

Riverfront Presentation Questions & Answers

1. How will this project be funded? – Edward Marks (419-874-9422)

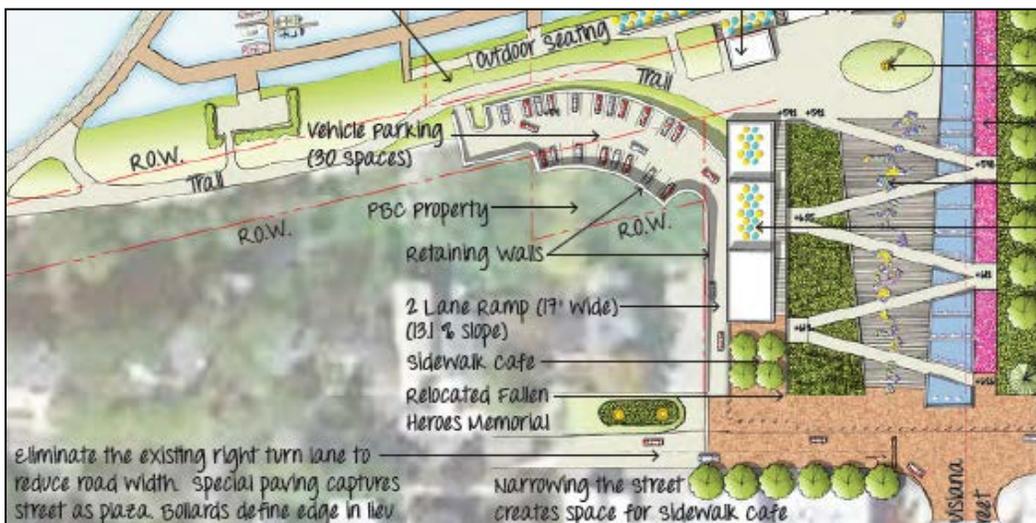
The riverfront plan (as shown) is a relatively expensive project that could possibly cover several years (10 – 20 years). At this time it is hard to tell what funding may be in existence in the coming years but we hope to utilize as many grant opportunities and private donations as possible. There are no plans at this time to increase taxes or initiate levies to cover this project, but if there is widespread support for some portions of the plan that could be an option later on.

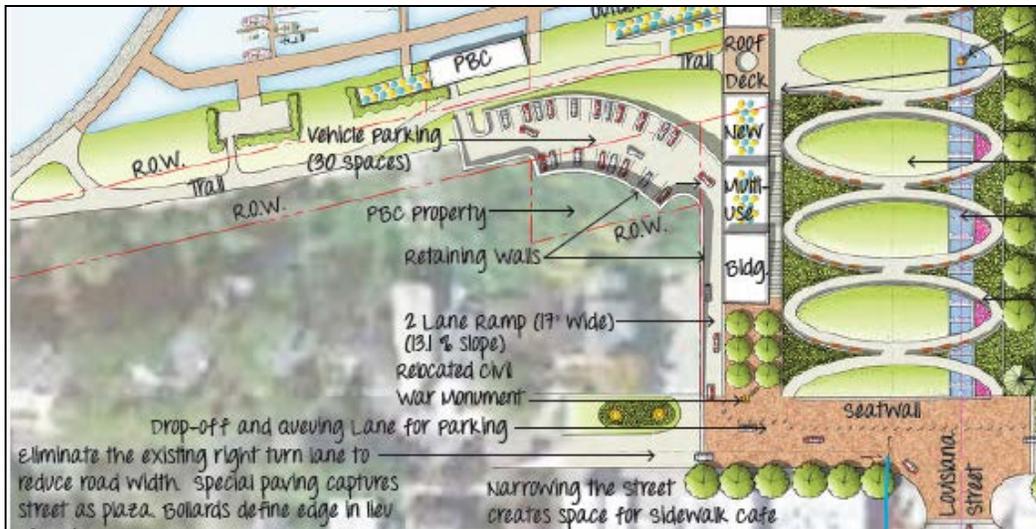
2. Are the sledding hill and archery range out of the plan at Ft. Meigs? – R. Harold

Yes, as part of our process we have shared plan details with several stakeholder groups including the leadership at Fort Meigs Memorial Park. During that discussion and from a letter provided to the city by Mr. Rick Finch the issue of a sledding hill and archery range were discussed and the city has since instructed the design consultant to remove these features. The newest plan dated July 2013 reflects these changes.

3. What is the City's plan for the parking space on the east side of the Riverhouse Arts building? – Patricia Jacobs (419-410-1565)

The design consultant has proposed two different ideas concerning Hood Park, the "Grand Stair" and the "Ellipse". In both cases, the currently owned city parking lot would be eliminated to allow for a driveway leading further down towards the water to an expanded parking lot. See the following graphics:





4. What is the end result of the initiative as regards all resident's interest? – Scott McIntyre (313-515-4639)

In the end, the master plan is intended to be a reflection of not only the possibilities for the riverfront but also of citizen input. There have been several opportunities to provide input into the plan (P3, Charrette, Stakeholder Meetings, Public Comment, etc.) and this plan generally reflects the comments and concerns that have been provided. Due to the wide-ranging and differing perspectives, not every comment is evident in the master plan. For example, some prefer a natural gravel/mulch path and others desire a hard surface that will accommodate more diverse methods of transportation. In instances such as this, decisions were based on best funding opportunities, best practices, inclusiveness, and on-going maintenance costs.

5. How are you going to stabilize the hill along Water St. when you cut into the hill to allow for a flat surface? – Charles Pflighaar (419-874-2041)

The banks of any river including the Maumee River are naturally undulating and in constant flux. Because of this, a hillside such as this can't ever been stabilized to the point that movement does not occur. That being said, the city's initial research has shown that only very minor excavation (12") is necessary to construct a path as proposed. Additionally, the path is shown to be a considerable distance from nearby homes. Currently there are very large sanitary sewer pipes buried in the city right-of-way at a considerable depth. This path would sit on top of the sanitary sewer infrastructure and would have a solid base from which to start.

6. Who will be responsible if residents suffer structural damage due to the hill moving when altered? – Charles Pfliegaar (419-874-2041)

Any major construction work performed by/for the City of Perrysburg goes through detailed engineering study. It is through this process that the city ensures that construction work will not cause harm to any adjacent public or private property. Additionally, the city contracts with reputable engineers and contractors so the likely hood of damages related to errors is very minimal. Lastly, because engineers are registered/licensed and contractors are insured and bonded, those entities would likely be responsible for any damages.

7. Who has the final stamp of approval on this plan? – Geoff Kies (419-344-3168)

The answer to this question depends on how you view the process. Now that a master plan has been completed and submitted, City Council may choose to do one of three things with it. Their choice is to “acknowledge” the plan, “adopt” the plan, or “reject” the plan. An acknowledgement differs from adoption in that it is not recognized by ordinance and is a less formal way of accepting the plan as a guide. The other way to look at this question is that the citizens of Perrysburg have the final stamp of approval. Ultimately, they elect the council members at each election to represent their interests. In many ways, but not all, City Council action should reflect the desire of their constituents.

8. Are copies of the presentation available? How? – Marv Hemmelein

Yes, the Planning and Zoning Division would be happy to furnish copies of the plan (PDF) for a fee of \$3.00. Additionally, because of the large file size we are exploring options for posting the plan on the city’s website to be viewed at no charge. Specific pages of the plan can also be photocopied at a cost of \$0.25 per page.

9. What was the cost of the study? – Marv Hemmelein

The City of Perrysburg entered into an agreement with Harley Ellis Devereaux (consultant) at an amount of \$45,000. Due to additional requests and revisions requested by the city, an additional \$5,000 was added to this contract to produce the master plan document dated July 2013.

10. Why would you continue to “pave paradise and put up a parking lot” by building another road along the water? Please use pea gravel or wood chips (keep it natural). Have you considered using a portion of this funding to clean up the river so that it actually is a pleasant place to visit?

We don't believe the plan proposes to “pave paradise” but rather to make it more accessible and enjoyable for people of all ages and ability. Presently, the funding that the City of Perrysburg has been awarded by TMACOG requires a smooth hard surface be utilized in the construction of the path. Any deviation from a smooth hard surface would likely mean that this project would no longer be eligible for the grant it was awarded. Additionally, if the city elected to use a different material such as pea gravel or mulch, the opportunities for roller skates, some bikes, strollers, and the elderly or handicapped would be substantially compromised. The city has not considered using any portion of the TMACOG grant to clean up the river. The grant money is very specific about what it can be used for and unfortunately river clean up is not an approved use.

11. There use to be a skating rink at Orleans Park but it hasn't been used for a long time. I was told it was due to liability. What about the liability for all these other things proposed? Also it has not been cold enough the last 3 years to propose an ice skating rink. – J. Barbara Peters

It is correct that there used to be a skating rink near the entrance to Orleans Park from US 20. Common understanding is that this ice rink was abandon as a result of water levels and the informal layout as opposed to any issue of liability. The proposed improvements along the waterfront are really no different from our municipal pool, basketball courts or playground equipment in that they do not result in any more or less liability for the city. Obviously, the city will do anything possible to make sure that all features are as safe as possible but even city sidewalks can pose safety hazards if not used or maintained properly.

12. What about parking on the Ft. Meigs end of the trail? We don't need any more cars in this scenic area. We don't want any construction in this area. We don't want the natural setting between our house and the river to become commercialized. This will actually lower our property value on the 600 block of W. Front Street. – Catherine Huber (419-874-2305)

The master plan document does not suggest any additional parking or substantial construction in the area of Fort Meigs. Regarding the concern about the commercialization of the riverfront, it hasn't been and will not be the desire of the city to commercialize this land. Currently, the city

owns a 60' strip of land that intersects the private property along West Front Street but does not include full waterfront frontage. Most if not all of the recommendations in the master plan document suggest this area should be promoted and preserved by installing a pathway and other natural features such as landscaping, lookouts, etc. Many studies have found that real estate on or in close proximity to pedestrian paths/trails significantly increase property values rather than hurt them. It is the city's intent to increase the overall desirability of the City of Perrysburg by encouraging high quality recreation and leisure activities along the riverfront.

13. Where will the money come from for the additional staff and maintenance that will be required for upkeep? – Kitty Gibson (419-666-6586)

If it is determined that additional staff and maintenance dollars are needed they would likely derive from the city's general fund, the same as the funding for the current parks and recreation program.

14. How will these areas be patrolled after dark concerning underage drinking, drugs and sexual activity? – Kitty Gibson (419-666-6586)

Any improvement along the riverfront would be patrolled similar to existing city parks. Perrysburg has the additional benefit of Police Bike Patrol which would easily be able to navigate the riverfront to prevent undesirable behavior. The city has full confidence in the Police Division's ability to properly police this asset.

15. Where will 120 boaters park? – David Dicke (419-874-2664)

It is not anticipated that the number of boat docks will require equal parking spaces. Traditionally, the Perrysburg Boat Club and other small community boating facilities have required relatively few parking spaces. It would be expected that many of the docks would be utilized by those coming to Perrysburg via boat and would therefore not require parking spaces. Also, while there may be a fair amount of dockage, many boats are used infrequently and not all at the same time which requires relatively few parking spaces. Lastly, it is important to note that there are currently at least 473 parking spaces between the river, Elm Street, Walnut Street and Indiana Avenue that are all within walking distance of the boat club.

16. Are you aware of water elevation changes in river related to ice, wind, rain for developing the proposed break wall? – David Dicke (419-874-2664)

The break wall is perhaps the most complex element proposed in the master plan. The scope of a master plan does not include full engineering detail for features such as this. The city is aware of the complexity of this item and if this or something similar gains support in the future a very comprehensive analysis of the river would be completed before any construction effort was made.

17. Will Army Corps allow ¼ of river ½ of main channel to be obstructed by the proposed break wall? – David Dicke (419-874-2664)

See answer to the above question (answer to question #16.)

18. Who are the customers for this project? – David Dicke (419-874-2664)

The customers for this project are the current and future residents of the City of Perrysburg as well as visitors to our community.

19. What demand is there for public docks and who did the study? – David Dicke (419-874-2664)

The proposed additional public docks were included in the plan based on the input received from a charrette, stakeholder meetings, public comment and the city's P3 plan. If the city decides to move forward with expanded dockage additional information will need to be obtained in order to make the final determination of the scope of marina enhancements, estimated costs and estimated revenues from dock rental.

20. How much will dock rent be subsidized by tax dollars? – David Dicke (419-874-2664)

See answer to the above question (answer to question #19.)

21. Whatever happened to the celebration cannon found in Riverside Park when they graded it 7-10 years ago? They didn't stop the project, what other artifacts are there? – Karen Elwardany

The cannon that was unearthed at Riverside Park is currently in the custody of an individual involved in putting on battle reenactments at Fort Meigs and various other locations including Canada. The plan is to have the cannon placed in a proper reproduction carriage and returned to Perrysburg. It is hard to say what else could be contained in the hillside or any other area along the river but the City of Perrysburg is very mindful of the historical significance of this area and would adhere to any required documentation or excavation requirements for historic sites.

22. Why do you think there is a chance that “Portside at Perrysburg” will ever be successful? Will taxpayer money be spent on any part of this project? – Donald Simmons

There are many important differences between Portside in Toledo and the riverfront improvements that are part of the master plan; size, scope, intention, and features just to name a few. In more ways than not, the two concepts cannot and should not be compared. The Perrysburg plan is a phased plan that intends to enhance the quality of life for Perrysburg residents by providing enhanced access to the river, connectivity, and additional opportunities for recreation along one of the region’s most scenic features.

23. Will the residents of Perrysburg incur additional tax burdens to finance this riverfront development? – Jack Von Ewegen

At this time the city administration anticipates requesting local, state and/or federal grant dollars, funding from foundations, as well as using current revenue sources to fund council approved projects along the riverfront.

24. All of the marinas are experiencing a lot of vacancy. This includes Walbridge Park, I-75 Marina, Rossford Marina and the Toledo owned marina on Front Street. Why build more? – Jeff Urbenski (419-297-4657)

During specific stakeholder meetings, the City of Perrysburg met with the leadership of the Perrysburg Boat Club to inquire about their current and future need regarding dock space. The plan that has been proposed incorporates their current and anticipated future numbers as well as an increased number of public docks. While Perrysburg may never have the tenancy of larger marinas, we believe it is important to provide both our residents and visitors with adequate public docks.

25. What kind of commercial businesses are expected to be housed in the new riverside shops? – Breck Davis

The master plan that has been proposed is interesting in the sense that most improvements are actually landscape oriented rather than structure oriented. The obvious exception to that is the tiered building proposed to the east of the Riverhouse Arts Gallery and to the west of the Commodore Perry statue. The architect intended to provide a way to easily traverse the 60' grade change between Front Street and the boat club level. By constructing a building similar to the proposed, an elevator could provide access from Front Street to the lower level while at the same time providing space for a visitors center, a small restaurant, or boat and kayak storage. It would not be the intent of the city to commercialize the riverfront like some cities have chosen to do.

26. Concern with traffic at W. Boundary and W. Front. Traffic is very heavy, very fast. Not uncommon to witness near misses. How is the city addressing safety of current and anticipated increases in pedestrian, bicyclists, etc. – Jacqueline Barchick & Cooper Suter (419-345-9491 / 419-382-5865)

We believe that the master plan is one step towards addressing the concern of mixing pedestrians and bikes with our busy streets. One of the fundamental concepts of the master plan is to provide a pedestrian friendly pathway that would not compete with the automobile. Evidence of this is seen from the work that has already been completed in that we opted to provide separated access underneath the bridge rather than attempting to cross the roadway. The city administration is certainly open to any suggestions as to how we can better and more safely accommodate our bicyclists.

27. If the boat club is in terrible shape why won't the city sell it to the boat club so they can make it beautiful? A renter doesn't want or have the interest to fix it up and make it beautiful. – Marilyn Metti

The boat club currently rents the "Water Works" building from the City of Perrysburg. The city is very reluctant to ever sell property to a private party because of the difficulty in reacquiring the land if necessary. It is obvious that the current Water Works building is on prime riverfront real estate and if this land or building would ever be needed by the city in the future it is important to retain ownership. Overall, the condition of the building is not "terrible" but rather in need of repair and significant investment. The city recognizes this fact and will continue to negotiate with the boat club to accomplish the needed repairs and maintenance.

28. Projects like this have capital costs and ongoing maintenance costs. Will Perrysburg be at a significant liability for any financing problems? If not, would contracts so state? – Richard Watkins

The exact meaning of your question is not fully understood. If you would like to contact the city to further explain your question we would be happy to provide you a detailed answer.

STATEMENT: How to develop a positive attitude? – Earl Campbell M.D. (419-874-8376)

STATEMENT: The city needs to push for the positive aspects of having a more centralized community. I love the idea of public access to our biggest asset. Please don't focus on individuals protecting their privacy, but rather on building a beautiful, all-inclusive, public river access. So do not ask why we need it, just push for it. – Sandra Heard

STATEMENT: I want to enthusiastically applaud this initiative. It's critically important that we demonstrate the collective vision and fortitude to move us down a meaningful path to ensuring Perrysburg, its downtown, river frontage becomes a critical and vibrant driver of community enjoyment, growth and attractiveness. I'm confident we can work through a process to finalize the scope and details but shouldn't allow our individual concerns and needs prevent community long term good! – Alex Heard

STATEMENT: I have met with Kate MacPherson regarding the master plan. I would make myself available though Kate for comments or advice (pro bono) to administration or council in any area of my expertise or experience. I will follow-up with an email regarding my resume. Please contact Kate if you have any questions or Bridgette Kabat whom I know well.
- Jerry German

Additional questions or concerns?

Bwalters@ci.perrysburg.oh.us / 419-872-8060