

TASK MATRIX

Ranking Time Frame Responsibility

1. Essential Phase I (0-3 yrs) OBA Oregon Business Assoc. OHS Oregon Historical Society
2. Important Phase II (3-5 yrs.) OBA Oregon Residence Assoc. T Tenants
3. Desirable Phase III (5+ yrs) CD City of Dayton O Owners
SC New subcommittee

TASK	EASY-DIFFICULT RANKING	TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1 2 3 4 5				

PHASE I 0-3 YEARS

SUBAREA A1: 5TH ST. CORRIDOR

• IMAGE & IDENTITY

TASK	EASY-DIFFICULT RANKING	TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1 2 3 4 5				
1. Implement consistent sidewalk treatment	■		0	Consistency	Concrete or brick, no asphalt
2. Provide respite seating areas in front of parking areas	■		OBA	Promotes activity @ street level	Use one bench type & consistent landscaping
3. Install site furnishings: trash receptacles, bike racks, tree grates	■		OBA, O		Use compatible styles & colors
4. Extend street tree program east on 5th St.	■		OBA, CD, O		Continue past Wayne to Dayton Twrs.
5. Clean up graffiti on RR overpass walls & sidewalks	■		O, volunteers, SC		
6. Install "Oregon" light fixtures along 5th St.	■		CD, OBA	Security	Continue past Wayne to Dayton Twrs.
7. Begin upgrades of building facades.	■		O, SC		Explore City funding programs, Advertisement, Events
8. Hang banners to light fixtures	■		OBA		
9. Install Oregon street signs at all intersections.	■		OBA		
10. Upgrade pedestrian area at 5th & Clay St.	■		CD, OBA		

TASK

EASY-DIFFICULT RANKING

TIME FRAME

RESPONSIBILITY

BENEFIT/COST

COMMENTS

1 2 3 4 5

PHASE I 0-3 YEARS

• IMAGE & IDENTITY (cont')

TASK	1	2	3	4	5	TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
11. Prohibit flyers on walls, lightpoles, etc.							0		
12. Provide 2 kiosks for advertisements & flyers							OBA, ORA	Image promotion	Locate @ each end of 5th St. Upgrade existing kiosk @ 5th & Wayne
13. Have police wear historical uniforms & ride horses							CD	Image promotion	
14. Install Oregon History kiosk							OHS	Image promotion	
15. Place "Historic Register Plaques" on Historic Buildings							OHS	Image promotion	
16. Install phone booth @ 5th & Brown St., 5th & Wayne St.							CD	Security	Use Historical Booth
17. Create art event, art gallery in unoccupied space							OBA, T	Creates & promotes life & activity	Talk to Front St. artists to "rent" gallery space
18. Provide transit / bus stops / trolley stops							CD, OBD to specify location		
19. Light vacant shops at night							0		
20. Install special paving for pedestrian crossings @ 5th & Brown, 5th & Jackson							CD	Safety	
21. Revise / Upgrade existing ped. crossing & vehicular circulation patterns of Wayne & 5th							CD	Safety	
22. Install paving for ped. crossing @ Wayne & 5th							CD	Safety	
23. Restripe parking lots							0, T		Maximize efficiency & provide green islands

TASK **EASY-DIFFICULT RANKING** **TIME FRAME** **RESPONSIBILITY** **BEREFIT/COST** **COMMENTS**

TASK	EASY-DIFFICULT RANKING					TIME FRAME	RESPONSIBILITY	BEREFIT/COST	COMMENTS
	1	2	3	4	5				
PHASE I 0-3 YEARS									
• IMAGE & IDENTITY (cont')									
24. Screen parking lots on 5th Street	■						0		Use 3-4' hedge or brick wall
25. Screen all dumpsters & loading areas	■						0		
26. Paint back of buildings along alley	■						0		
27. Paint mural w/ buildings on overpass	■						OBA		
28. Install lighting in parking areas	■						0, OBA	Safety	Fixture compatible with "Oregon" fixture
29. Install additional landscaping in parking areas and alleys	■						0, SC		
30. Promote activity @ street level	■						OBA, O, T, SC		Create outdoor dining & display of wares, space
31. Clean up debris, weeds	■						0		

• MANAGEMENT, OPERATIONS, & PROMOTION

1. Create implementation subcommittee	■								Elect president to oversee all activities of area & set up separate committees.
2. Revise, modify and implement zoning controls and policies	■								Review w/ city advantages & hindrances of present & historic review policies & guidelines
3. Implement security program	■								OBBC 3R chapter
4. Create and implement public relations committee and PR program	■								
5. Develop cross easement parking agreements	■						0		Increase useable parking
6. Form committee to set yearly calendar of events	■						SC		Promotes activities

TASK **EASY-DIFFICULT RANKING** **TIME FRAME** **RESPONSIBILITY** **BENEFIT/COST** **COMMENTS**

PHASE I 0-3 YEARS
MANAGEMENT, OPERATIONS, & PROMOTION (cont')

TASK	EASY-DIFFICULT RANKING					TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1	2	3	4	5				
7. Formalize & review program, & rent alternatives with leaders							O, OBA		
8. Formalize plan to get desirable tenants on ground floors.							SC		
9. Revise / update master plan: goals & principles							All O, OBA, ORA	Provides ability to change w/ market trends, etc.	
10. Undertake community perception / desires survey							SC		
11. Inventory art schools, galleries, & design professionals							SC	Ability to get school, gallery in ORD?	
12. Coordinate ORD progress biannually w/ downtown planning entities							SC, OBA		
13. Coordinate joint ORD promotion w/ broader CBD activities / events							OBA, ORA, CD		Broaders CBD activities
14. Create on going biannual joint CBD/ residents forum									
15. Promote special noonline activities/ events							OBA, ORA, O		
16. Contact individuals, OBD, owners, tenants to review & study future directions							All		
17. Tighten controls & more coordination for events							SC		
18. Create subcommittee to market OBD to brokers							SC	Breaks down perception problem	

TASK	EASY-DIFFICULT RANKING					TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1	2	3	4	5				
• IMAGE & IDENTITY (cont') 3. Upgrade entry @ Patterson & 6th - Entry Boulevard - Signage - Landscaping	■	■	■	■	■		OBA, SC CD	Creates strong, well defined entry & presence on 5th.	
4. Install pavers for pedestrian crossing at 6th & Patterson	■	■	■	■	■		CD, OBA	Safety	
5. Remove chain link fence along Patterson	■	■	■	■	■		CD		
6. Implement weed control & flower planting programs	■	■	■	■	■		OBA		
• MANAGEMENT, OPERATIONS, & PROMOTION									
1. Develop policies and standards for infill & rehab. on Patterson	■	■	■	■	■		OBA, SC, CD	Develops controlled frontage & users	
2. Develop zoning policies for land use	■	■	■	■	■				
3. Explore & research tax abatement process	■	■	■	■	■				Get commitment from city & county
SUBAREA A4: PATTERSON & GREEN STREET ENTRY									
• IMAGE & IDENTITY									
1. Redesign & install new vehicular circulation at Patterson & Green	■	■	■	■	■		OBA, SC, CD		Leave space for future fountain or sculpture
2. Design and install landscaped entry	■	■	■	■	■		OBA		
3. Incorporate "Oregon" Signage into landscaped entry	■	■	■	■	■		OBA		
4. Install pavers for pedestrian crossings at Green	■	■	■	■	■		CD, OBA		

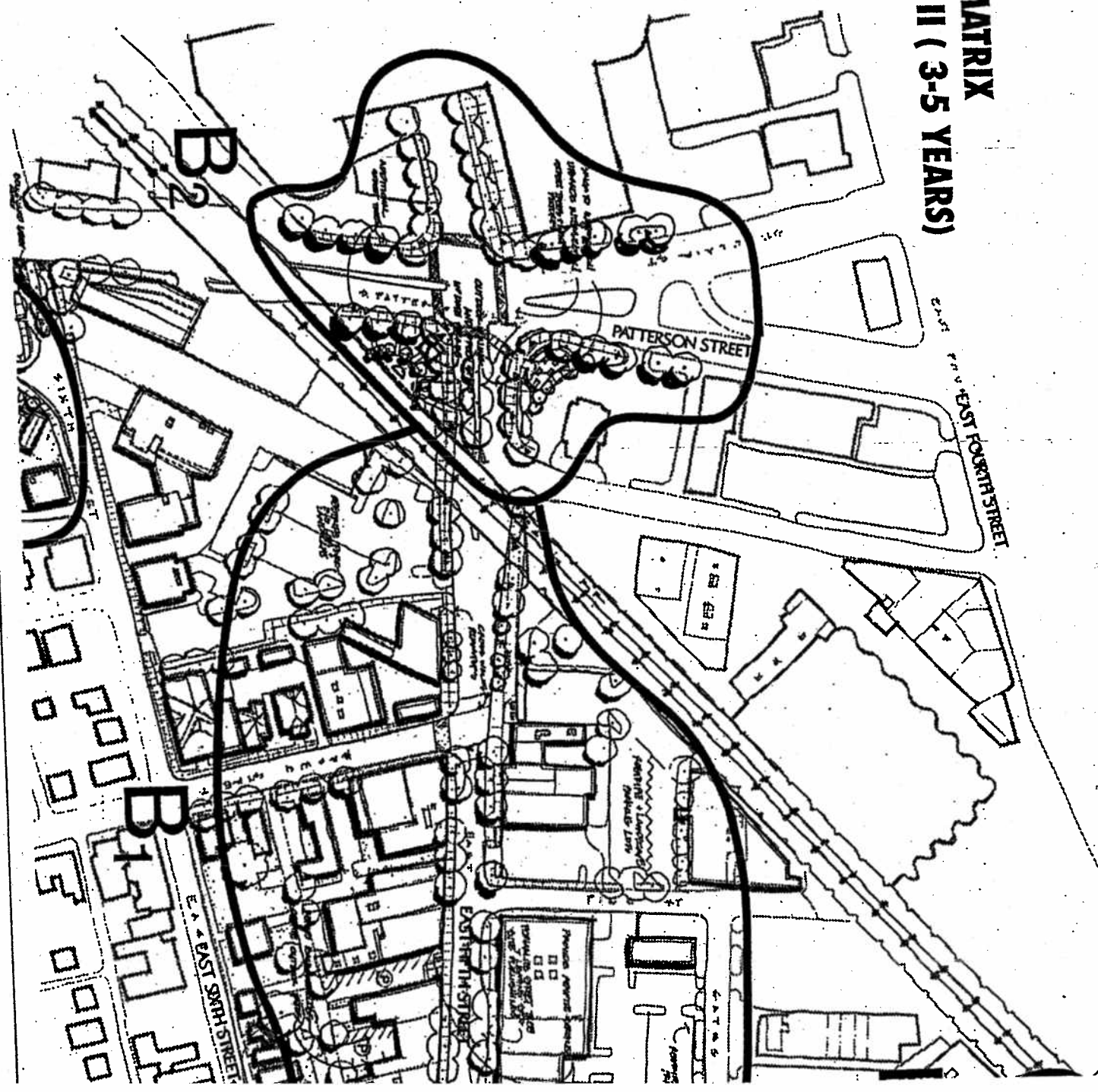
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	1	2	3	4	5					
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5. Improve signage to District from US 35	■									
6. Remove chain link fence along Patterson	■									
7. Implement weed control & flower planting programs	■									
8. Wood Churne Trolley (Downtown Archibor System)				■						

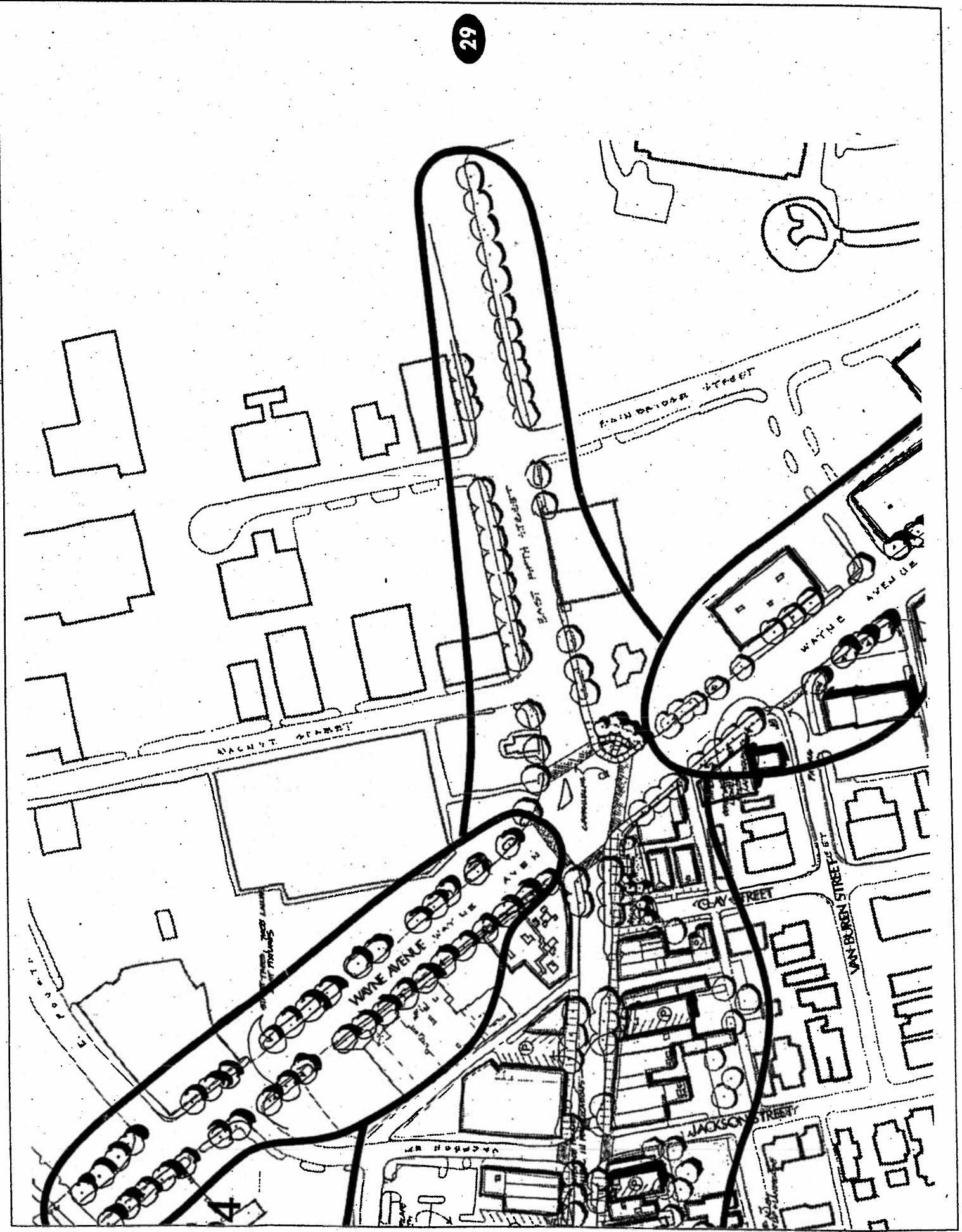
- **MANAGEMENT, OPERATIONS, & PROMOTION**
- 1. Explore & research tax abatement process

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TASK MATRIX PHASE II (3-5 YEARS)

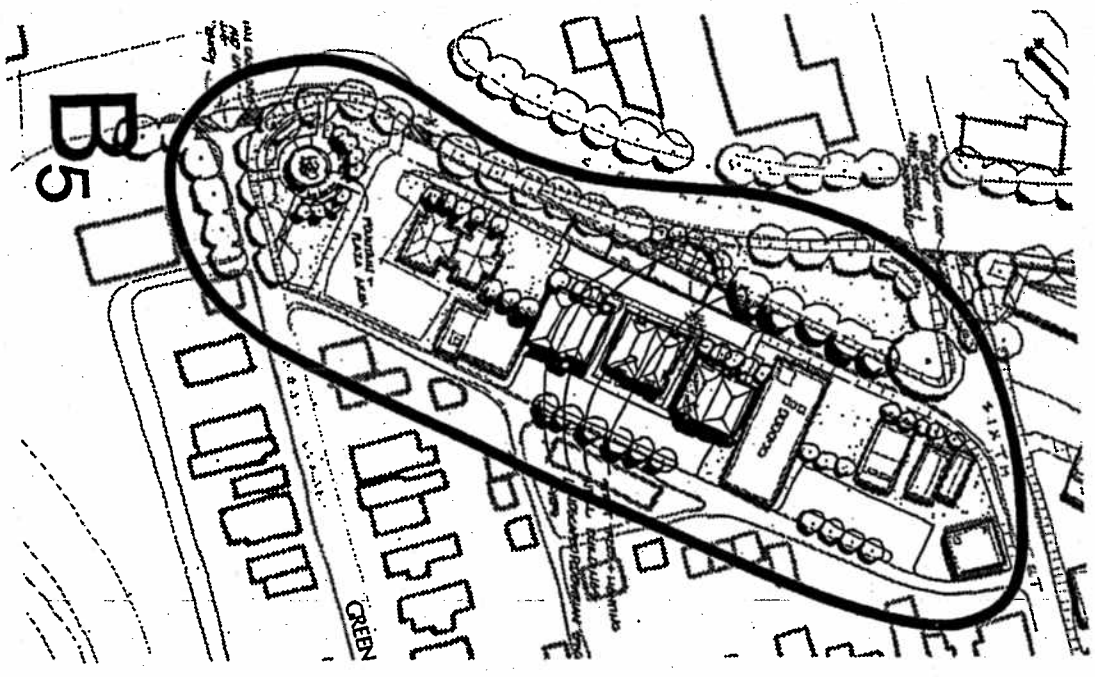




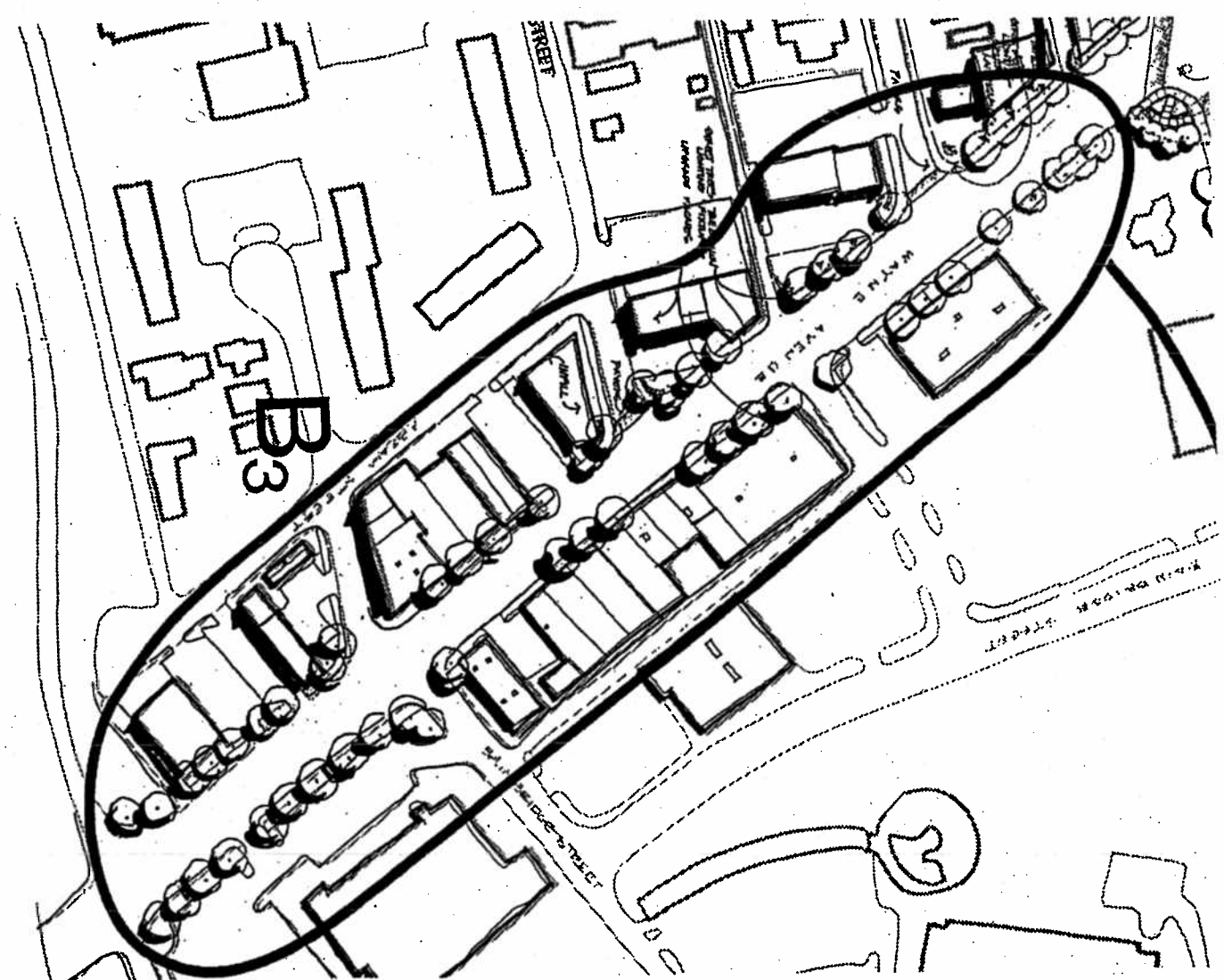
PHASE II (3-5 YEARS)

30

B5



B3



PHASE II (3-5 YEARS)

• MANAGEMENT, OPERATIONS, & PROMOTION (cont')

	1	2	3	4	5				
2. Review zoning controls & policies:									
3. Develop generic "how to do" renovation approaches, alternatives for building owners:									
4. Explore funding options:									
5. Revise / update master plan, Goals & Principles:									

SUBAREA B2: PATTERSON, ST. CLAIR & 5TH

• IMAGE & IDENTITY

1. Create & install outdoor dining/green space at corner (NE) of 5th & Patterson										CD, O, OBA	
2. Install street trees and light fixtures in front of Arby's out parcel & along St. Clair										CD	
3. Install street trees on Patterson south to RR overpass.										CD, Convention Center	
4. Update White Tower facade & provide additional green space.										O, CD	If White Tower is gone, demolish building for pedestrian plaza.

• MANAGEMENT, OPERATIONS, & PROMOTION

1. Review standing with Convention Center, amend policies & public relations program as necessary.

										OBA, SC	
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TASK

EASY-DIFFICULT RANKING
1 2 3 4 5

RESPONSIBILITY

BEHREIT/COST

COMMENTS

**PHASE II (3-5 YEARS)
SUBAREA B3: WAYNE**

• IMAGE & IDENTITY

Task Description	1	2	3	4	5	CD, OBA, ORA	Unified streetscape	Both sides of street; Cuts will have to be made in sidewalks to install trees, grates, & light poles.
1. Complete installation of "Oregon" light fixtures and street tree planting to US 35	█							
2. Upgrade remaining Oregon entries with landscaping & signage.	█					ORA, OBA		
3. Install pavers at pedestrian street crossings.	█					CD, OBA, ORA		At Von Buren & Cass
4. Require new tenants to upgrade front yard			█			0		
5. Require parking lots facing Wayne to provide landscape screen & tree lawn.			█			0		
6. Upgrade building facades as new tenants move in.			█			0		
7. Renovate interiors			█			0		
8. Demolish &/or initial with new buildings of strategic locations			█			SC, OBN		

• MANAGEMENT, OPERATIONS, & PROMOTION

1. Continue strategies & policies to evolve desirable users	█							
2. Develop control mechanisms for land use.	█					SC, OBN		

TASK

EASY-DIFFICULT RANKING

RESPONSIBILITY

BENEFIT/COST

COMMENTS

1 2 3 4 5 TIME FRAME

PHASE II (3-5 YEARS)

• IMAGE & IDENTITY (cont')

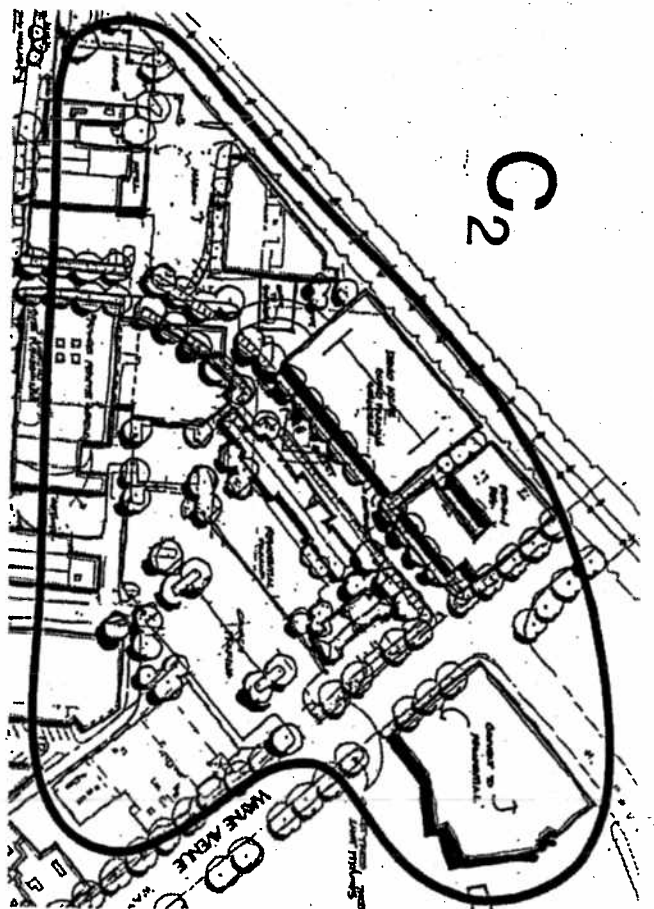
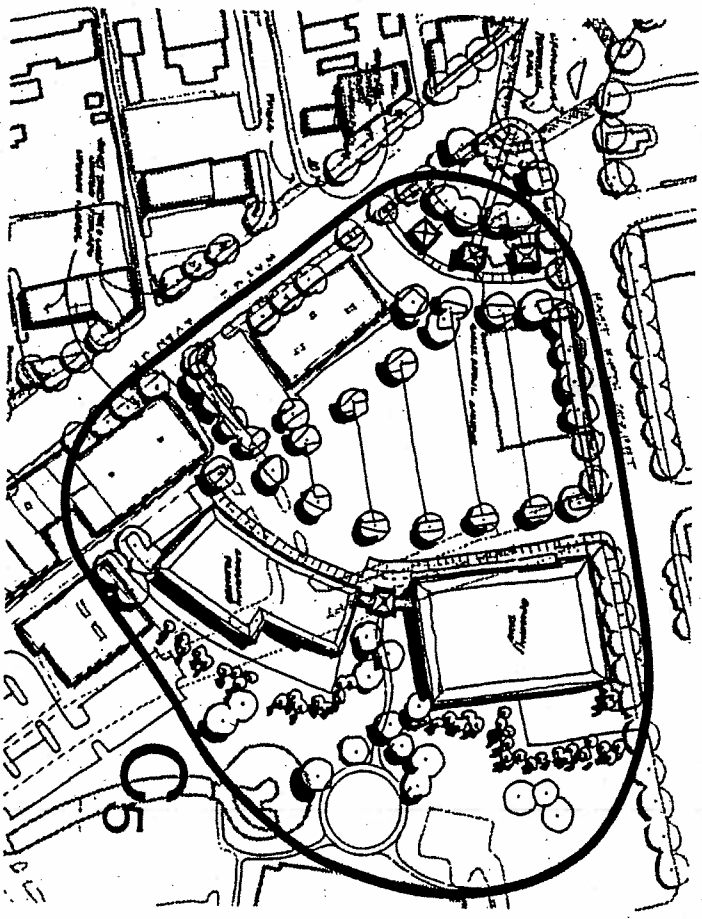
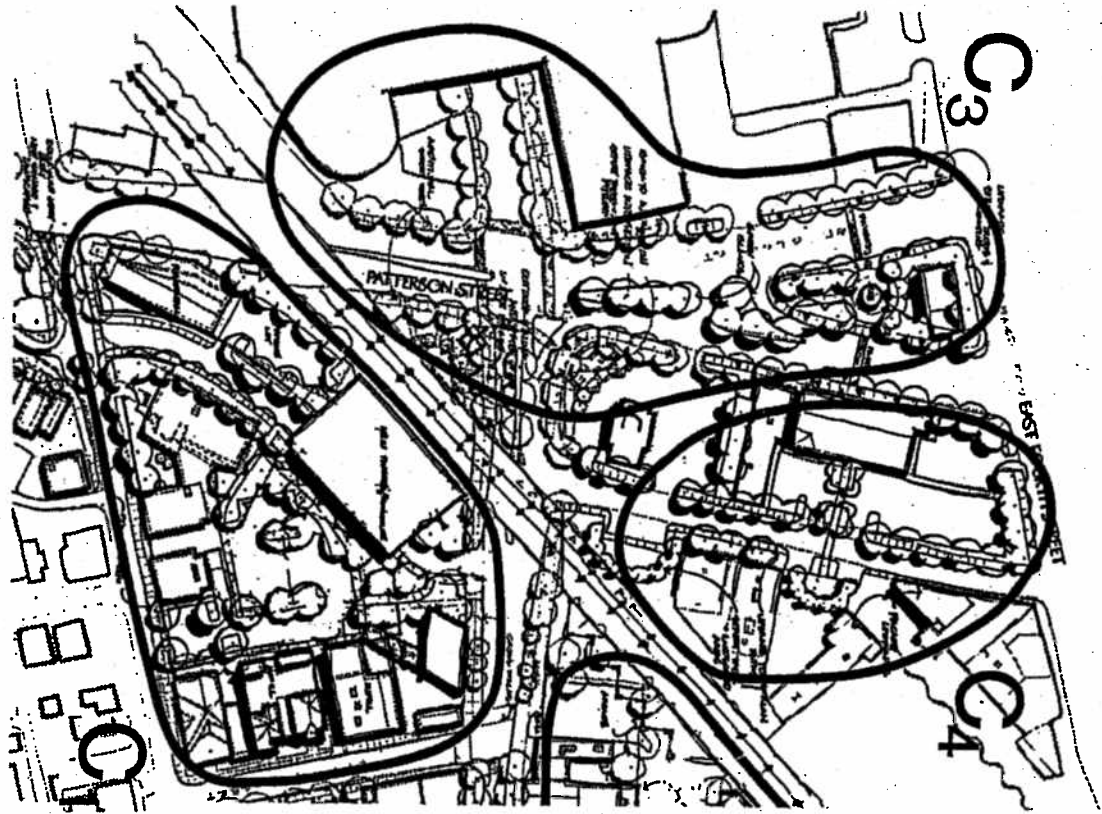
TASK	EASY-DIFFICULT RANKING					RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1	2	3	4	5			
6. Upgrade Patterson access road with pavers	■					O, OBA		
7. Complete street tree & lighting program on access road.	■					CD, OBA		
8. Install small pedestrian seating area or plaza on Patterson Island.	■					OBA, OBA		
9. Continue street tree program east on 6th Street to Brown	■					CD, OBA, OBA		
10. Explore opportunities for two-way streets: Logan & Brown	■							

• MANAGEMENT, OPERATIONS, & PROMOTION

1. Develop centralized control person/area	■							
2. Develop relations with other groups in area for joint voice in city hall.	■							

**TASK MATRIX
PHASE III (5+ YEARS)**

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TASK **EASY-DIFFICULT RANKING** **TIME FRAME** **RESPONSIBILITY** **BENEFIT/COST** **COMMENTS**

PHASE III (5+ YEARS)
SUBAREA C2: NORTH OF 5TH STREET

• IMAGE & IDENTITY

TASK	EASY-DIFFICULT RANKING					TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1	2	3	4	5				
1. Vocate Pine Street at Wiley's			■				CD, OBA		
2. Vocate Gates Street			■				CD, OBA		
3. Create new street system from 5th to Wayne			■				CD, OBA		
4. Expand uses to north.		■					0		
5. Create arcade & market area on Wiley's lot.		■					0, OBA		
6. Demolish ASGME building - replace with parking structure				■			CD, OBA		
7. Renovate Duellman Building for retail / residential use.				■			0		
8. Build residential apartment units & parking.				■			0		
9. Develop strong street tree & lighting program along new road & install			■				CD, OBA		
10. Develop pedestrian circulation & install pedestrian crossings.			■				OBA		
11. Reorient church parking		■					0		
12. Provide opportunities for expanded rehab/office.			■				0		

TASK **EASY-DIFFICULT RANKING** **TIME FRAME** **RESPONSIBILITY** **BENEFIT/COST** **COMMENTS**

PHASE III (5+ YEARS)

• IMAGE & IDENTITY (cont')

TASK	EASY-DIFFICULT RANKING					TIME FRAME	RESPONSIBILITY	BENEFIT/COST	COMMENTS
	1	2	3	4	5				
13. Provide additional greenspace in front of church parking.							O, OBA		
14. Provide outdoor dining areas.							O		
15. Upgrade rear facades of buildings on north side of 5th Street.							O, OBA		

• MANAGEMENT, OPERATIONS, & PROMOTION

1. Develop policies for tenants and building upgrades on east side of Wayne.							OBA, SC		
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SUBAREA C3: PATTERSON, SINCLAIR & 5TH STREET

• IMAGE & IDENTITY

1. Upgrade existing pedestrian plaza.							CO		Can be used as combined OBD, CBD event space.
2. Create green space, lawn & trees on other 2 islands between St. Clair & Patterson.							CO		
3. Install "Oregon" light fixtures & street trees north of 5th to 4th.							CO		
4. Install pavers for pedestrian crossing to pedestrian plaza.							CO		
5. Provide additional landscaping in pedestrian plaza.							CO		
6. Install site furnishing in plaza - benches, trash receptacles, drinking fountain.							CO		
7. Install fountain or structure in plaza							CO		

