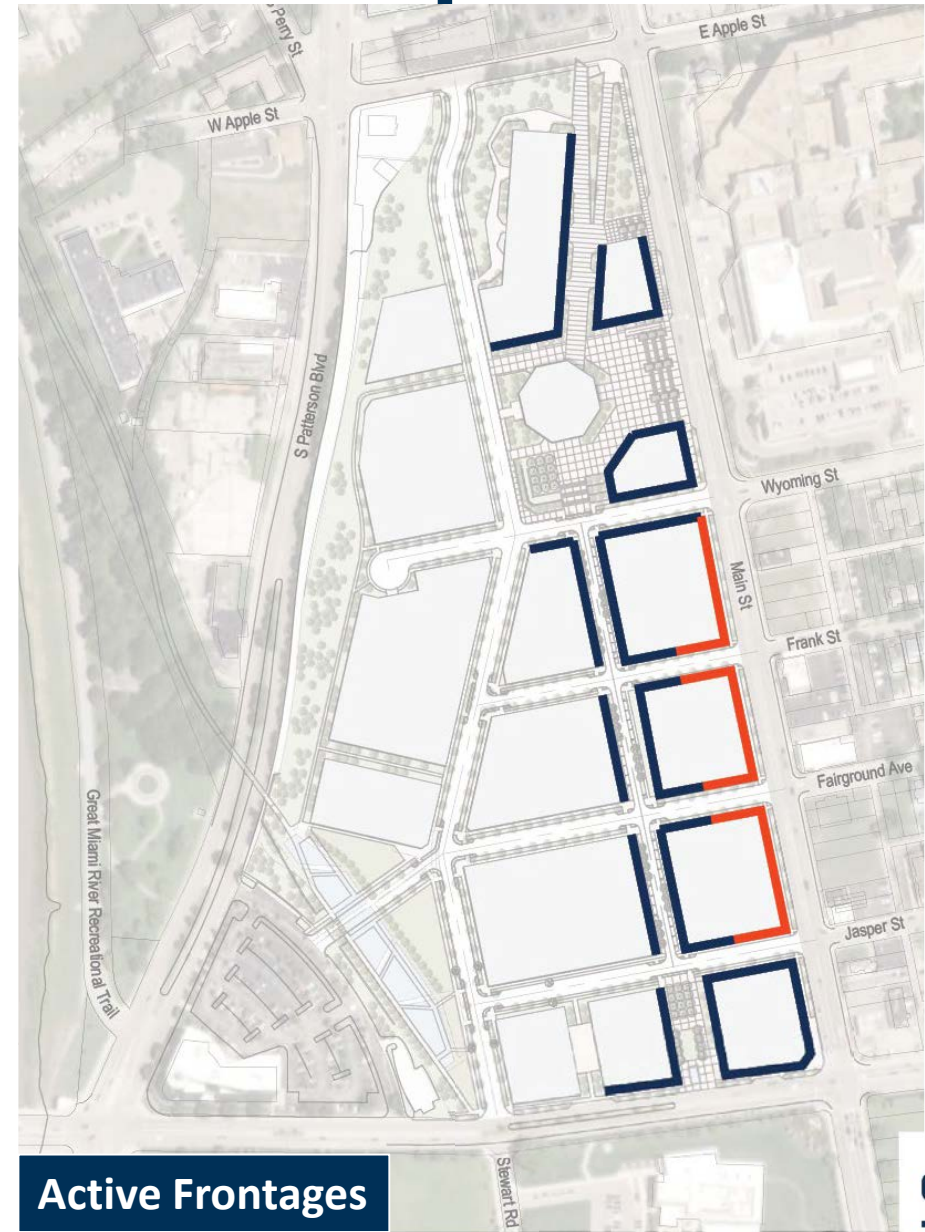
1. Create a neighborhood, not a development
2. Create a setting that connects people
3. Create a density of ideas, activity, and collaboration
4. Create a place that reflects the mission and values of the two institutions

1. Create a neighborhood, not a development

Create streets where people want to walk

- Active ground floors, residential stoops
- Visually interesting ground floor design
- Variety at sidewalk level

— Street animating uses
— Active ground floors

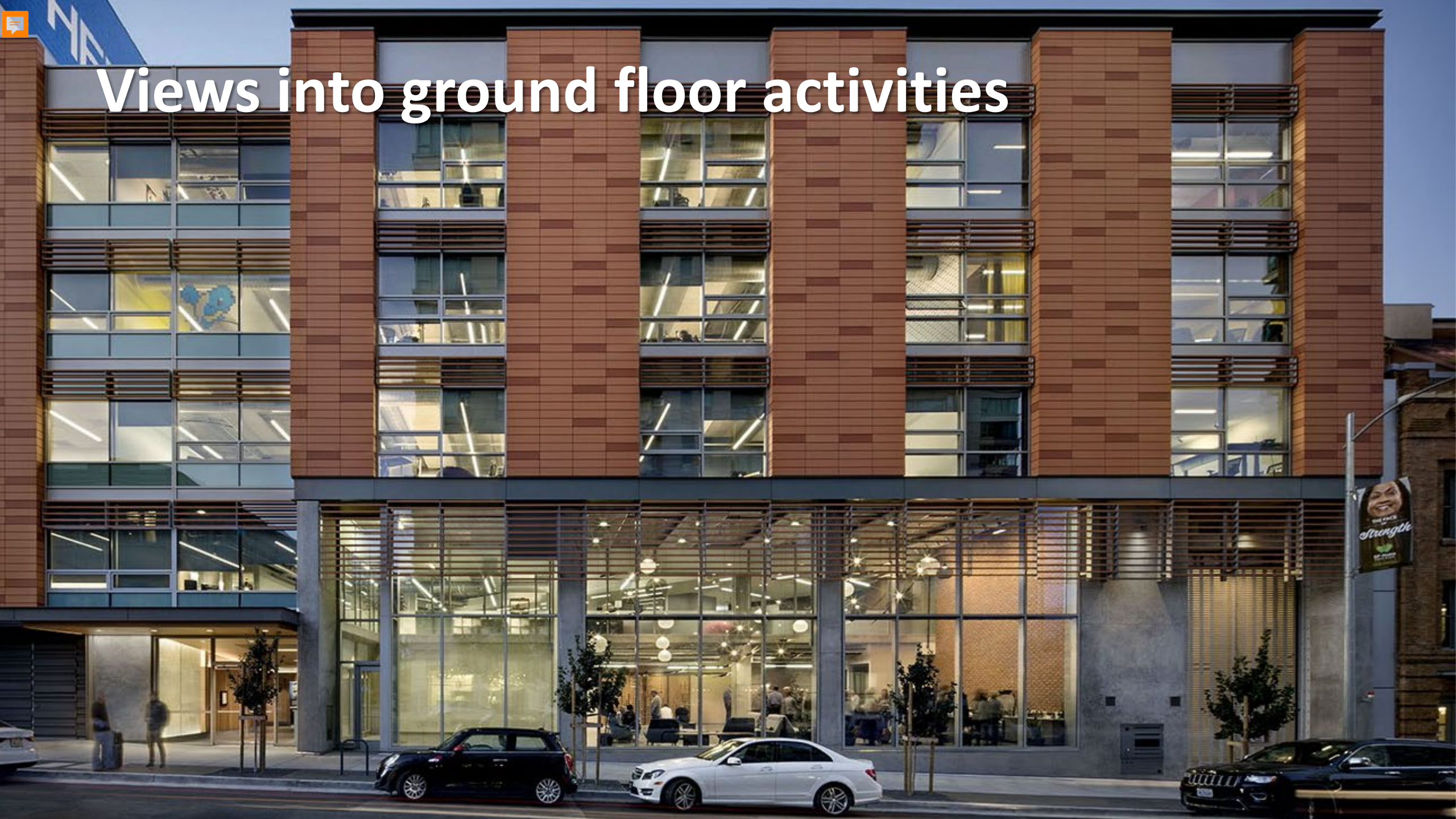


Active Frontages



Retail and dining in key locations





Views into ground floor activities

Front doors and stoops



Other entrances



1. Create a neighborhood, not a development

Encourage diversity of style and forms

- Support organic feel that develops over time – not all the same
- Allow variation in design, height, style

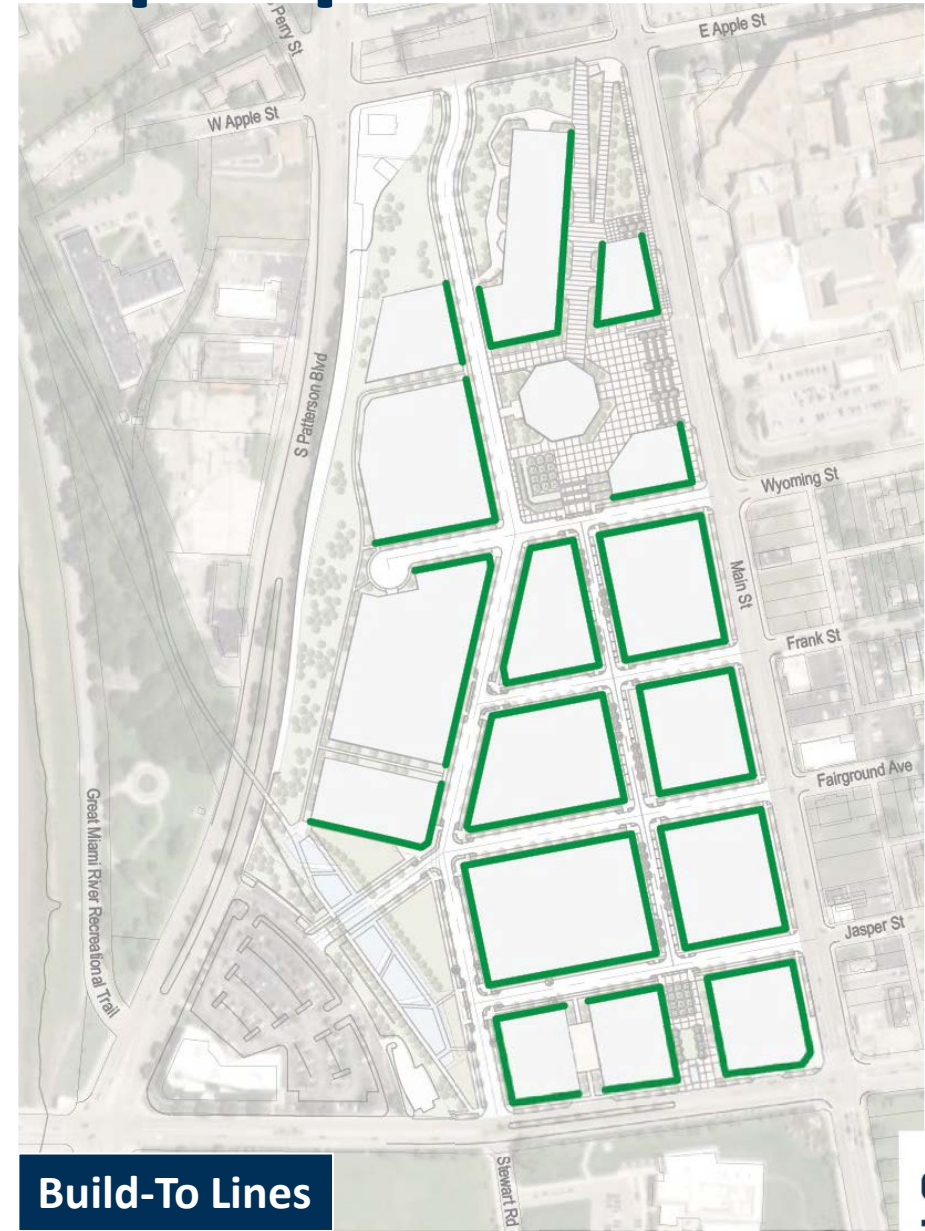
Variety of heights and styles



2. Create a setting that connects people

Shape buildings to define public realm

- Build-to lines define blocks
- Buildings frame streets and public spaces – provide sense of enclosure



Buildings shape public spaces



Buildings shape public spaces



Buildings frame streets



Buildings frame streets



2. Create a setting that connects people

Design at the human scale

- Façade articulation that creates variety
- Materials that provide texture, color, shadow lines, and durability



Engage pedestrians





Engage pedestrians





Subdivide larger buildings



3. Create a density of ideas, activity, and collaboration

Attract more people to:

- Bring life to streets throughout the day and week
- Provide more support for local businesses and events



3. Create a density of ideas, activity, and collaboration

- Mix of uses: housing, jobs, local-serving retail, shared community spaces
- Variety of building heights from 4 up to 8 floors



Mix of uses

housing

office

research

retail

makerspace





Mix of uses

housing

office/coworking

retail





Variety of building heights





Variety of building heights



Variety of building heights





**NO
PARKING**
TUESDAY
12:00PM TO 2:00PM
STREET
SWEEPING



4. Create a place that reflects onMain's mission and values

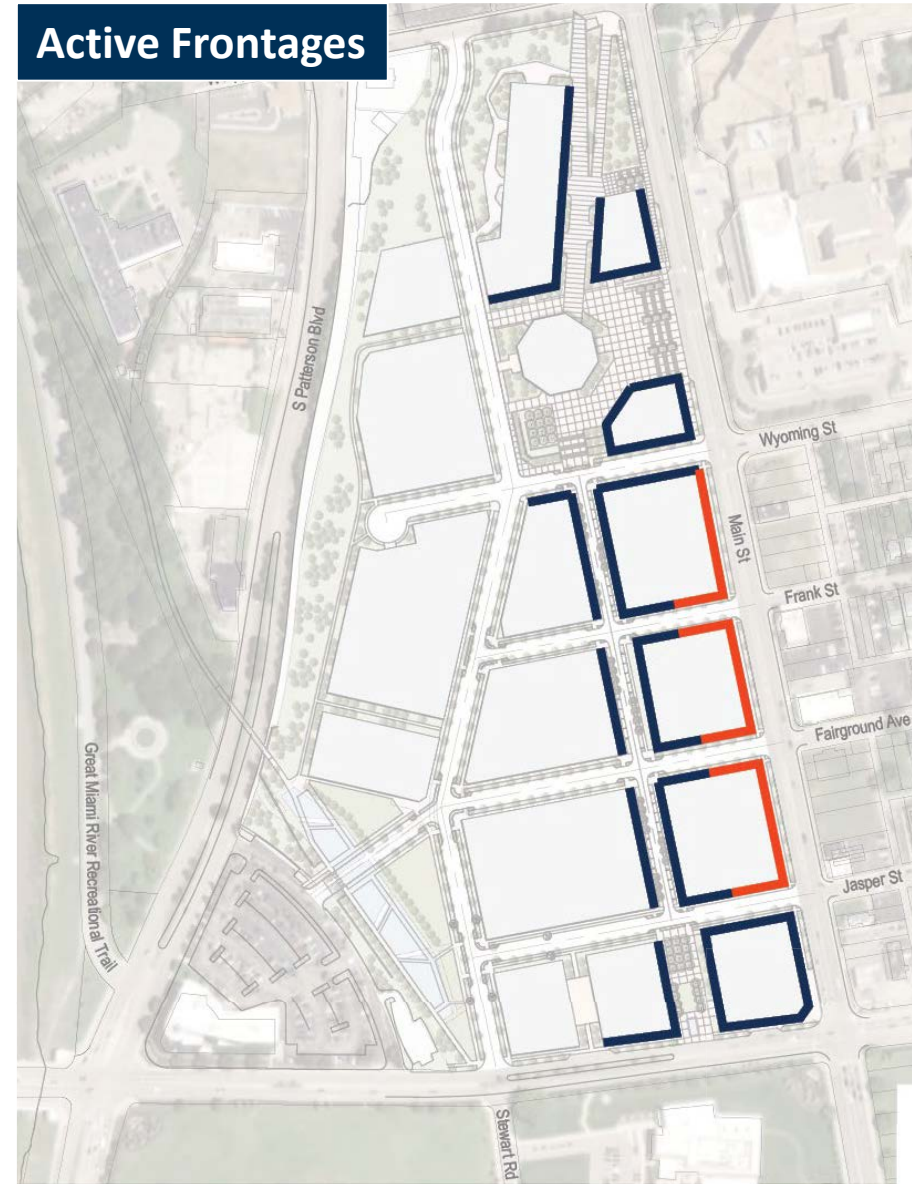
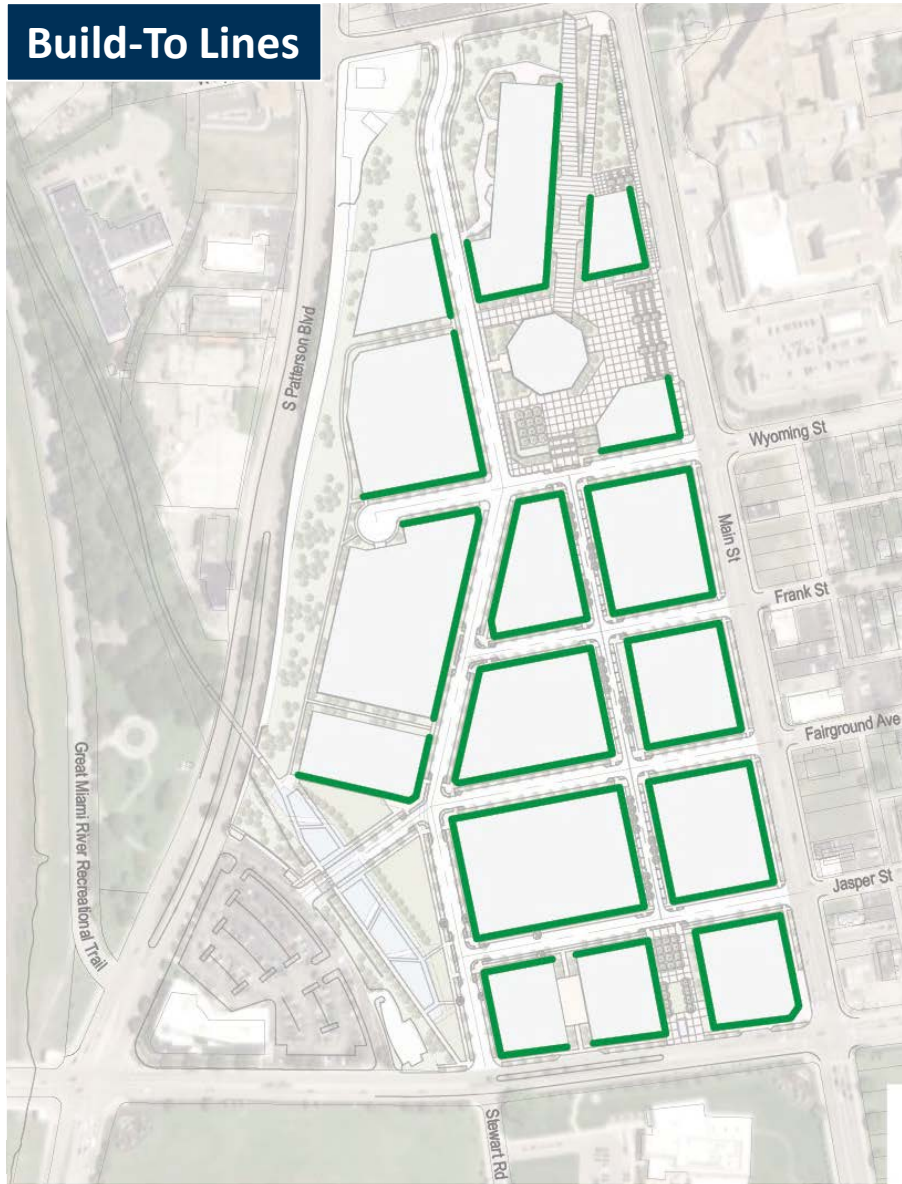
Establish development standards

- Set basic expectations to ensure quality development
- Welcome and encourage creativity that advances our goals

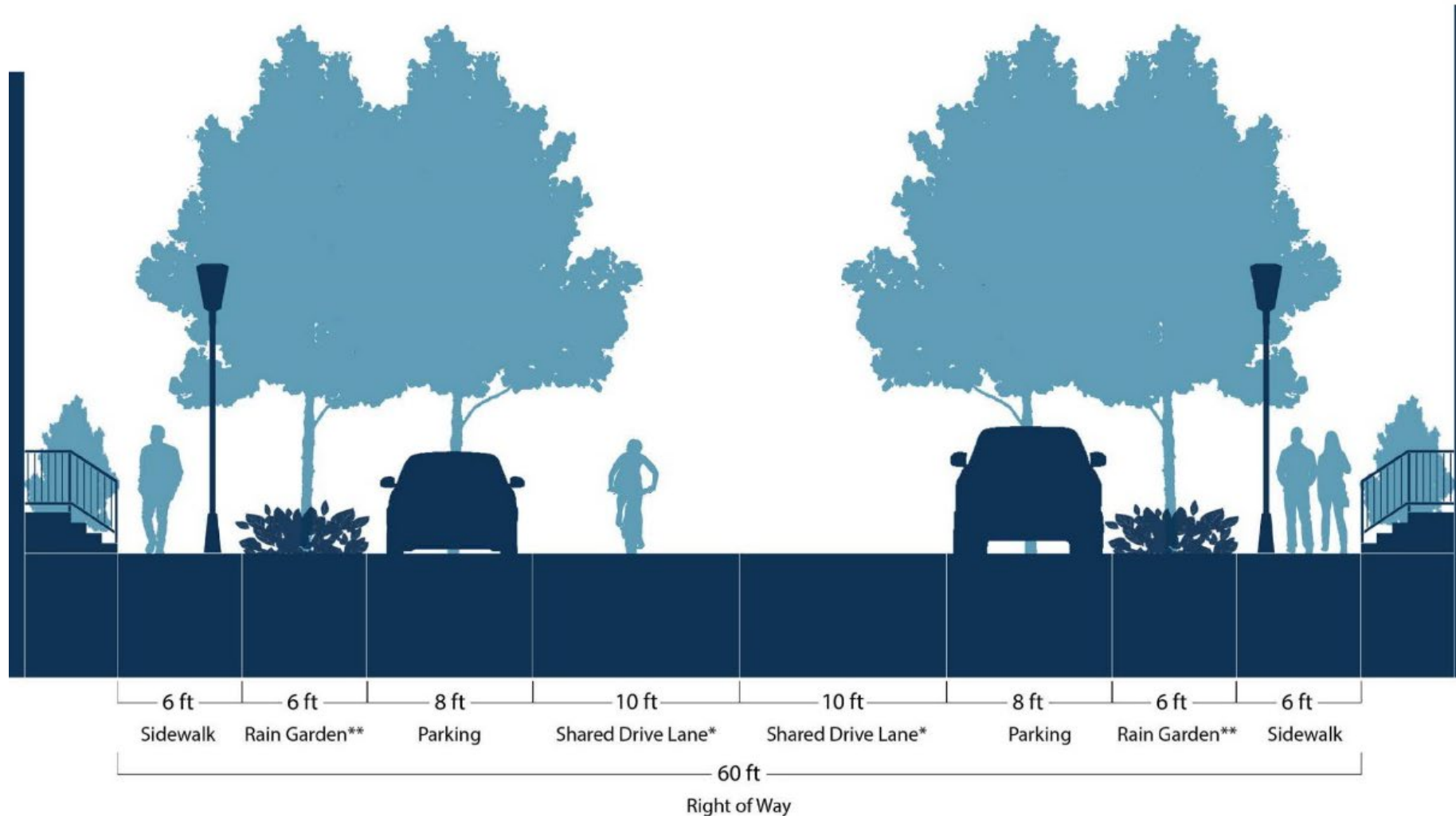
Development standards content

1. Human-scale building design
2. Build-to lines
3. Active ground floor uses in key locations
4. Window transparency/placement
5. High-quality, durable materials
6. Parking design

Regulate what's most important



Diagrams help convey design intent





Connecting Urban Design to onMain Vision

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Thank You!