



Case Study ● Silver Moon Plaza

Chillicothe, Missouri

Downtown Construction

Issues Seminar

Capitol Plaza Hotel

Jefferson City, Missouri

November 5, 2009

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PGAV**URBAN**CONSULTING





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Outline:

- the local context
- DREAM Initiative
- Design Issues
- Unconventional design/bid/construction
- Coordination Issues
- Silver Moon rising....



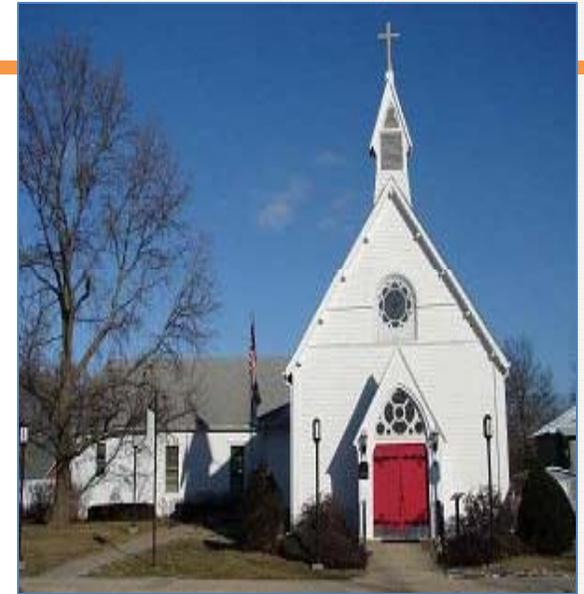
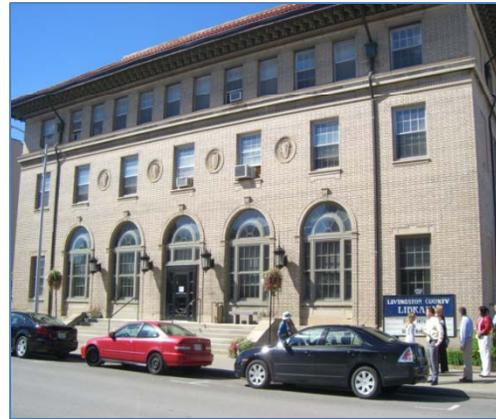


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The local context:

- The built environment reflects our local community.
- Our parks, streets and buildings should be a positive statement about our towns and cities.
- Civic pride is expressed in the built environment.





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The local context:

- Downtown Chillicothe, Missouri has character and a sense of place.
- Low vacancy rate, good mix of retail, service and office uses.
- Good rehabilitation of existing buildings.
- Existing streetscape program.
- Centered around the Livingston County Courthouse.





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The DREAM Initiative:

- DREAM Study Area
- Vacant lot on Webster Street, north side of the square.
- Eyesore amongst a thriving downtown square.





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The DREAM Initiative:

- Vacant lot with remnants of building foundations, walls and floors.
- Bordered by public parking lot on the north; Webster Street on the south; privately owned building on the east and public alley on the west.
- Adjacent building walls were in poor condition.
- Concern about stability of adjacent building walls.



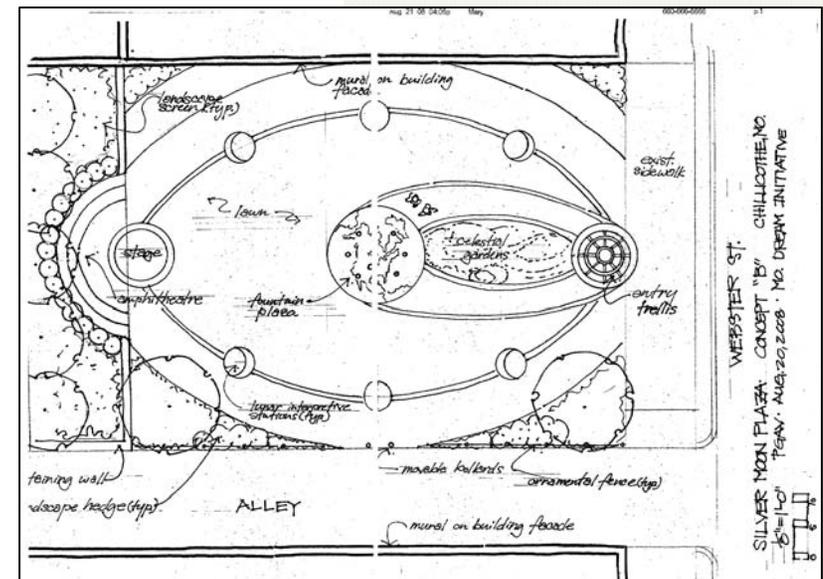
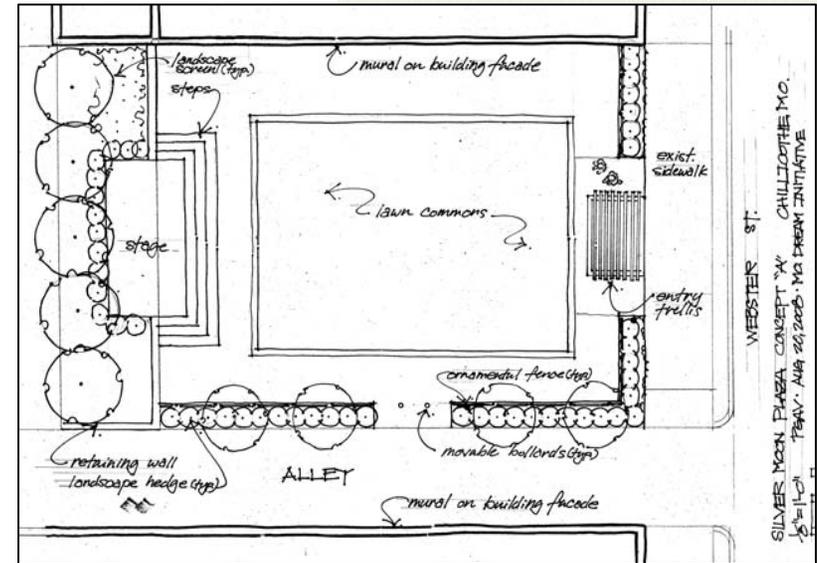


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The DREAM Initiative:

- City has a need for a civic space downtown for events, festivals and pedestrians.
- Could the DREAM Initiative develop some ideas as part of the building & streetscape design guidelines?
- Schematic Design Plans



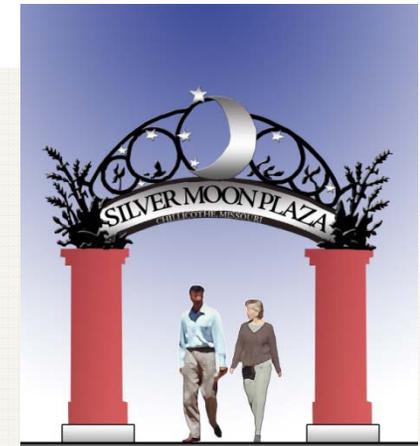
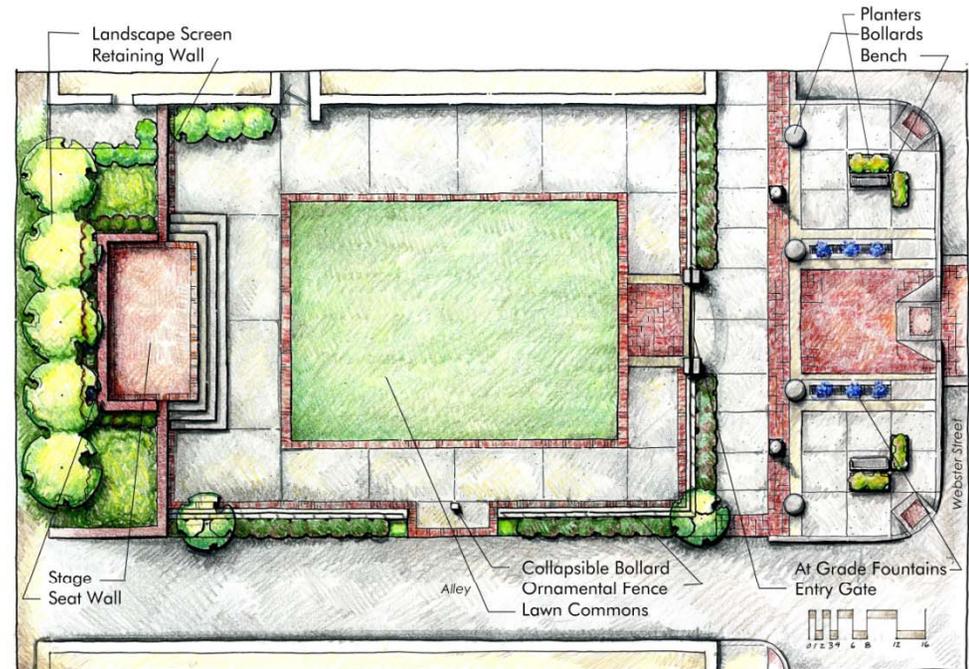


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The DREAM Initiative:

- Site was privately owned and donated to Main Street Chillicothe.
- Plaza named after donor's family business.
- Design proposes to reflect the local context and celebrate the agrarian heritage of the region.
- Simplicity in site plan...keep the space flexible for multiple uses.
- Design Development Plans were produced.





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The DREAM Initiative:

- Illustrations to “sell” the project.
- Mainstreet Chillicothe was excited about the potential for the site.
- Wheels of implementation started moving.....quickly.
- Mainstreet Chillicothe was directed to “...get it done.”
- Budget was an issue.....decision to apply for MDFB tax credits to help with funding.





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Design Issues:

- “Design by Committee”
- Fencing salvaged from local site.
- Parking spaces on Webster St.
- Utilities
- Access
- Adjacent Buildings
- Adjacent projects: the murals
- Telephone pole
- Maintenance
- Budget



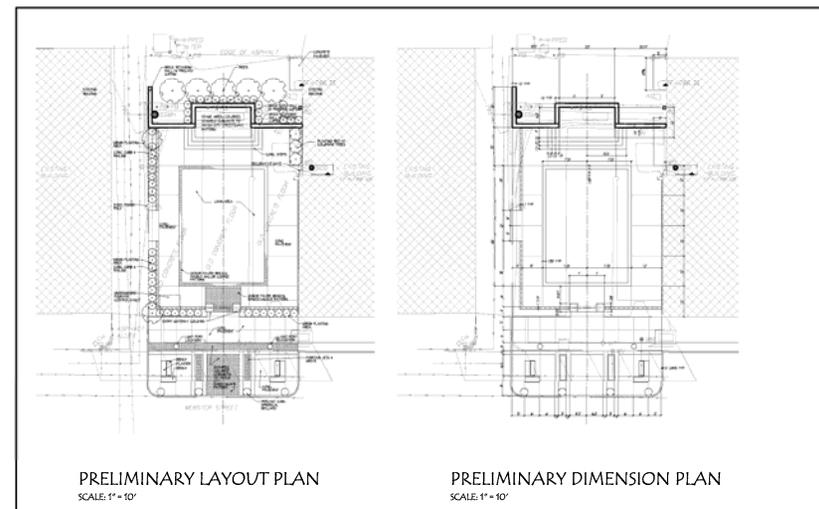
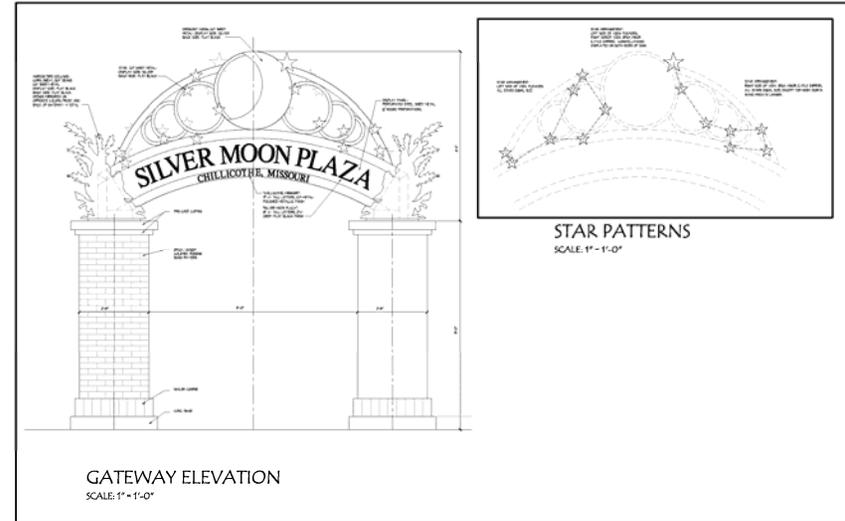


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Design Issues:

- Switching from local engineer to out-of town architect to finalize design and provide construction administration.
- Good communication was critical.
- Challenge your consultants.
- Preliminary Design by PGAV.



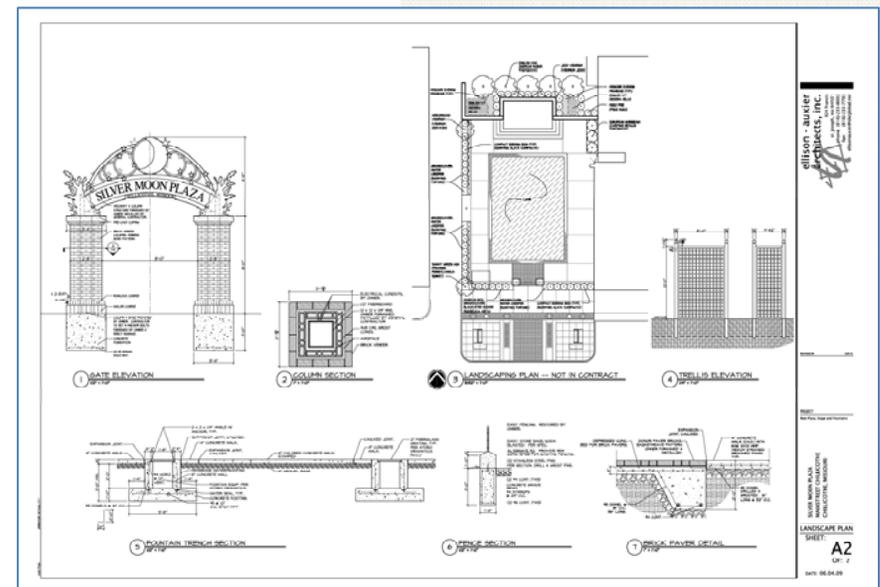
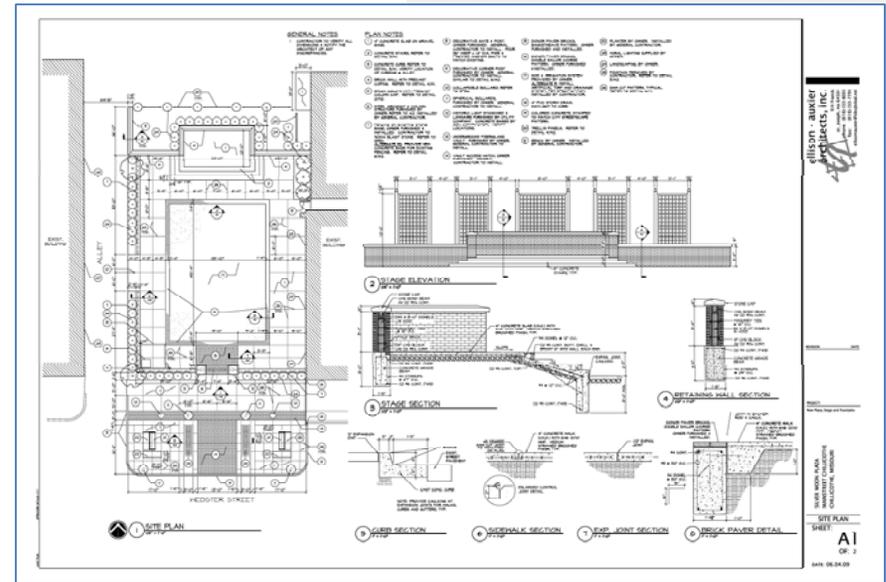


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Design Issues:

- Final cost estimates
- Synthetic turf vs. Real Grass
- Good communication was critical.
- Challenge your consultants
- Expectations on the Schedule
- Final Design by Ellison Auxier Architects.





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Unconventional design/bid/construction:

- Contract with general contractor or use a Board Member to coordinate the construction?
- Limited site survey and no geotechnical survey
- General contractor hired for limited scope.
- Donated services by locals.
- Expedited Schedule: Have project done by Tour of Missouri Stage 6: Sept. 12, 2009





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Coordination Issues:

- Building Permit...what building permit?
- Subcontractors contracting with Main Street Chillicothe, not the general contractor.
- Coordination b/w donated services, subcontractors and general contractor.
- Maintenance Agreement with City Parks.
- Implementation of murals and plaza at same time.
- Guess who?...that's right Main Street Chillicothe had to manage.

About the Main Street Program in Chillicothe, Missouri

The screenshot shows the website for Main Street Chillicothe. At the top, there is a navigation bar with links: About Main Street, Downtown Walking Tour, Current News & Events, Main Street Businesses, Business Opportunities Downtown, Façade Renovation Grant, A.D.R.E.A.M. Community, and Newsletter. Below this is a header with the title 'Main Street Chillicothe' and a 'Contact Us Home' link. The main content area is titled 'About Main Street' and includes a sub-header 'Our Team | Four-Point Approach | Success Stories | Find Chillicothe | Downtown Map | Monthly Column'. The text describes the program's goals and lists the team members. A 'Success Stories' section lists various events like Farmers' Market and Mrs. Missouri Pageant Parade. There are also images of the building and a street scene.



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Silver Moon rising.....:

- Construction started in June 2009.
- Issues regarding utilities, schedule, contractors, etc....
- Fountain location/orientation is revised due to underground utilities.
- Plumbing subcontractor decides to not donate services to the project.

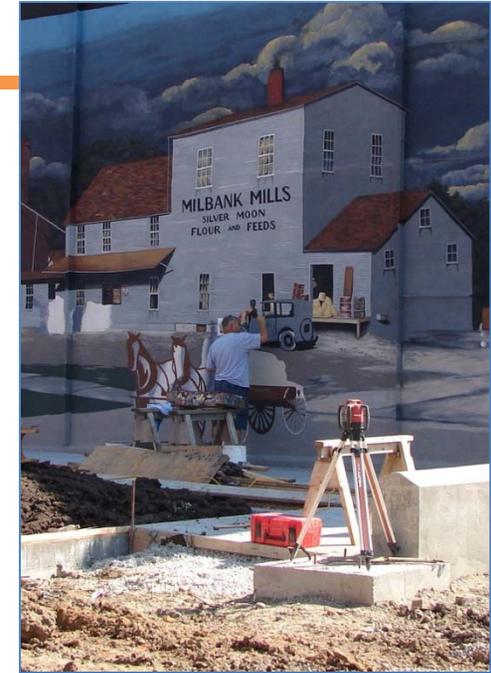




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Silver Moon rising.....:





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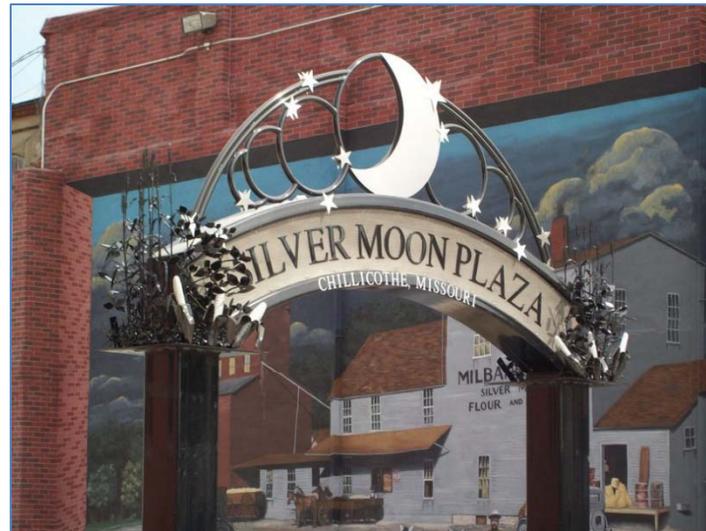




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Silver Moon rising.....:





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Silver Moon rising.....:

- Strong project management.
- Good civic leadership in town.
- Collaboration with state agencies and state program.
- Talented local professionals and skilled trades.
- Esprit de corps: Local business leaders and public believed in the project and gave their support.
- A sense of community pride in Chillicothe.





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Questions/Answers:





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Thank You:

