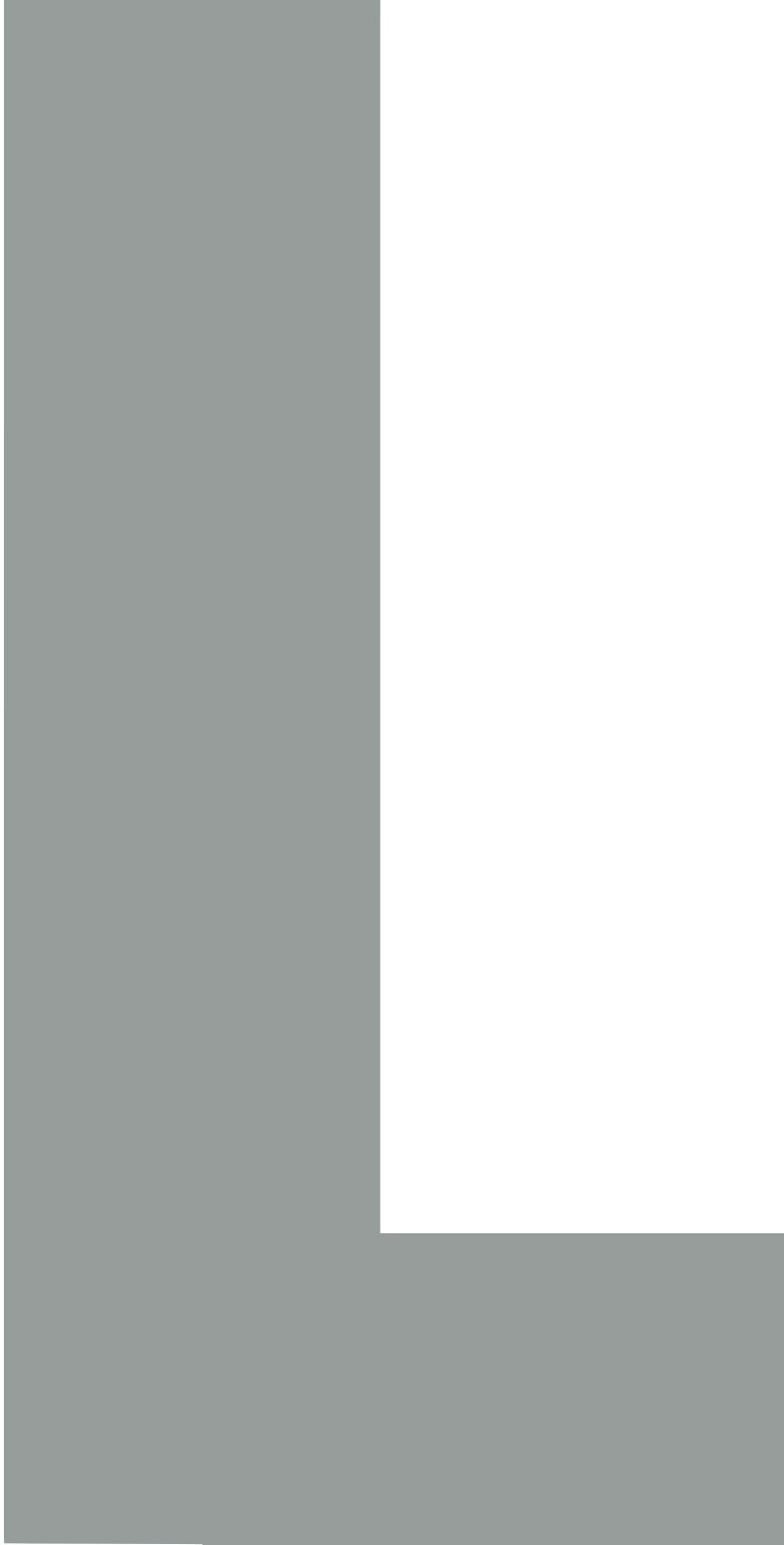


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Downtown Plan: Priority Projects Overview

LOUDONVILLE, OHIO



Priority Projects

p43 Overview

p44 Priority Projects Pages

Overview

The following pages provide a guide for priority project implementation. They are designed to assist with outreach and communication, fiscal and capital planning, and attract private development. This chapter can be used to:

- Communicate with community members about the vision of the Loudonville Downtown Plan;
- Support marketing efforts;
- Illustrate public investment in order to attract private investment;
- Support future funding efforts and collaborations; and
- Guide capital planning efforts.



^ OHM's projects in Downtown Wooster offer case studies for the priority projects. For more information on the project, visit ohm-advisors.com/projects/wooster-downtown-plan-center-green-plaza-streetscapes

WEST MAIN STREET



Implementation Strategy

The streetscape concept includes two 12- to 13-foot-wide travel lanes, 8-foot-wide on-street parking on both sides of the street, 8-foot-wide enhanced landscape and street furnishing zone, specialty paving, and consistent furnishings along the existing 10- to 12-foot-wide sidewalk. The Village of Loudonville, Ashland County, Holmes County, Mohican Area Growth Foundation, Ohio Department of Transportation, and adjacent business and property owners must collaborate to push implementation of this multi-million dollar connector project forward.

For more details on this priority project, see page 24.



Opinions of Cost

RECOMMENDATIONS	COST
Site preparation, earthwork, and utilities	\$263,900
Roadway improvements, including paving, striping, crosswalks, and Water Street / Main Street traffic signal	\$961,900
Streetscape enhancements, including sidewalks, benches, gateway sign, lighting, and trash receptacles	\$651,800
Landscaping, including shade trees and landscape beds	\$63,000
Construction Contracts	\$970,400
Design and Engineering	\$413,430
TOTAL COST	\$3,324,430

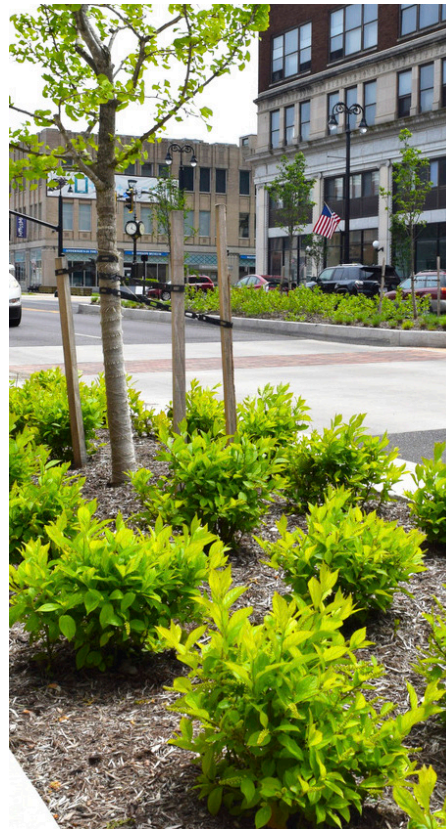
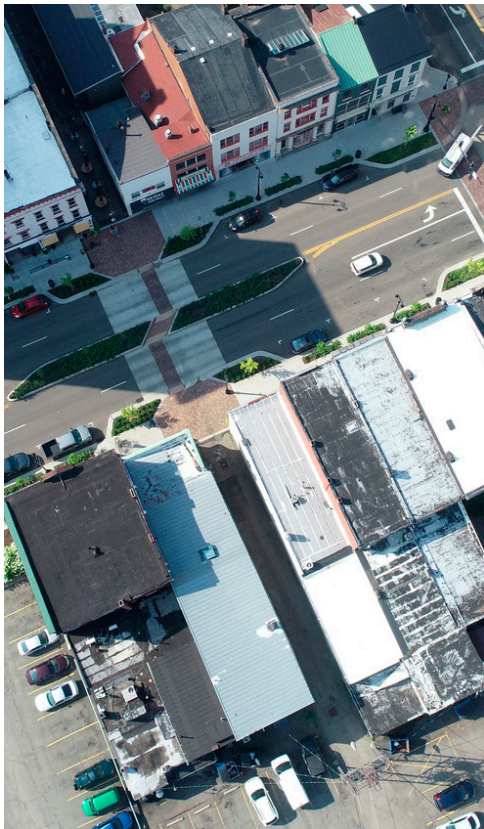
For detailed opinions of cost, see the appendix.

- ### Next Steps
1. Pursue funding (OPWC, ODOT (TAP), MPO, capital improvements, economic development, etc.).
 2. Coordinate with local utility companies on upgrades and improvements.
 3. Create demonstration projects to test vision. Evaluate.
 4. Develop and release an RFP for design services
 5. Retain design professionals and complete construction documents for bidding
 6. Bid and construct the project

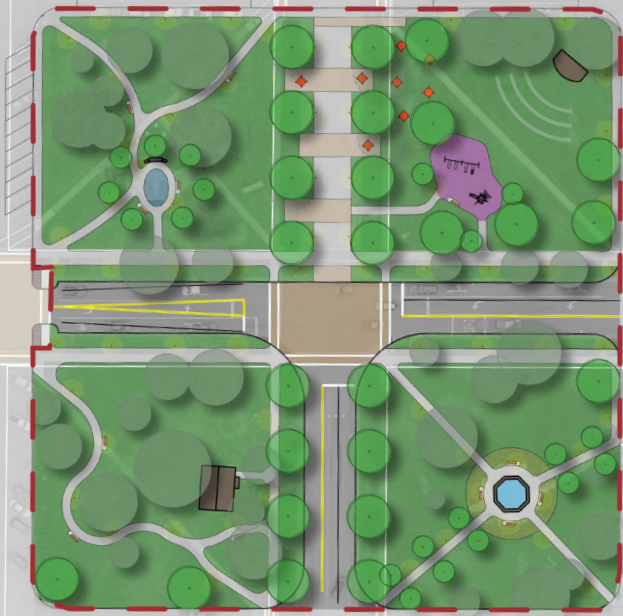
Case Study: Lincoln Way Streetscape (Massillon)

OHM Advisors

Born out of a Downtown Vision Plan, Lincoln Way Streetscape was reimagined due to longstanding issues with vehicles speeding, pedestrian safety, and a deteriorating public realm. The improved streetscape includes traffic calming and pedestrian safety elements such as decorative crosswalks to offer visual cues, curb bump-outs to define on-street parking areas and shorten pedestrian crossing limits, and landscape buffers to offer space between the roadway and sidewalks, enhancing the pedestrian zone. The project's implementation has resulted in slowing down vehicles speeding, improved pedestrian flow, and revitalized downtown businesses.



CENTRAL PARK



Implementation Strategy

The park concept creates a paved plaza for food trucks and events, an improved Veterans Memorial, Loudonville Fountain, and Workman Cabin, and new performance space. The Village of Loudonville, Ashland County, Holmes County, Mohican Area Growth Foundation, and adjacent business and property owners must collaborate to push implementation of this multi-million dollar project to improve this community anchor forward.

For more details on this priority project, see page 28.

Next Steps

1. Host design charrette to explore and refine the design options
2. Create demonstration projects to test vision. Evaluate.
3. Create a funding plan that includes economic development tools (e.g. TIF), grants, and loans (alternative Stormwater Infrastructure Fund, Capital Bill, and public-private partnerships, etc.)
4. Develop and release an RFP for design services
5. Retain design professionals and complete construction documents for bidding
6. Bid and construct the project

Opinions of Cost

RECOMMENDATIONS

COST

Amphitheater featuring stage and pavilion	\$354,100
Playground	\$135,300
Plaza at former Market Street, with benches, cafe tables, and two crosswalks	\$276,700
Main Street roadway and infrastructure improvements, including crosswalks, lighting, and traffic signal at the intersection of Market and Main Streets	\$536,200
Memorial enhancements with water feature and northwest quadrant maintenance, paving, landscaping, and furnishings	\$343,000
Southwest quadrant maintenance, paving, landscaping, and furnishings	\$170,100
Southeast quadrant maintenance, paving, landscaping, and furnishings	\$230,300

Construction Contracts	\$1,022,900
Design and Engineering	\$433,918

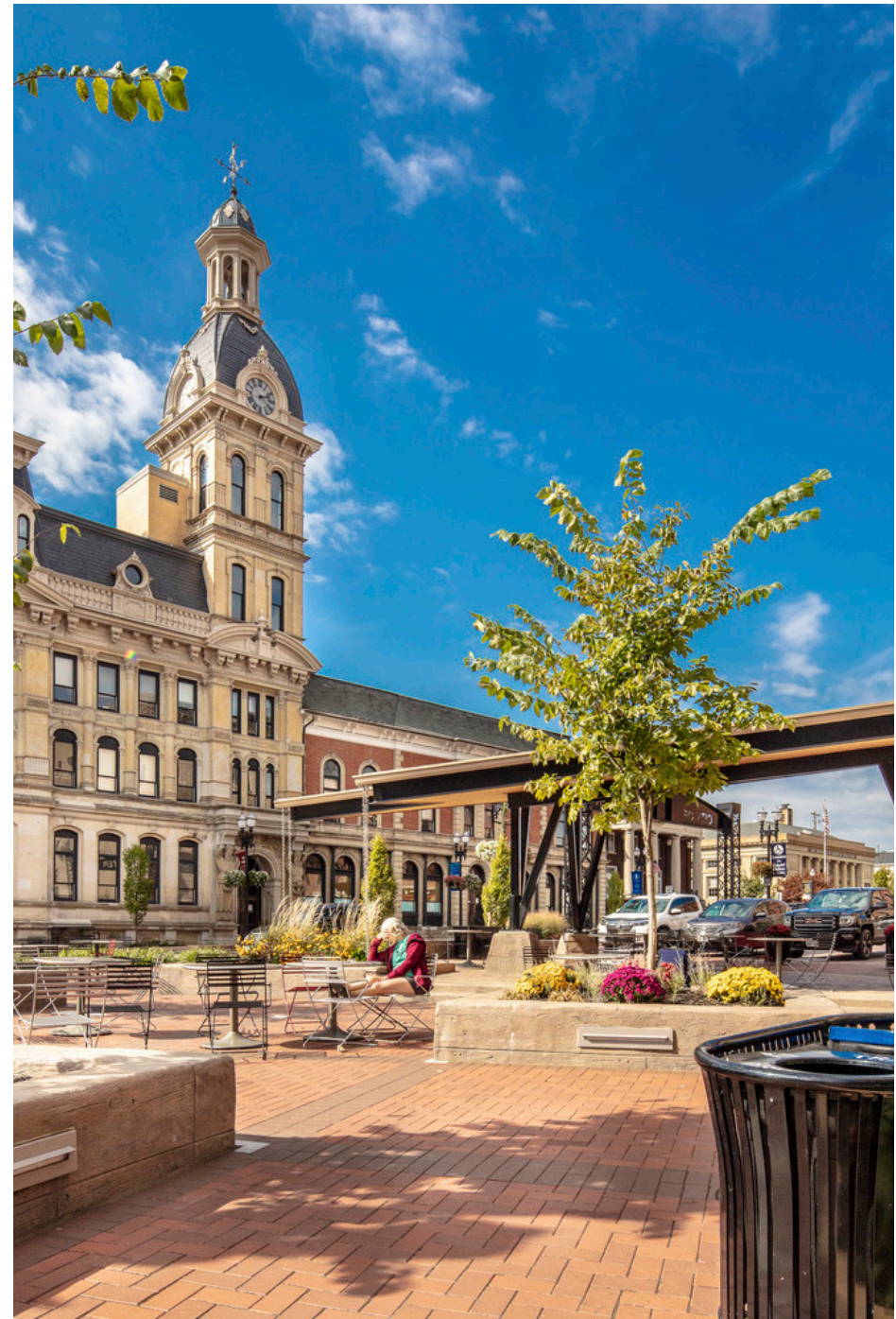
TOTAL COST **\$3,502,518**

For detailed opinions of cost, see the appendix.

Case Study: Central Park (Green), Center Green Plaza (Wooster)

OHM Advisors

Central Park, in Green, Ohio, was designed to create a cultural hub for the community and fulfill the residents' need for quality public space. The park makes a signature community destination, offering abundant amenities for residents and visitors, including walking paths, amphitheater, farmers market pavilion, playground, splash pad, sensory garden, and community building. The space also includes carefully designed rain gardens and bioretention. Center Green Plaza, in Wooster, Ohio, creates a central gathering space in the heart of downtown. Implemented from the downtown plan, this space offers flexibility by creating sections of green space, gathering areas, and adaptable parking/event space, with a unique pavilion / shelter.



SIGNAGE + WAYFINDING

Implementation Strategy

Signage concepts propose an overhead gateway or stone pillars with lighting on both sides of the road. Primary entry signage showcases local attractions and natural materials, creating a brand for Loudonville. The Village of Loudonville, Mohican Area Growth Foundation, and adjacent business and property owners must collaborate to support implementation of the Village's branding and wayfinding.

For more details on this priority project, see page 32.

Opinions of Cost: (3) gateway arches at \$35,000

Next Steps

1. Pursue funding (OPWC, ODOT, economic development, etc.)
2. Develop and release an RFP for design services
3. Retain design professionals to finalize graphic design and structures
4. Bid and construct the project



Case Study: Wooster Center Green Plaza, Newark Downtown Revitalization, Farmington Master Plan

OHM Advisors

Signage packages developed in Wooster, Ohio, Newark, Ohio, and Farmington, Michigan, resulted from a downtown or citywide vision plan. The examples in Wooster and Farmington highlight a signature plaza or pavilion space designed for community events and daily activities. In Newark, the signage marks visitors' arrival to downtown through pedestrian alleyways. Each resulting design was formed based on community input.



BRENTWOOD ALLEY

Implementation Strategy

The alleyway concept creates additional outdoor space for surrounding property owners, including the American Legion, and supports the future vision of Central Park The Village of Loudonville, Ashland County, Holmes County, Mohican Area Growth Foundation, and adjacent business and property owners must collaborate to push implementation of this important community gathering space forward.

For more details on this priority project, see page 37.

Opinions of Cost

RECOMMENDATIONS

COST

Site preparation, earthwork, and utilities

\$45,500

Streetscape enhancements, including specialty paving, concrete steps, benches, cafe tables and chairs, trash receptacles, lighting, and bollards

\$162,200

Landscaping, including shade trees, ornamental trees, and landscape beds

\$32,000

Construction Contracts

\$119,900

Design and Engineering

\$81,748

TOTAL COST

\$441,348

For detailed opinions of cost see the appendix.

Next Steps

1. Host a community roundtable(s) to discuss and refine the vision
2. Optional: Create a pop-up demonstration project to test alley activation before construction
3. Develop and release an RFP for design services
4. Retain design professionals and complete construction documents for bidding
5. Bid and construct the project



BIRCH ALLEY

Implementation Strategy

The alleyway concept creates a pedestrian connection between the north and south side of Main Street leading to the Ohio Theater, while still maintaining traffic flow and business access. The paved zone supports local businesses by connecting to parking areas and provides the opportunity for outdoor seating and public art. The Village of Loudonville, Ashland County, Holmes County, Mohican Area Growth Foundation, and adjacent business and property owners must collaborate to push implementation of this important pedestrian connector forward.

For more details on this priority project, see page 38.

Opinions of Cost

RECOMMENDATIONS

Site preparation, earthwork, and utilities

Streetscape enhancements, including specialty paving, architectural benches, entry archways, a wall mural, trash receptacles, lighting, and bollards

Landscape beds

COST

\$45,300

\$228,900

\$4,000

Construction Contracts \$139,200

Design and Engineering \$89,262

TOTAL COST \$506,662

For detailed opinions of cost, see the appendix.

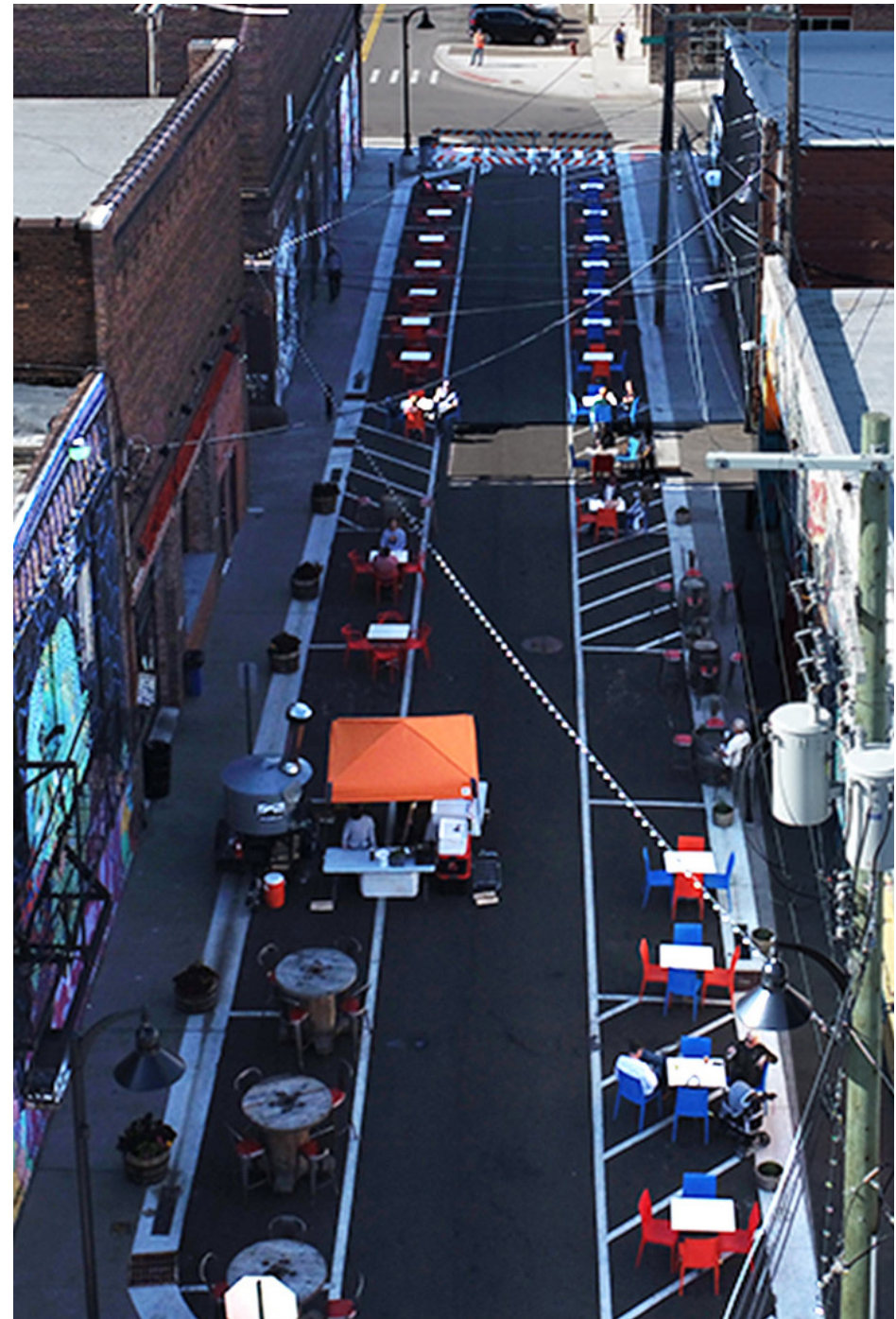
Next Steps

1. Host a community roundtable(s) to discuss and refine the vision
2. Optional: Create a pop-up demonstration project to test alley activation before construction
3. Develop and release an RFP for design services
4. Retain design professionals and complete construction documents for bidding
5. Bid and construct the project

Case Study: Downtown Wooster Alleyways and Riopelle Pop-Up Streetscape

OHM Advisors

Wooster's alleyway project sought to connect public parking to the primary corridor and plaza space. The alleyway improvements include decorative lighting, seating, landscaping, creative signage, and unique hardscape materials. The upgrades encourage residents' and visitors' safe and convenient passage to the downtown. In Detroit, Riopelle Street was designed as a one-way "flex" street with flush curbs and sidewalks to allow the street to transform into a pedestrian plaza during special events or posted times. The flex street includes new decorative streetlights and overhead festoon lighting, new street furnishings, integral colored pedestrian sidewalks, and refreshing splashes of greenery, creating a safe and welcoming community gathering space.





S. WATER STREET ALLEY

Implementation Strategy

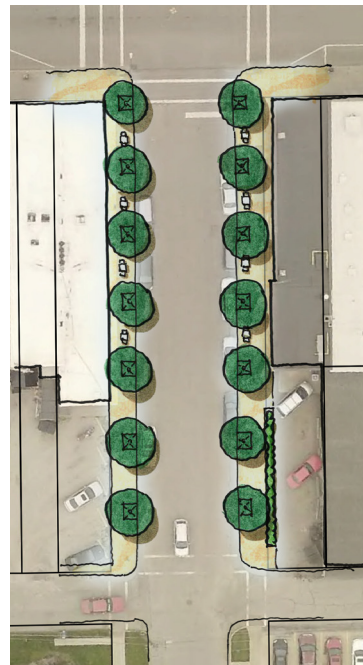
The alleyway concept completely closes the roadway to traffic, creates an “event lawn” space enclosed by trees, adds a multi-purpose pavilion and flexible plaza, and adds string lights, benches, and picnic tables. The cost estimates provide options to construct the project over three phases or all-in. The Village of Loudonville, Ashland County, Holmes County, Mohican Area Growth Foundation, and adjacent business and property owners must collaborate to push implementation of this important community green space forward.

For more details on this priority project, see page 40.

PHASE 2



PHASE 1



PHASE 3 SHOWN

Opinions of Cost (Phased)

PHASE 1 RECOMMENDATIONS

Site preparation, earthwork, and utilities

\$64,300

Streetscape enhancements, including cafe tables and chairs, trash receptacles, lighting, and tree grates

\$212,700

Landscaping, including shade trees and landscape beds

\$12,000

PHASE 2 RECOMMENDATIONS

Site preparation, earthwork, and utilities

\$32,100

Streetscape enhancements, including cafe tables and chairs and trash receptacles

\$26,300

Landscaping, including ornamental trees and lawn

\$5,000

PHASE 3 RECOMMENDATIONS

Site preparation, earthwork, and utilities

\$36,200

Streetscape enhancements, including concrete steps, open air pavilion, signage, lighting, and trash receptacles

\$195,000

Landscaping, including ornamental trees, lawn, and landscape beds

\$6,000

TOTAL COST

including construction contracts and design and engineering

\$976,068



Opinions of Cost (All-In)

RECOMMENDATIONS

COST

Site preparation, earthwork,
and utilities

\$140,100

Streetscape enhancements

\$425,400

Landscaping

\$28,000

Construction Contracts

\$296,900

Design and Engineering

\$145,752

TOTAL COST

\$1,036,152

For detailed opinions of cost,
see the appendix.

Case Study: Monument Circle Park

Merritt Chase

The SPARK on the Circle initiative transformed the southwest quadrant of Monument Circle in Downtown Indianapolis into a pedestrian-only space for approximately five months. It featured daily public art, music, food, beverage, and community programming. Trees, picnic tables, café seating, and other amenities were installed to provide a sense of the future park space. This was part of an effort to test the potential closure of all traffic to the entire circle. The data and observations from the pop-up event will be evaluated as part of further considerations into Monument Circle's permanent installation and improvements.



Next Steps

1. Create a pop-up demonstration project to test alley activation before construction
2. Host a community roundtable(s) to discuss and refine the vision
3. Develop and release an RFP for design services
4. Retain design professionals and complete construction documents for bidding
5. Bid and construct the project



Downtown Plan

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