



LOUDONVILLE DOWNTOWN PLAN

Public Open House
June 27, 2023

Public
Library

STOP

WELCOME

Welcome MAGF Board Members

- ☐ Tom Lavinder
- ☐ Scott Spreng
- ☐ MaryAnn Wilson
- ☐ Jordan Lance
- ☐ Brian Hinkle
- ☐ Jason VanSickle
- ☐ Kerry Rich
- ☐ Sally Truax

- ☐ Chris Tuttle
- ☐ Rhonda Close
- ☐ Lynette Piper
- ☐ Tom Stake
- ☐ Eric Young

Welcome Taskforce Committee Members

- Jamie Black
- Miranda Burrell
- Nichole Cutlip
- Leigh Ann Runge
- Steve Stricklen
- Brayton Orchard
- Matt Young
- Matt Knoble
- Josh Gray
- Catherine Puster
- Don Riffle
- Ann Bitner
- Garrett Dewitt
- Jason VanSickle
- Jordan Lance

Welcome Open House Goals & Agenda

- ❑ Welcome and introductions
- ❑ Project overview
 - ❑ Planning process
 - ❑ Priority projects
 - ❑ Next steps/Implementation
- ❑ Open house/Discussion

STOP

PROJECT OVERVIEW



Project Overview Purpose & Goal

- Our goal is to plan for the next step in the evolution of the downtown
- Identify 3-5 **catalytic projects** (public and private).
- Create implementation strategies for the catalytic projects.



A person's hands are shown holding a camera lens, with the lens centered in the frame. The background is a blurred image of a group of people, suggesting a public or professional setting. The overall tone is professional and focused.

The Priority Project Lens

We are taking a wide lens/view
on the design and programming
for the priority projects...

...further details would be
developed.

Project Overview Purpose & Goal

- ❑ The product is a set of conceptual projects with preliminary cost estimates
- ❑ These set a vision but are not final.
- ❑ Next steps would be:
 - ❑ Fundraising
 - ❑ Additional public/stakeholder engagement (refinement)
 - ❑ Develop construction documents (CDs)
 - ❑ Implementation

Project Overview Approach & Process



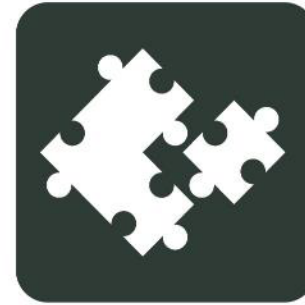
**Phase One:
Investigation**



**Phase Two:
Inform**



**Phase Three:
Invent**



**Phase Four:
Implement**

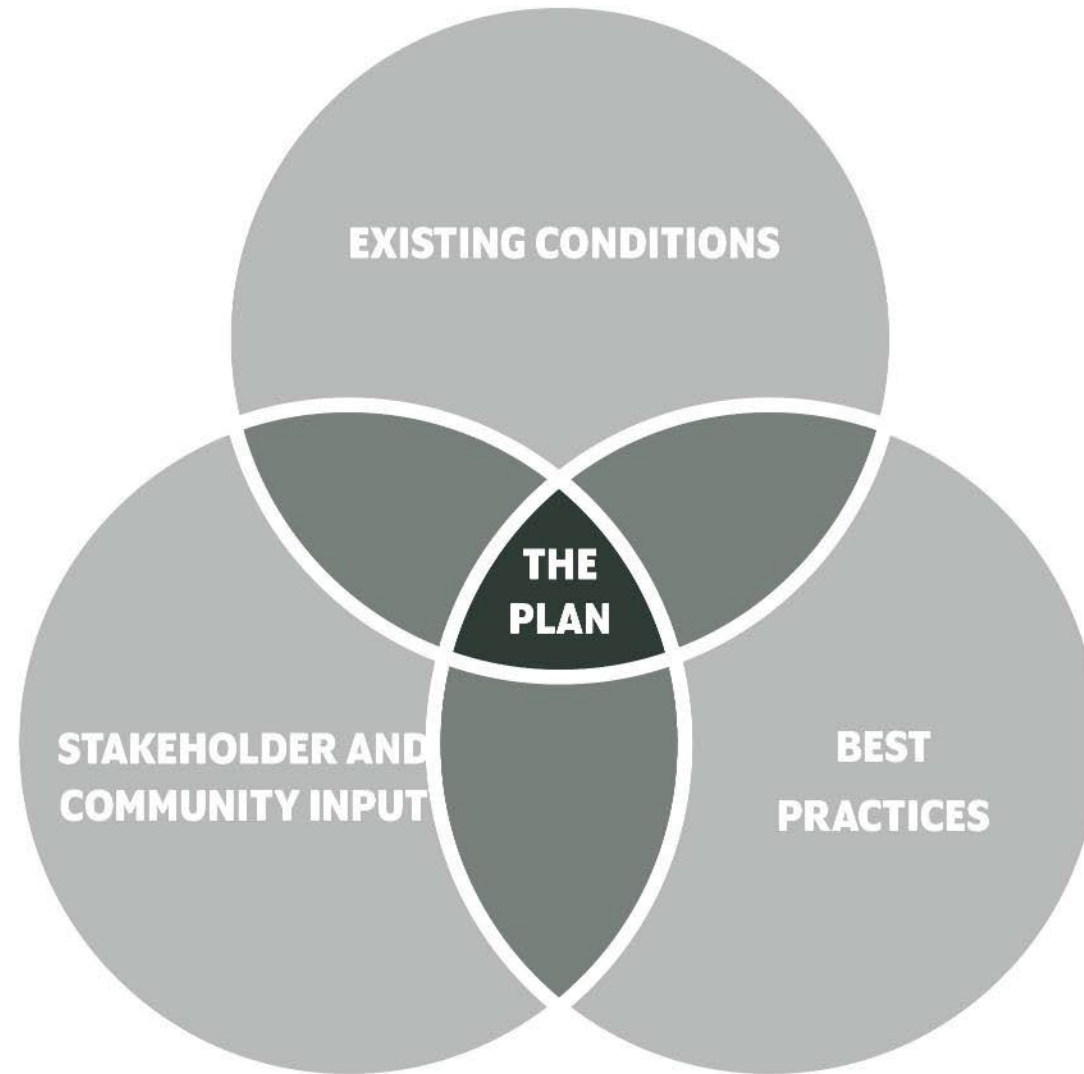


**Phase Five:
Ignite**

Project Overview Schedule

Phase 1	Project Kick-Off Meeting & Area Tour Project kick-off with the client to orient the team to the process, project schedule, and establish the Taskforce Committee	August 17, 2022 Time 10am - Location 131 W. Main Street
	Taskforce Committee Meeting 1 Review project purpose, scope, schedule, and conduct goal setting/idea generation activities.	September 21, 2022 Time 1pm - Location Ohio Theater
Phase 2	Taskforce Committee Meeting 2 Go over the existing conditions analysis, results from the previous meeting. Additionally, review potential priority projects and prepare for a community survey	October 19, 2022 Time 1pm - Location Ohio Theater
	Community Survey & Stakeholder Interviews Conduct a survey to confirm priority projects list, and gather additional intel on the conditions. Additionally, meet with local stakeholders and groups to gather specific input.	Launched October 31, 2022 Open for approximately 4 weeks
Phase 3	Taskforce Committee Meeting 3 - Design Charrette Consultant team will host an interactive design charrette that will focus on the priority projects and consider the input and feedback received from the community survey and stakeholder interviews.	January 18, 2023 Time 1pm - Location Ohio Theater
Phase 4	Taskforce Committee Meeting 4 Taskforce and Consultant team will work together to finalize the plan and prepare for implementation	March 15, 2023 Time 1pm - Location Ohio Theater
	Community Pop-Up Event The team will look for opportunities to conduct pop-up engagement events within the community to showcase the initial priority projects and gather feedback.	Week of March 20th, 2023 Downtown Loudonville
Phase 5	Taskforce Committee Meeting 5 Task Force will review the Final Strategic Downtown Plan and Marketing Brochure	May 10, 2023 Time 1pm - Location Ohio Theater
	Community Open House	June 27 2023

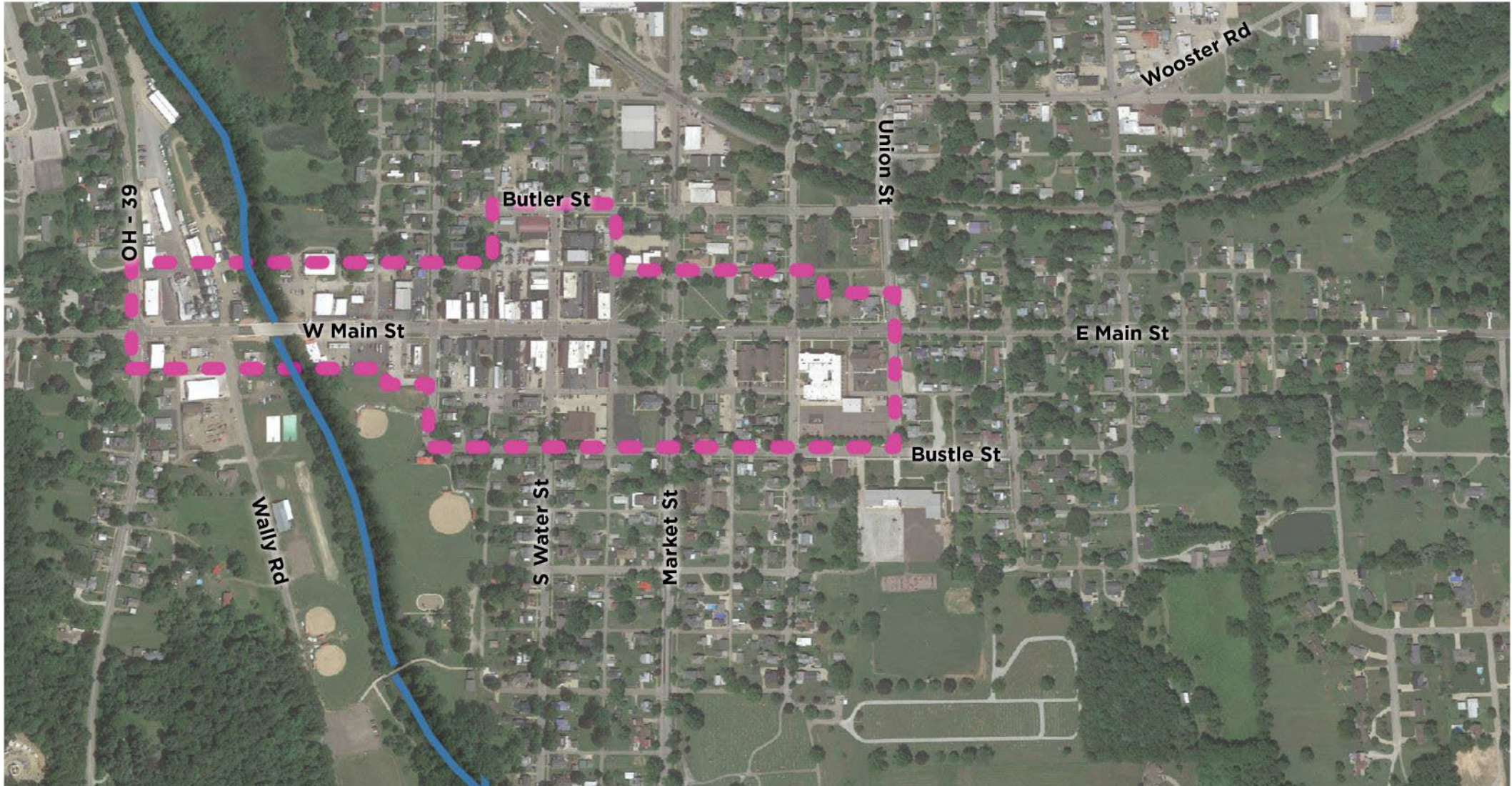
Project Overview Key Ingredients



Project Overview Study Area



Project Overview Study Area

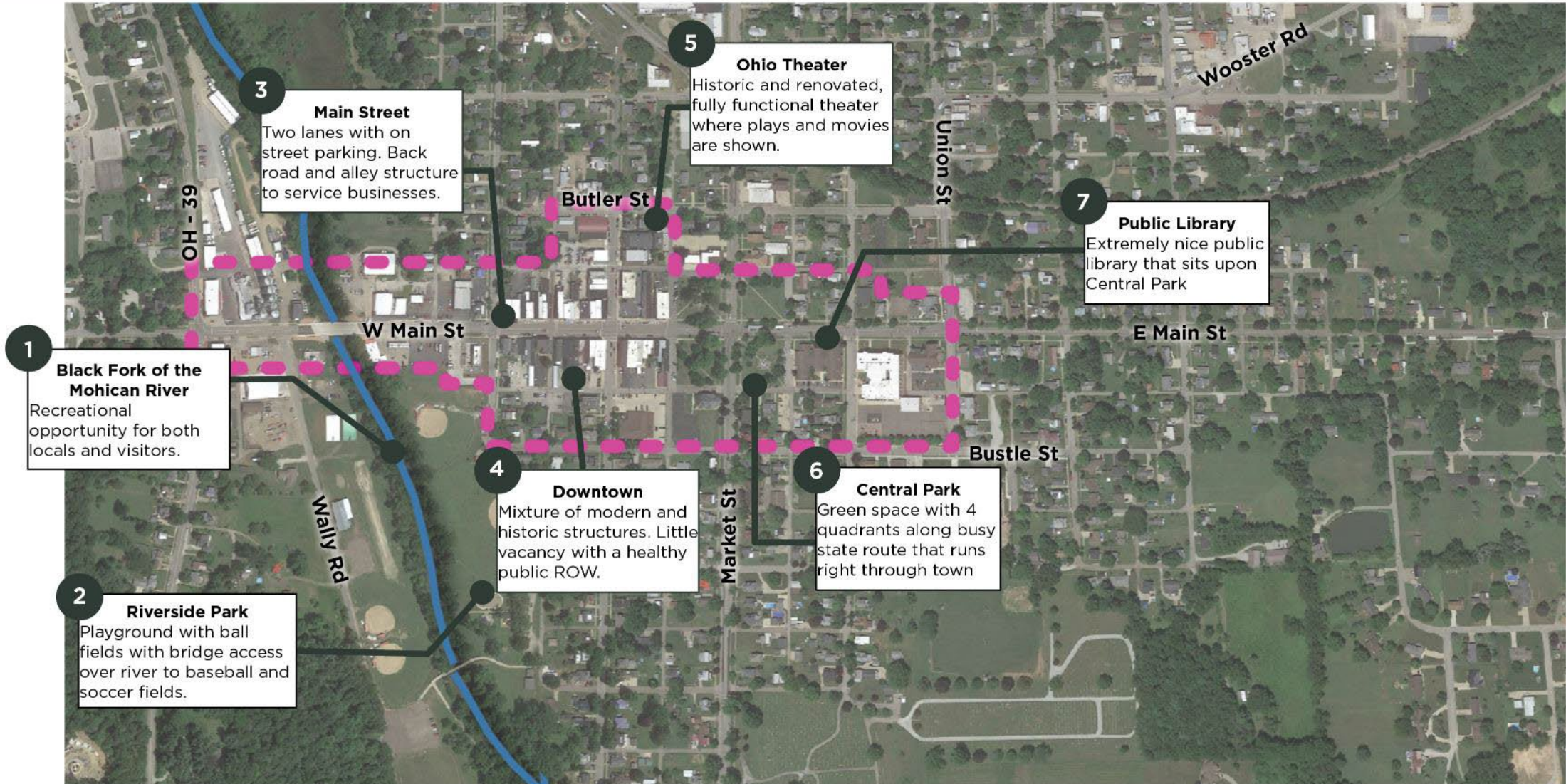


STOP

PLAN PROCESS



Plan Process Initial Field Observations



Plan Process Taskforce Committee - Priority Projects Results

What is the most critical issue for the future of the downtown?

What is the greatest opportunity for the future of the downtown?

What are the big ideas for Loudonville?

Plan Process Taskforce Committee - Priority Projects Results

Issues

- Accessibility
- Gathering Spaces
- Signage
- Traffic/Mobility
- Restaurant Demand
- Land Use

Opportunities

- Outdoor Gathering Spaces
- Streetscape/Mobility
- Land use
- Housing
- Attract Investment
- Marketing

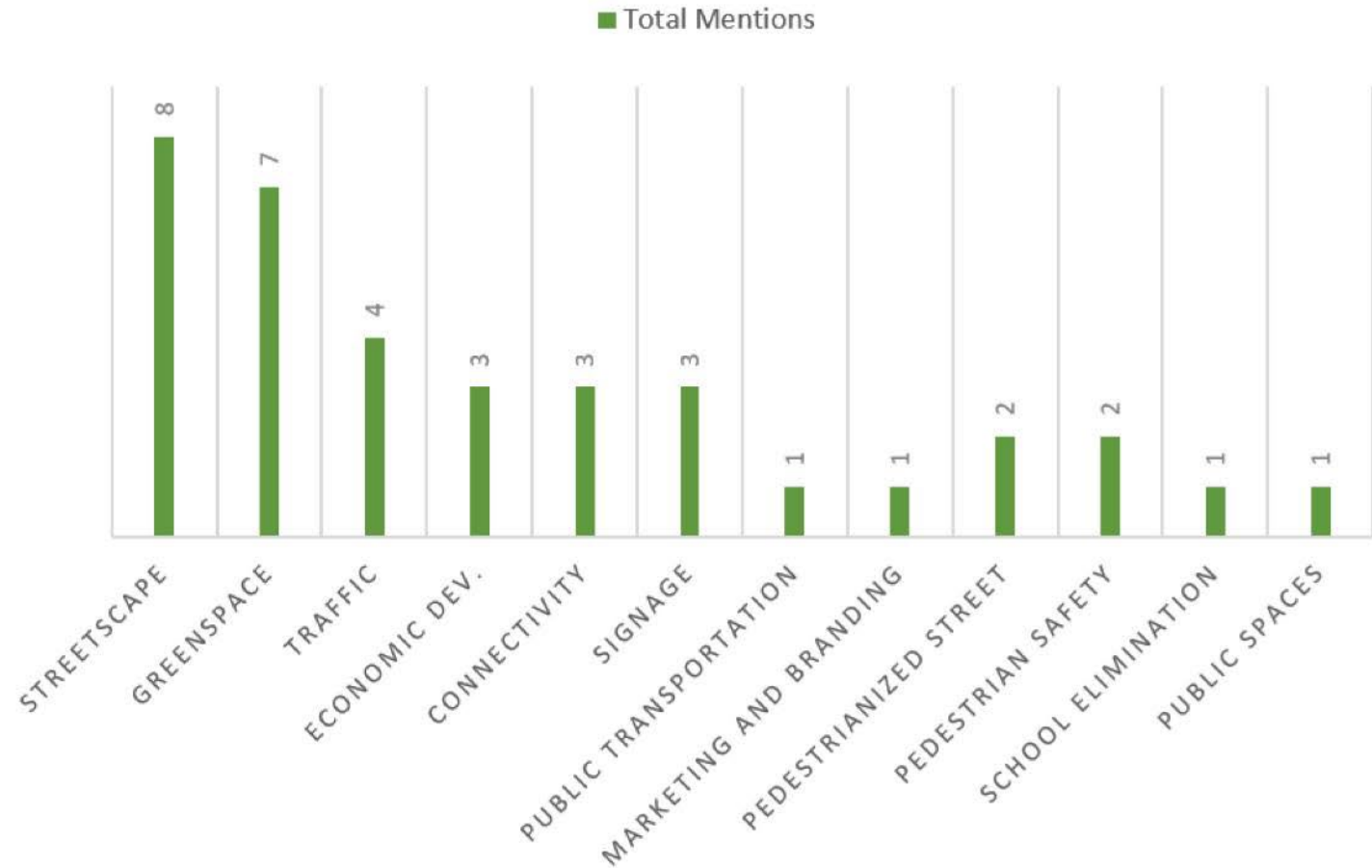
Big Ideas

- Central Park
- School Building Site
- W. Main Streetscape
- Connectivity
- Land use

Plan Process Priority Project Results

12 Priority Project
categories appeared
out of this exercise

PROJECT PRIORITIZATIONS

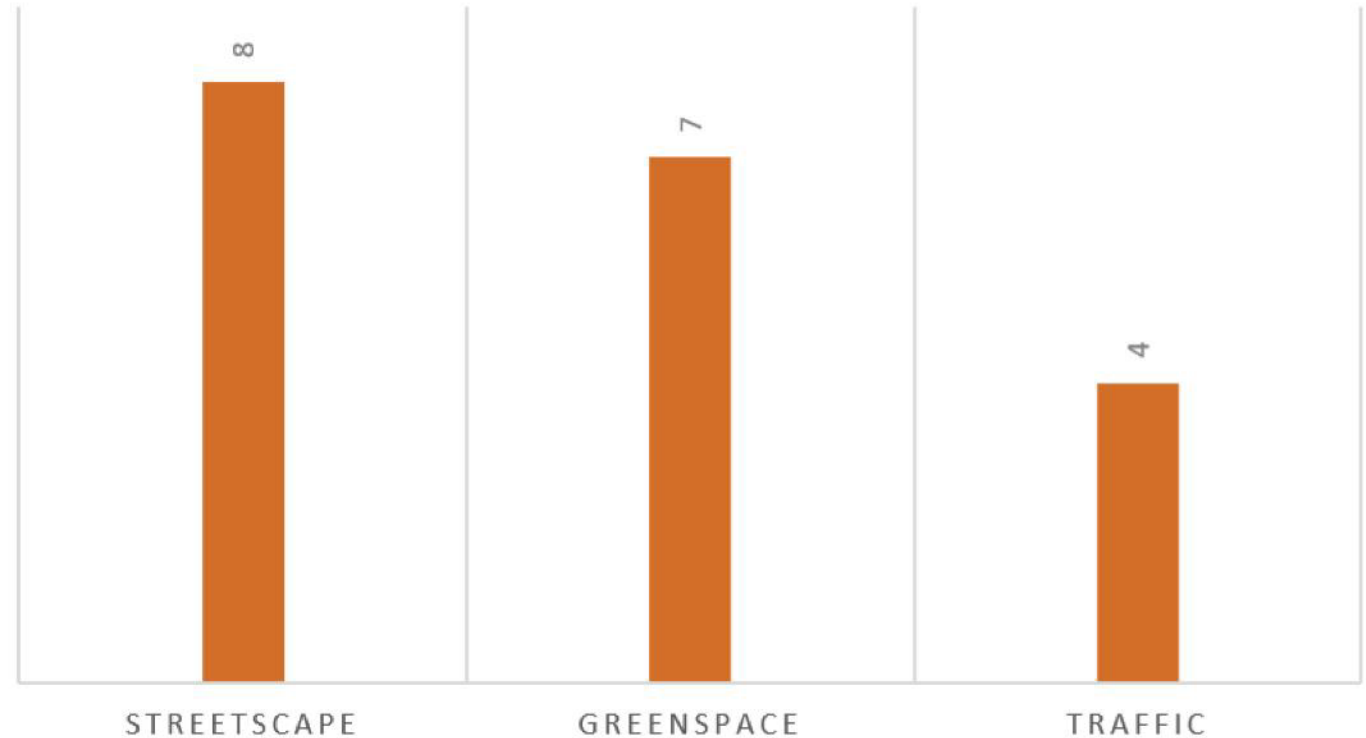


Plan Process Projects Analysis

What we Found...

- W Main St streetscape
- Central Park
- Connectivity
- Pedestrian Allys and Parklets
- Marketing (Signage & Gateway)
- Riverside Park

PROJECT PRIORITIZATIONS



A photograph of a street scene with a dark green overlay. The overlay contains the title text in white, bold, sans-serif font. The background shows a street with buildings, a stop sign, and a car.

**PLAN PROCESS:
COMMUNITY SURVEY
SUMMARY**

Survey Results Demographics

Who took the survey?

Survey launched on October 31st, 2022

Remained active for approximately 4 weeks

Goal: To confirm priorities and general direction of design

Downtown Loudonville Plan Survey

The Village of Loudonville and the Mohican Area Growth Foundation have initiated a process to create a **DOWNTOWN PLAN** to guide downtown Loudonville for years to come and identify priority projects.

This planning process is rooted in community values and aspirations. It creates a platform to guide and align local leaders, stakeholders, and the community toward a shared future.

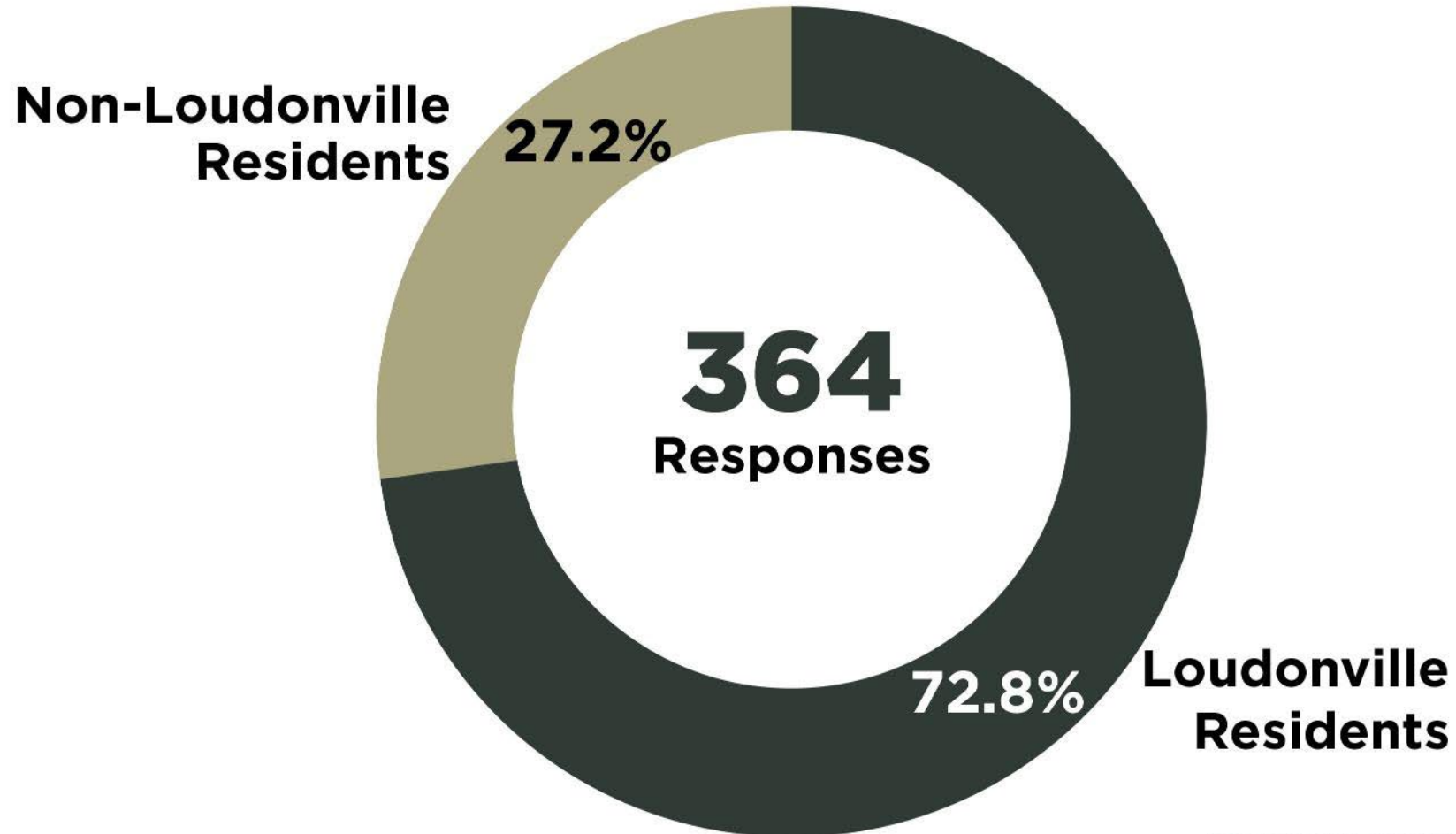
Please take the **COMMUNITY SURVEY** to help inform the downtown plan.

Your perspective is crucial regarding the corridor, green space, connectivity, signage, and gateways and so much more!

Scan the QR code above with your smartphone camera or visit <https://ohmplanning.typeform.com/loudonvilledwtn> on your personal device today!

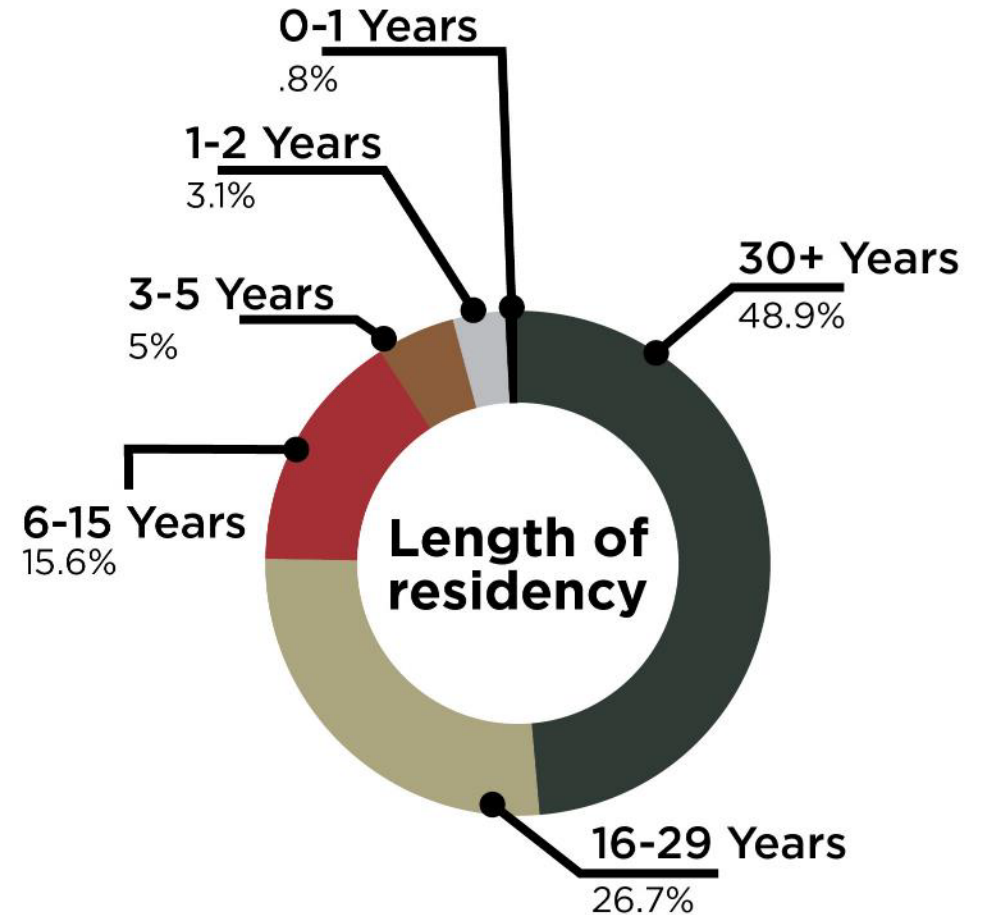
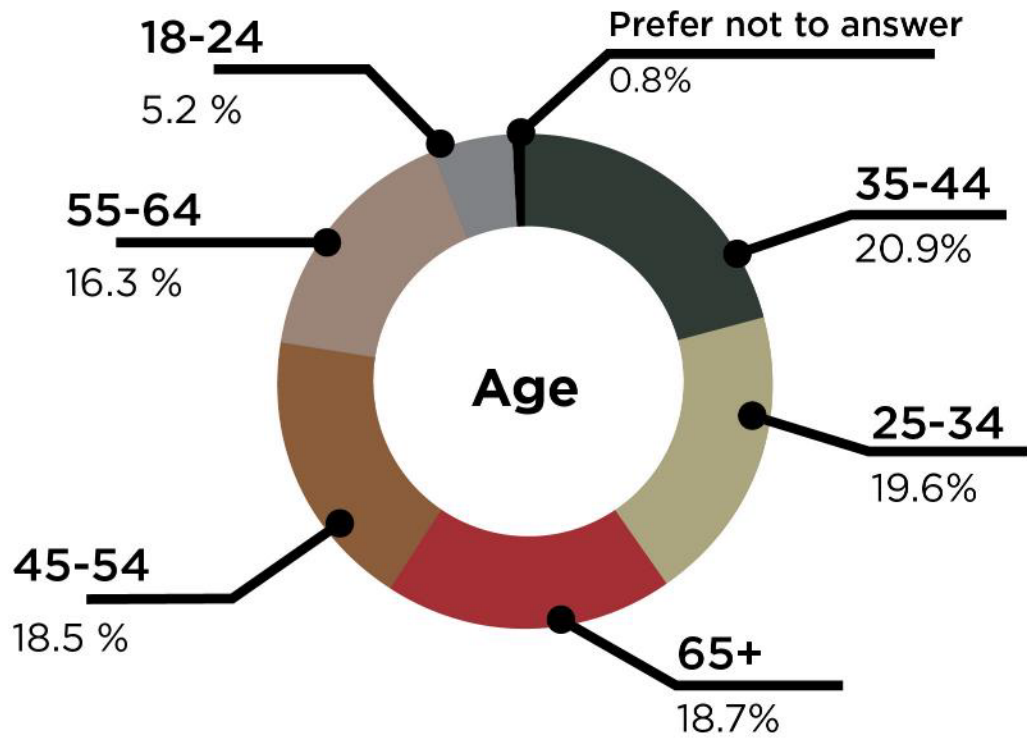
WELCOME TO **LOUDONVILLE**
The Heart of Mohican Country
ESTABLISHED 1814

Who took the survey?



Survey Results Demographics

Who took the survey?



Survey Results Priority Projects

Priority Projects Ranking

#1



Improvements to the Streetscape

#2



Improvements to Central Park

#3



Wayfinding signage and gateway

#4



Improvements to the downtown user experience

#5



Improvements to Riverside Park

Survey Results Downtown & Streetscape

Priority Projects Ranking

#1



Improvements to the Streetscape

#2



Improvements to Central Park

#3



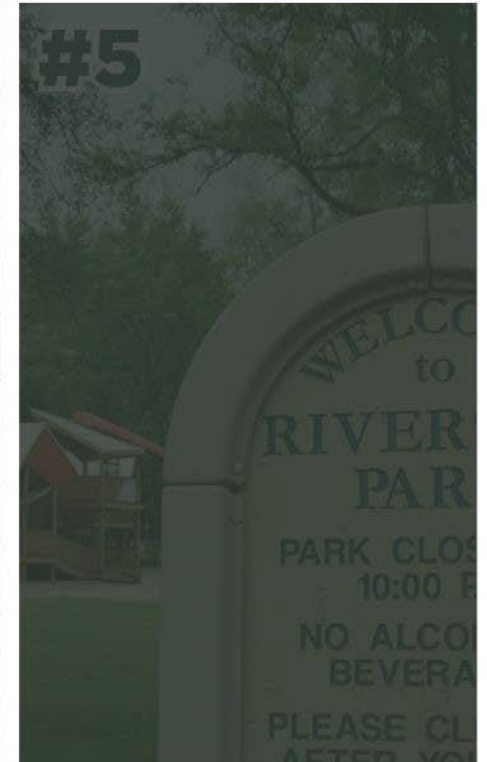
Wayfinding signage and gateway

#4



Improvements to the downtown user experience

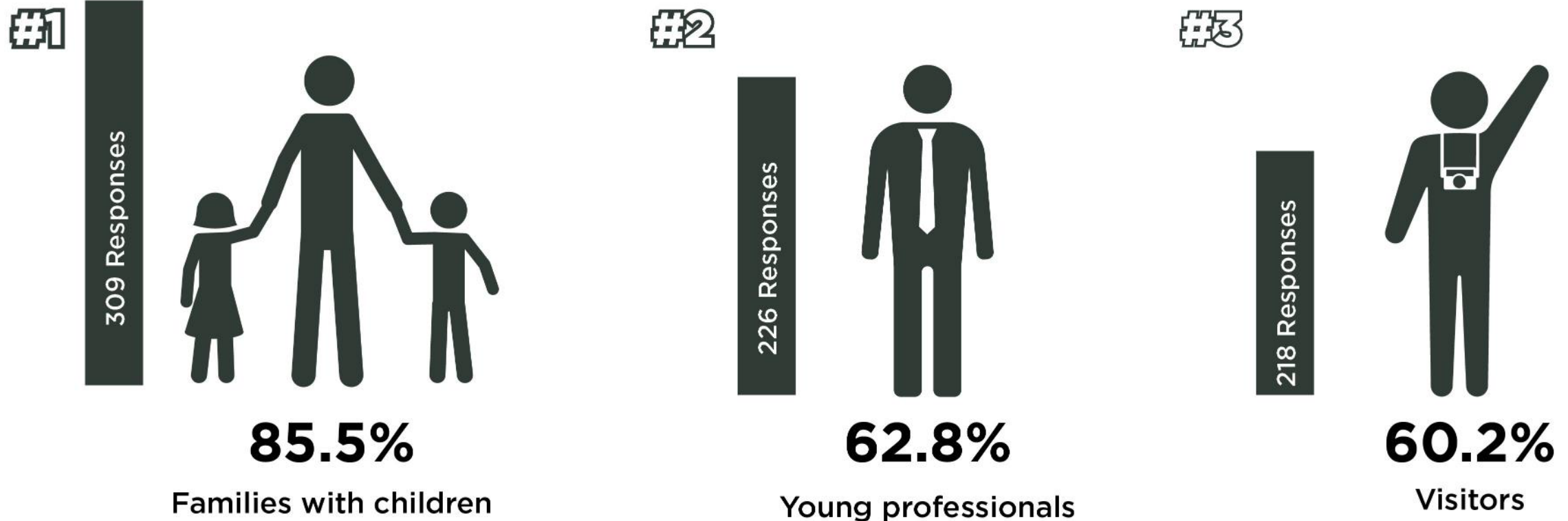
#5



Improvements to Riverside Park

Survey Results Downtown

Who should downtown attract more of?



Survey Results Downtown & Streetscape

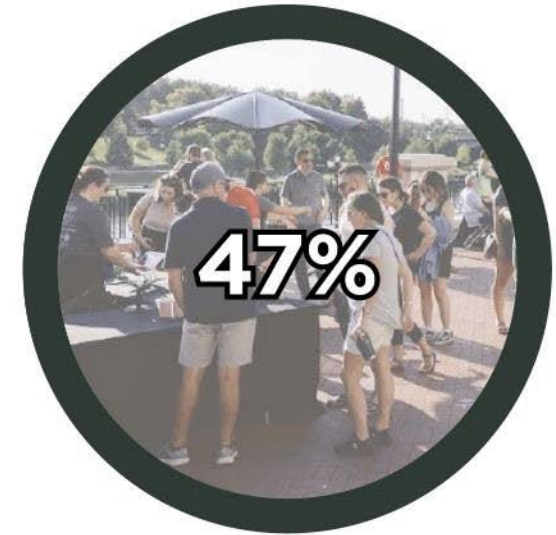
What brings residents to the downtown? (Top 3)



Restaurants



Retail stores



Entertainment and events

Survey Results Downtown & Streetscape

Top elements that respondents feel are missing in the downtown.



#1

Outdoor dining spaces along the street front (62%)



#2

Better Street lighting and furnishing (54.1%)



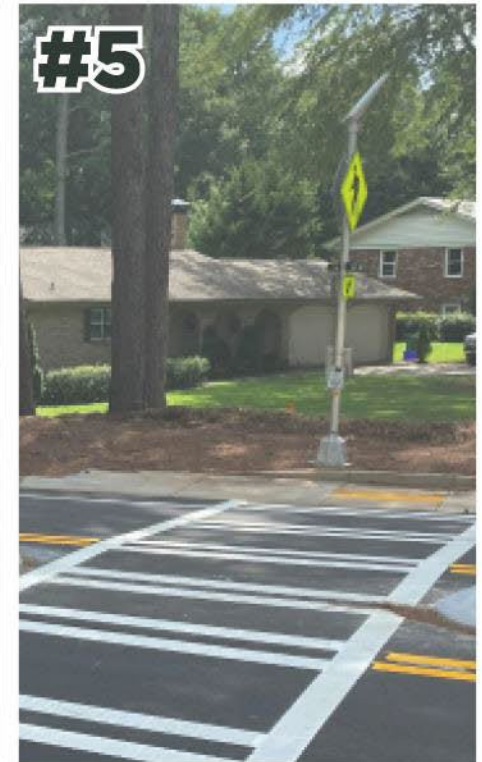
#3

Street Trees and vegetation (44.5%)



#4

Public art (43.1%)



#5

Pedestrian friendly crosswalks (34.9%)

Survey Results Downtown & Streetscape

Do you support closing down the a street to create a pedestrian only street?

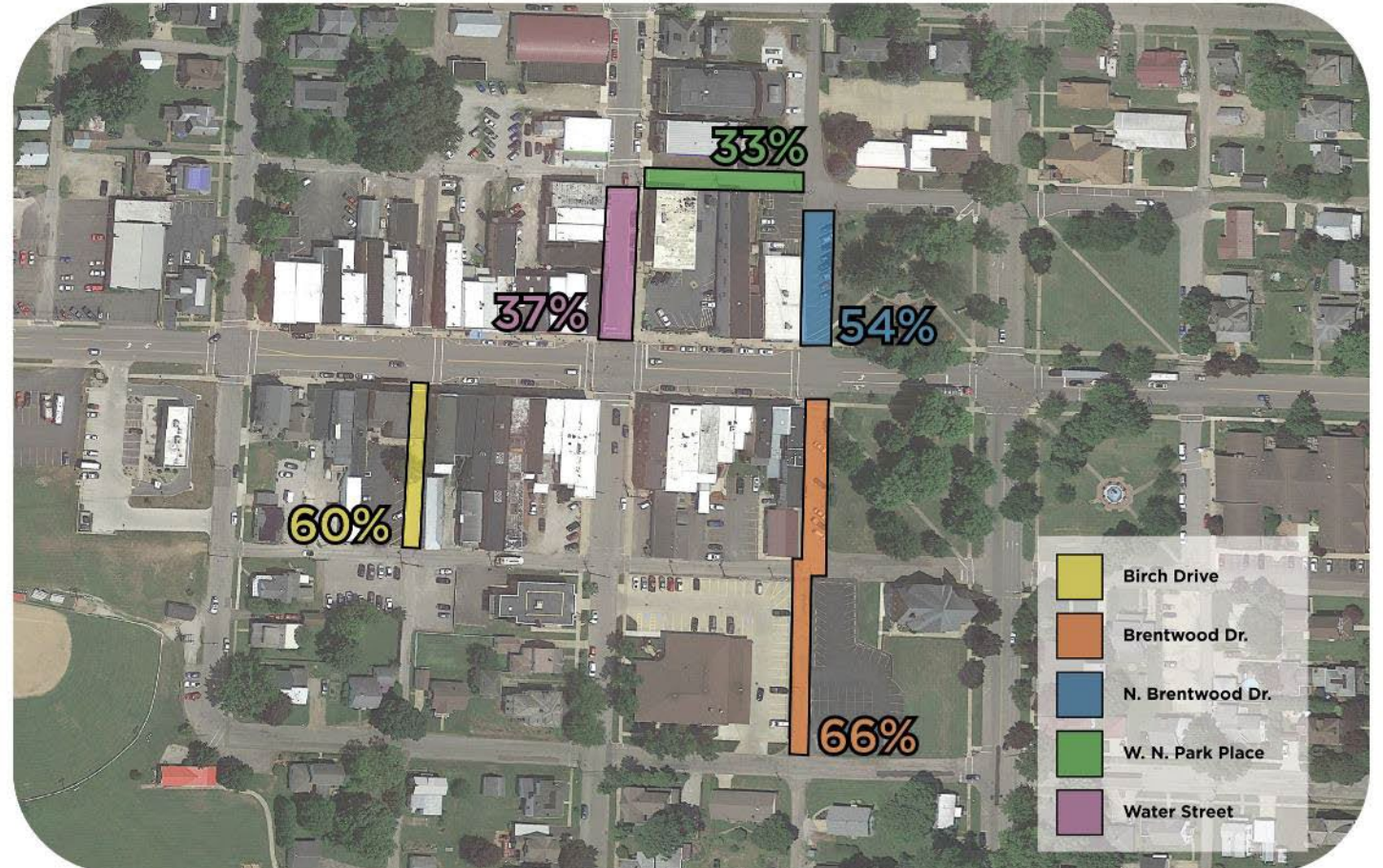
53.9%

Support the closing of streets

46.1%

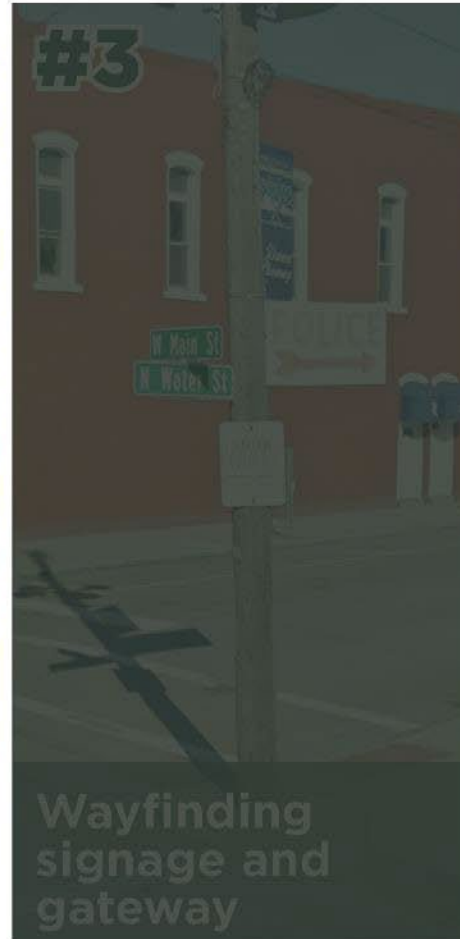
Do not support the closing of streets

(out of 188 respondents)



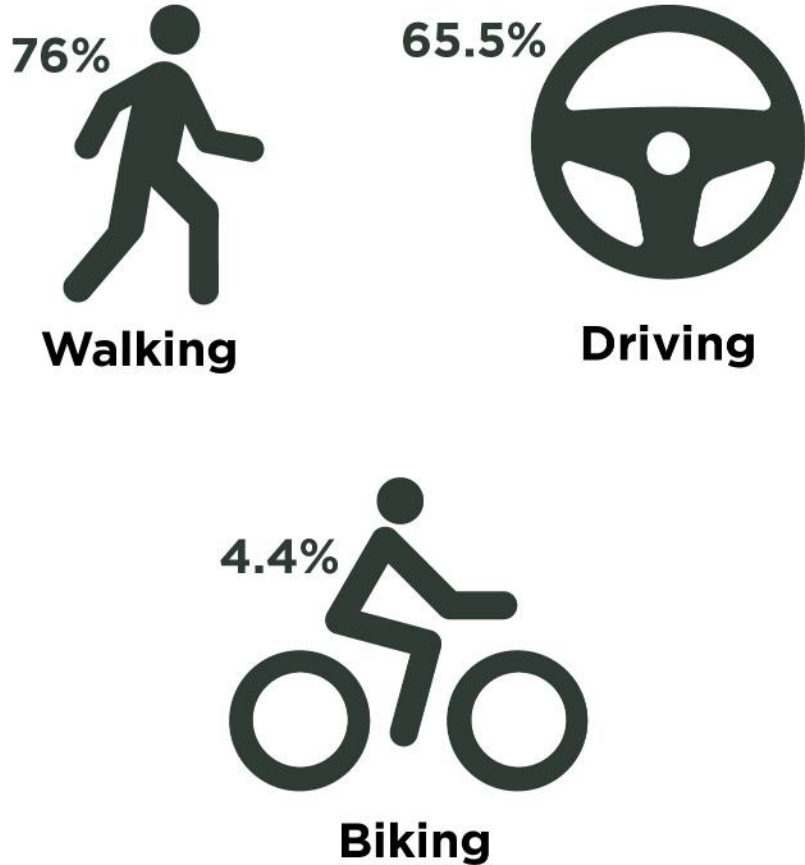
Survey Results Parks

Priority Projects Ranking



Survey Results Central Park

How do you currently access Central Park?



Do you have any concerns about accessing Central Park?



Have no concerns



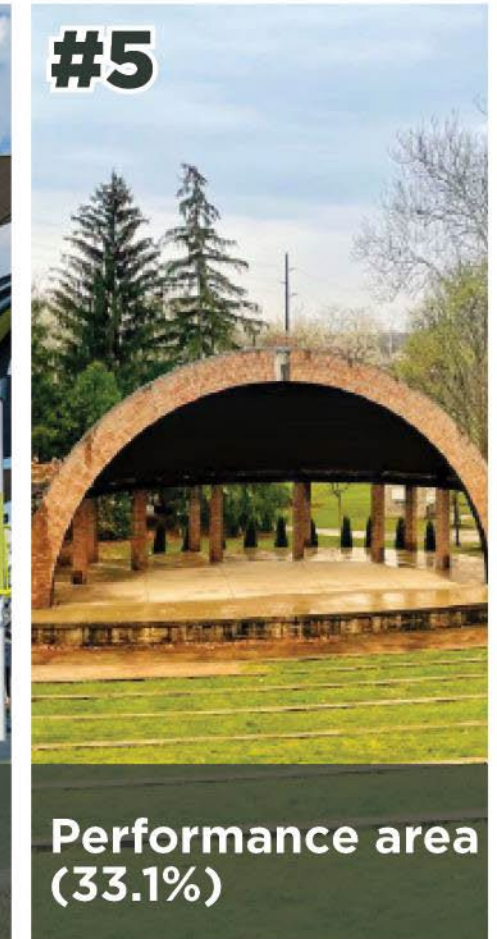
Think there is no parking nearby



Think there is too much traffic

Survey Results Central Park

Top amenities that respondents want to see in Central Park? (Top 5)



Survey Results Central Park

Top events respondents wanted to see in Central Park?



STOP

PRIORITY PROJECTS





**SIGNAGE &
WAYFINDING**

The image shows a street intersection in a small town. On the left, a traffic light and a "NO TURN ON RED" sign are visible. A utility pole with multiple streetlights stands in the center. The background features a row of brick buildings, including a prominent red brick building with a blue awning. A green sign for "FIRST-PENNA NATIONAL BANK" is on the right. A blue mailbox is also visible. The text "SIGNAGE & WAYFINDING" is overlaid in large white letters.



Opinions of Cost: All in (2023) cost: \$50K

Priority Projects Signage & Wayfinding - Option 1

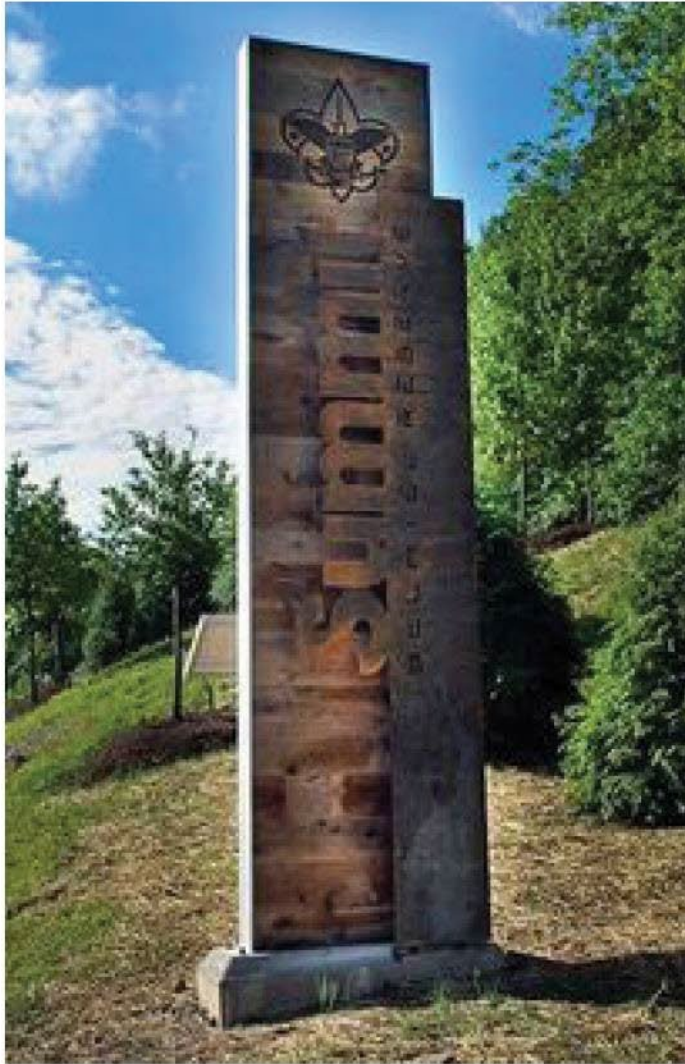


Opinions of Cost : All in (2023) cost: \$60K

Priority Projects Signage & Wayfinding - Option 2

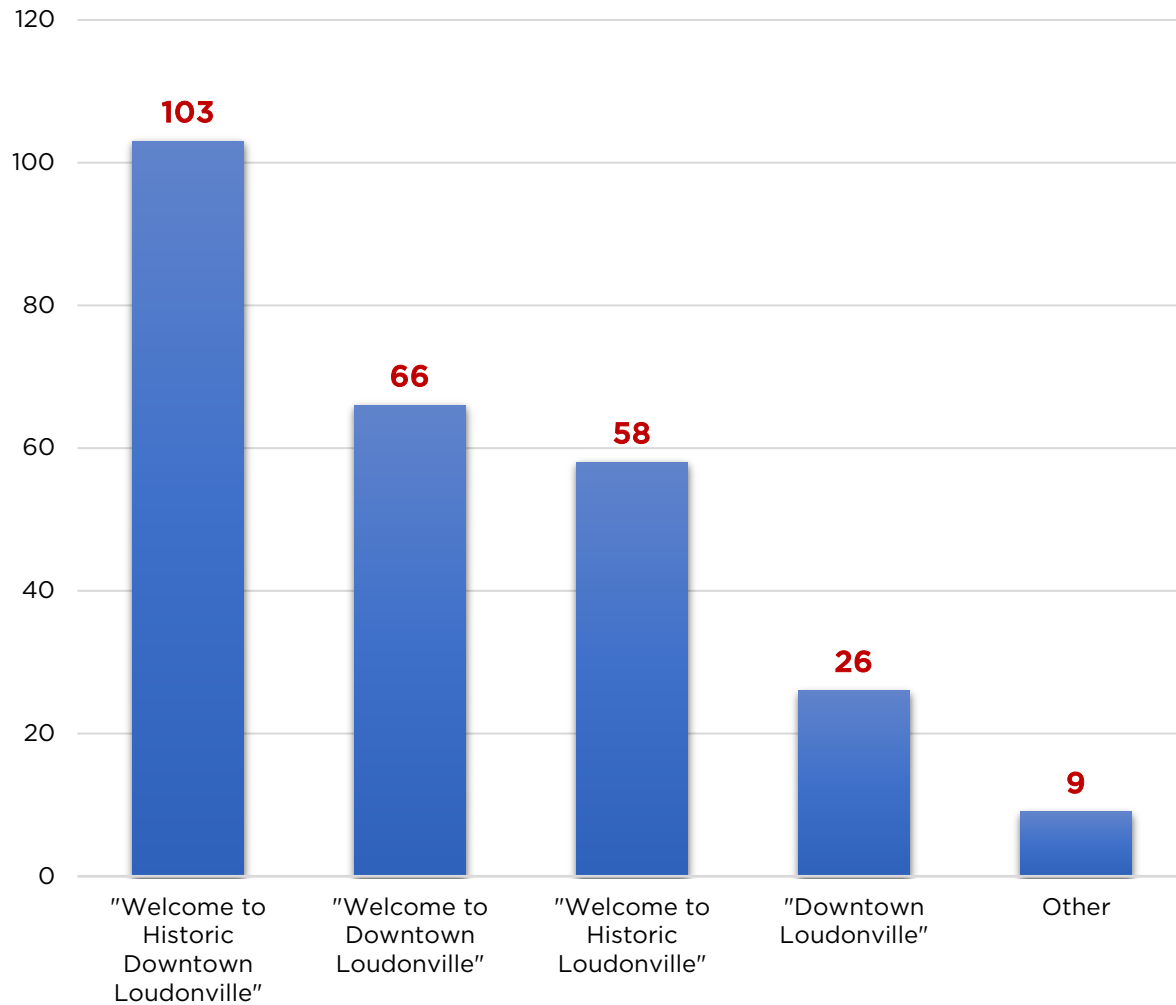
Priority Projects Signage & Wayfinding

Character Images



Priority Projects Signage & Wayfinding

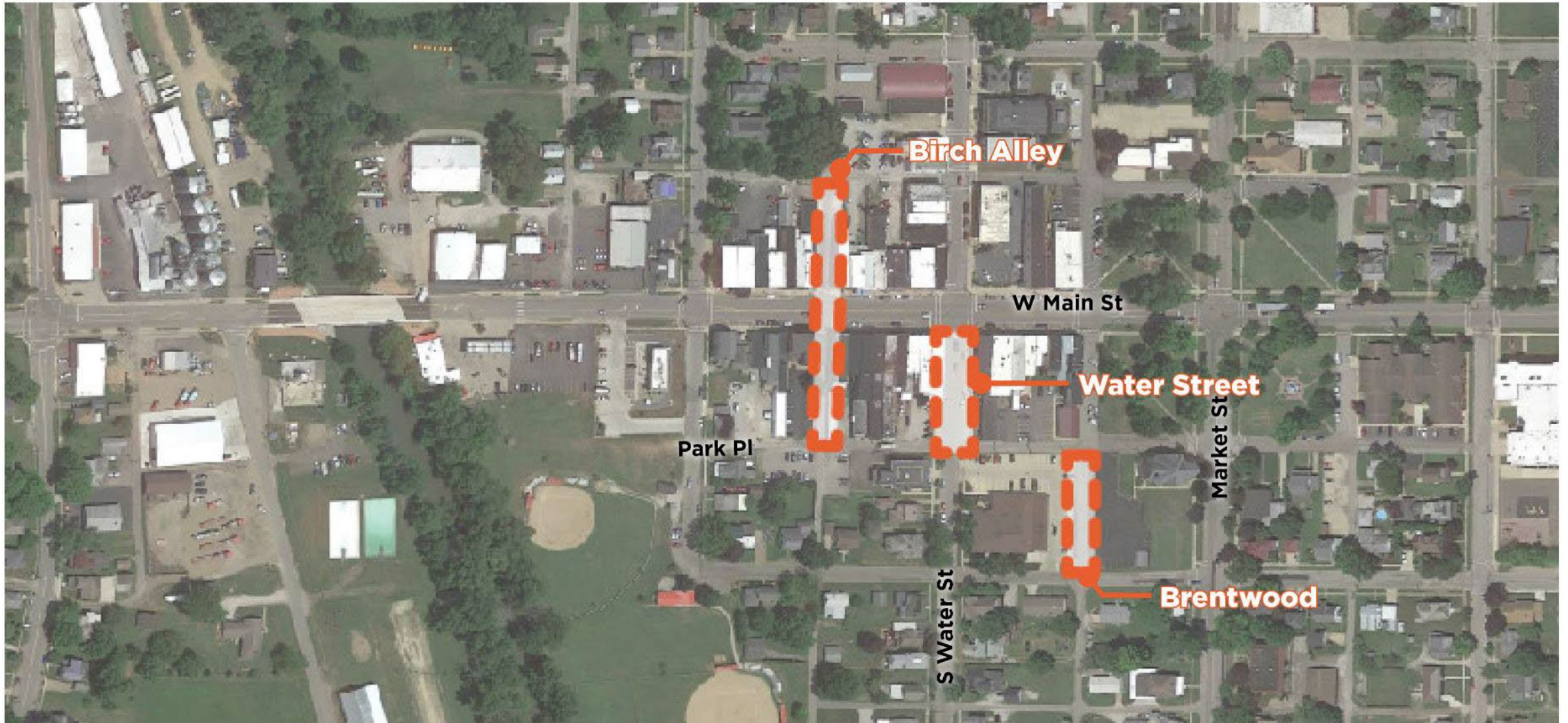
How should the signage in downtown read?



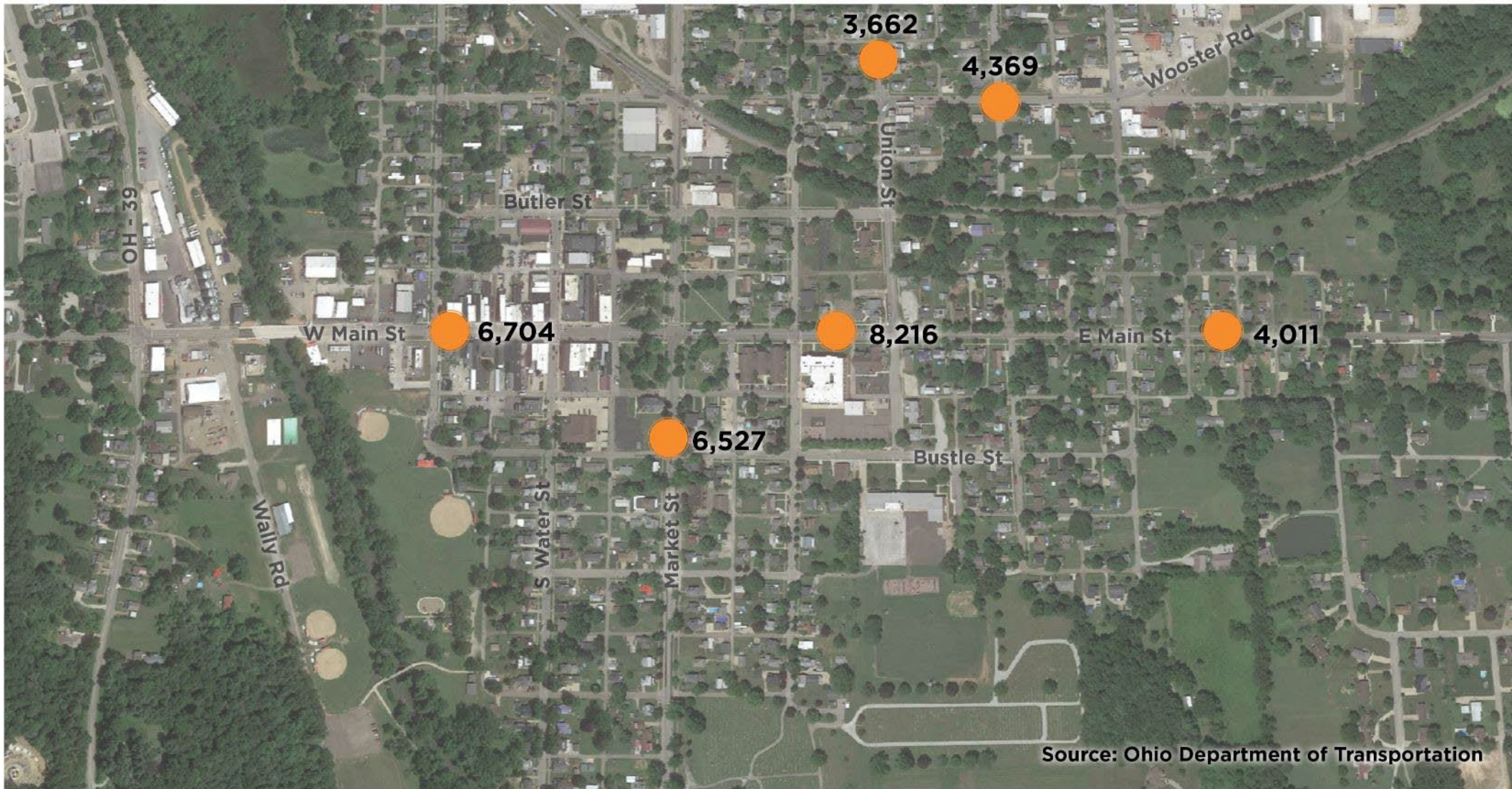
A photograph of a narrow pedestrian alleyway between brick buildings. The alleyway is paved and runs straight down the center of the frame. On the left, there is a light-colored brick building with several windows. On the right, there is a darker brick building with arched windows. The sky is overcast and grey. The text "PEDESTRIAN ALLEYWAYS" is overlaid in the center in a large, white, bold, sans-serif font. The entire image is framed by a thin, light-colored border.

PEDESTRIAN ALLEYWAYS

Priority Projects Pedestrian Alleyways Overview

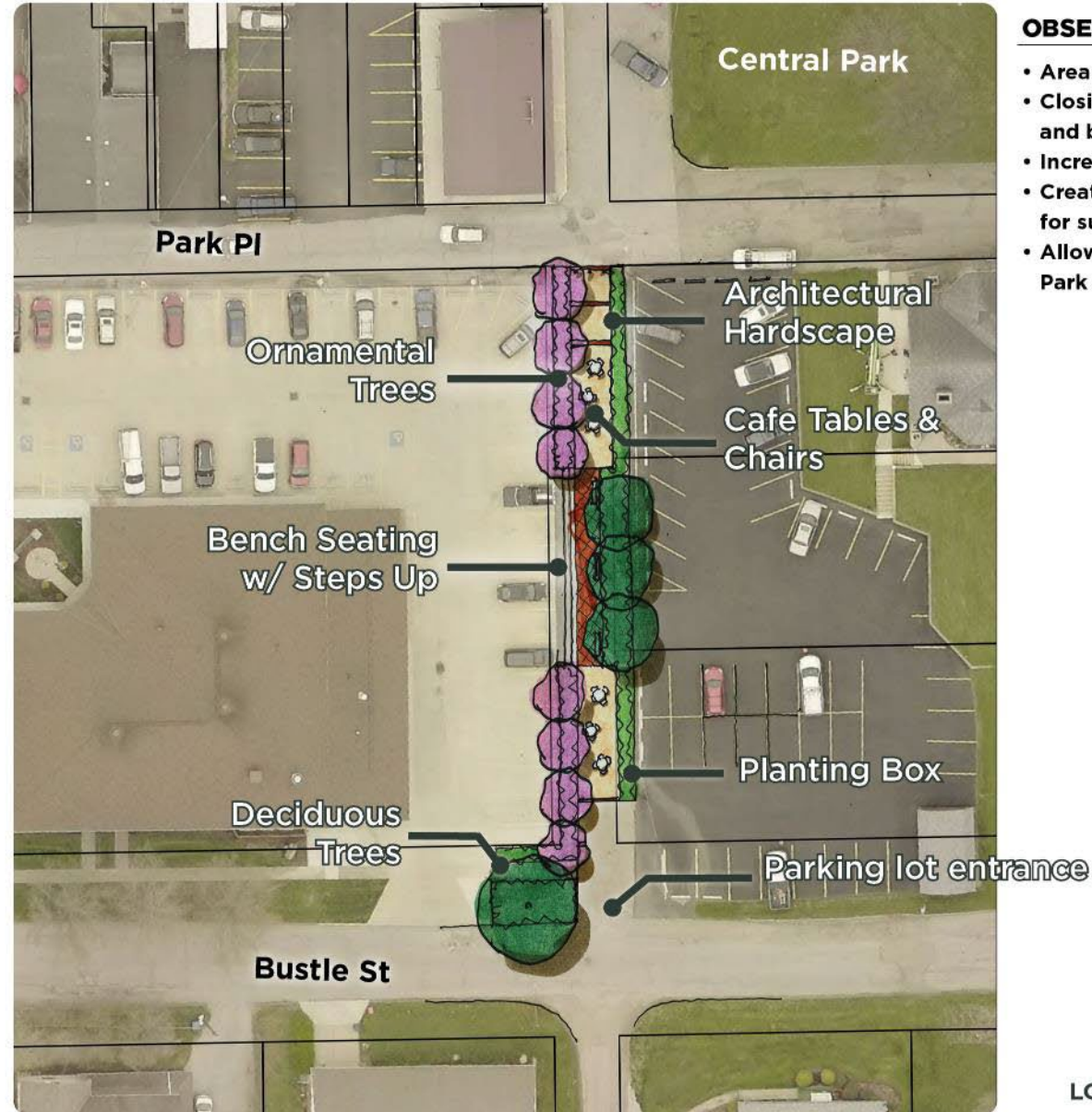


Priority Projects Pedestrian Alleyways Traffic Counts (2022)



Source: Ohio Department of Transportation

Priority Projects Brentwood



OBSERVATIONS

- Area is approximately .12 acres
- Closing would still maintain traffic flow and business access.
- Increase visibility to the American Legion.
- Creates additional usable outdoor space for surrounding property owners.
- Allows for the advancement of Central Park future concepts.

Priority Projects Brentwood



PROPOSAL

The space becomes an outdoor extension for activities for the American Legion, church, or Village. Tree plantings and landscaping buffer, soften, and define the edges of the space. Formal seating, combined with flexible seating provide options for events. A new hardscape material signal a special space and provides flexibility in programming.



TREES & PLANTINGS



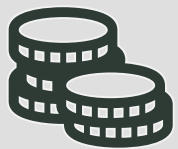
FLEXIBLE SEATING



BENCHING/STEP SEATS

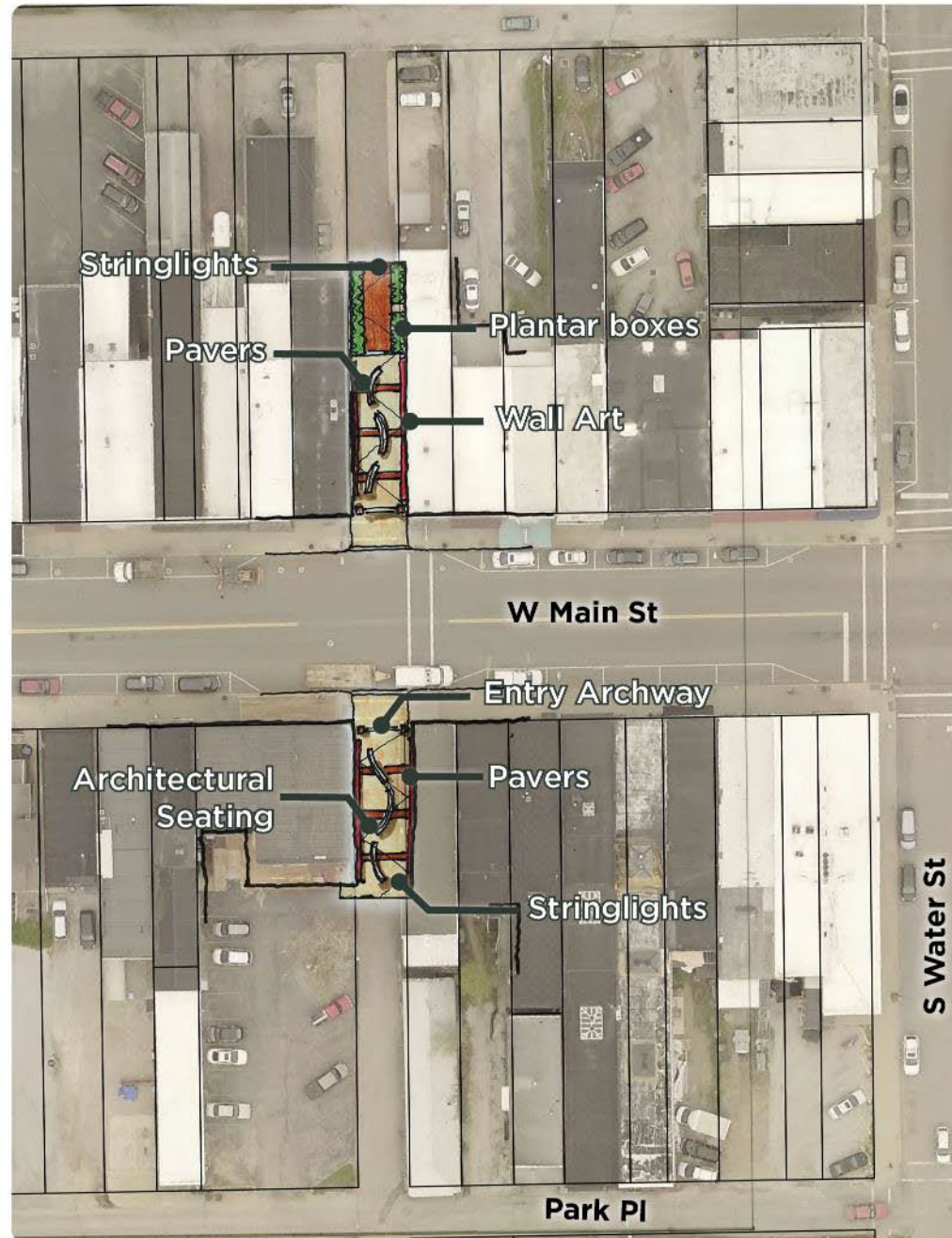


HARDSCAPE MATERIALS



Opinions of Cost : All in (2023) cost: \$442K

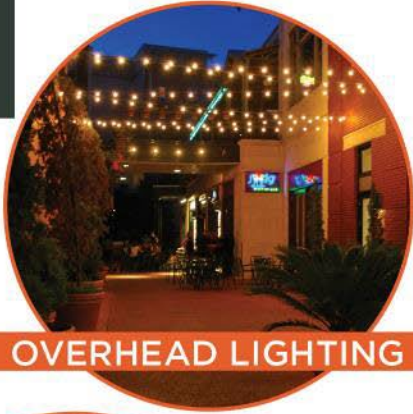
Priority Projects Birch Alley



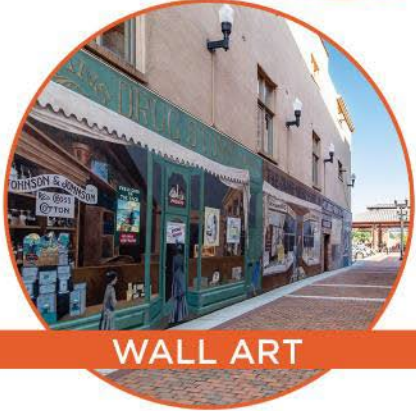
OBSERVATIONS

- Creates a pedestrian connection between the north and south side of Main Street leading you to the Ohio Theater.
- Closing would still maintain traffic flow and business access
- Creates a tie back to general parking areas.
- Provides opportunity for outdoor seating and public art. (passive space)

Priority Projects Birch Alley



OVERHEAD LIGHTING



WALL ART



PLANTAR BOXES



PROPOSAL

A passive alleyway functioning as a connection between the two halves of downtown. Along the way, there is seating, planter boxes, and wall art. The wall art creates “pausable moments”, to stop and view. This can be local artists highlighting features and history of the village. String lighting lower the building heights and create an artificial ceiling. The groundscape can also be unique to symbolize the space.



BENCHES



Opinions of Cost : All in (2023) cost: \$507K

Priority Projects Pedestrian Alleyways

Priority List:

1. *South Water*
2. *Birch Alley*
3. *Brentwood Alley*
4. *None of the Options*

How would you prioritize improvements to the proposed alleyway concepts?

(1 being the highest and 3 the lowest)

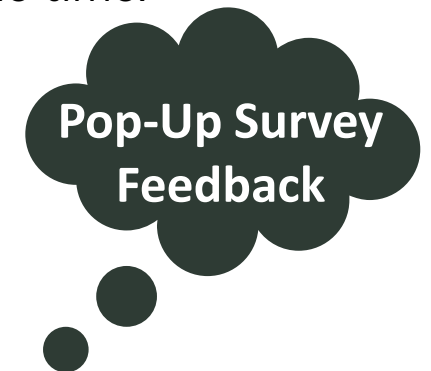
Birch Alley		
#1	30	28.57%
#2	50	47.62%
#3	21	20.00%
#4	4	3.81%
Total	105	

Brentwood Alley		
#1	14	13.33%
#2	36	34.29%
#3	48	45.71%
#4	7	6.67%
Total	105	

South Water		
#1	43	40.95%
#2	15	14.29%
#3	29	27.62%
#4	18	17.14%
Total	105	

Comments:

- I like the idea of more pedestrian areas in downtown. I would like more information about the funding proposals.
- I see this as a lower priority than the Main Street improvements.
- Alleys need to remain open
- I like the idea of having things more towards the center of downtown. I don't think it's a great idea to close off access to the post office permanently. If this could be done for events and open the rest of the time.



Priority Projects South Water



OVERHEAD LIGHTING



PAVILION



FLEXIBLE PLAZA SPACE



PROPOSAL

- The roadway is completely closed to traffic.
- The lawn is extending to the opposite side to create an “event lawn” space.
- Additional trees, including ornamental, are planted to provide shade and enclose the space.
- An open air pavilion sits towards the northern end of the space that is multi-purpose.
- Stringlights, benches, picnic tables, etc. can be scattered throughout the space.
- The plaza space on the southern end is flexible as its set for parking (+/- 6 spaces) or can be closed for additional event space.



LANDSCAPING



TABLES & CHAIRS

Priority Projects South Water



Priority Projects South Water



Enhanced landscaping to shade and enclose the space

Event lawn, flexible plaza, and future pavilion space



Opinions of Cost : All in (2023) cost: \$1.4M

dining and seating

Site paving and signage

Improved pedestrian crossing

Priority Projects Pedestrian Alleyways

Comments (South Water):

- Great idea! This would provide a wonderful atmosphere and seating for people to enjoy downtown in an outdoor space. Maintaining one way traffic will allow access to the post-office.
- This road needs to stay as two-way traffic. Dressing this area up would be nice.
- Closing south water depends on the plans for Central Park. If you do not have a stage, there then I would be for closing the street
- It would be nice if we could start small see how things go and then go bigger on closing down a street to see if things are going as we hope they will.
- I don't like the idea of closing main/busy alleys. I love the concept but would rather see it done on alleys not frequently traveled.
- Looking forward to seeing how this changes foot traffic and accessibility to shops in ways that boost commerce and social gatherings!

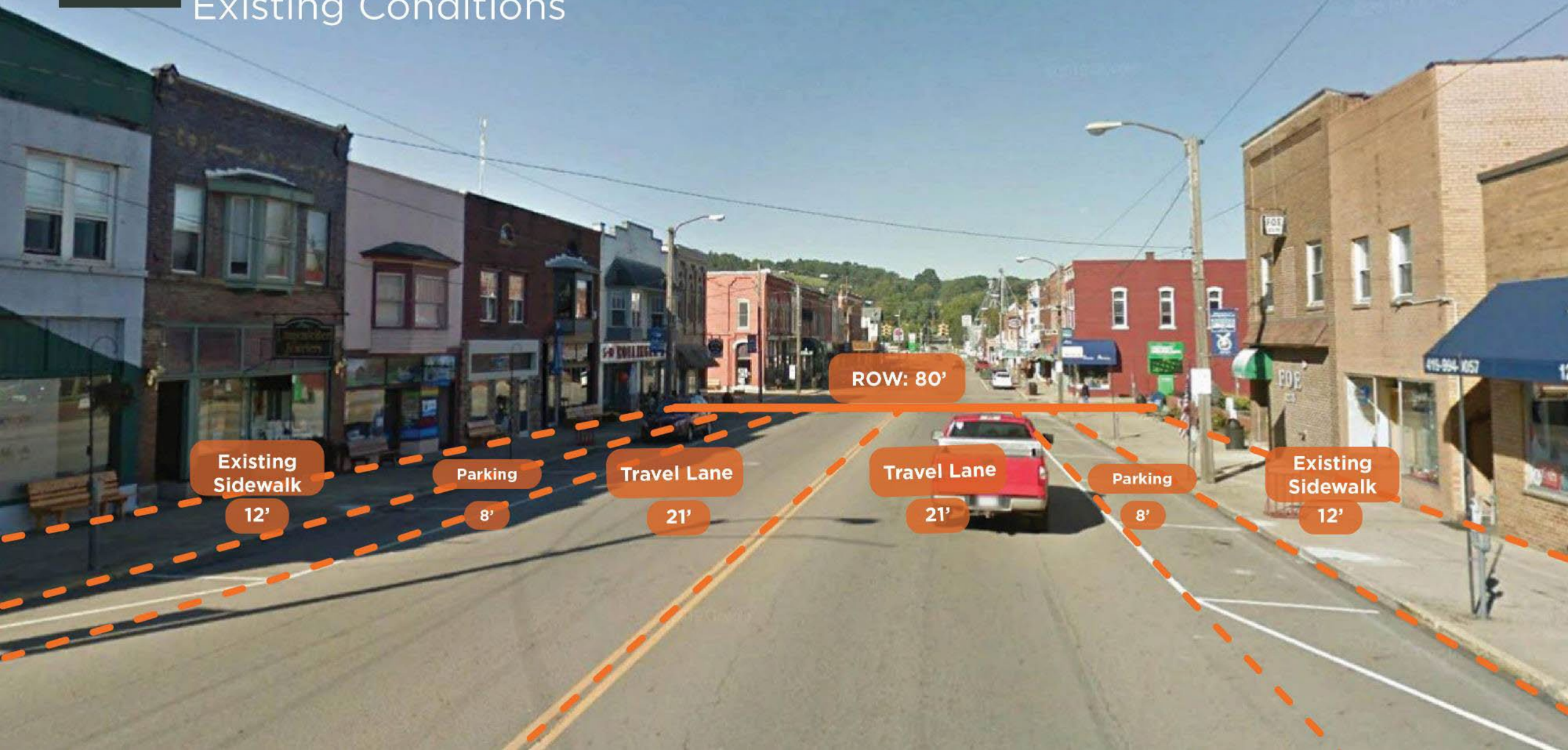


A street-level view of W. Main Street, showing historic brick buildings on both sides. The street is paved with a double yellow line down the center. Several cars are parked along the left side of the street. A large white text overlay reads "W. MAIN STREETScape".

W. MAIN STREETScape

Priority Projects W. Main Streetscape

Existing Conditions



Existing Sidewalk

12'

Parking

8'

Travel Lane

21'

ROW: 80'

Travel Lane

21'

Parking

8'

Existing Sidewalk

12'

Priority Projects W. Main Streetscape



Existing Conditions



Lack of Gateway Features

Travel Lane Too Wide

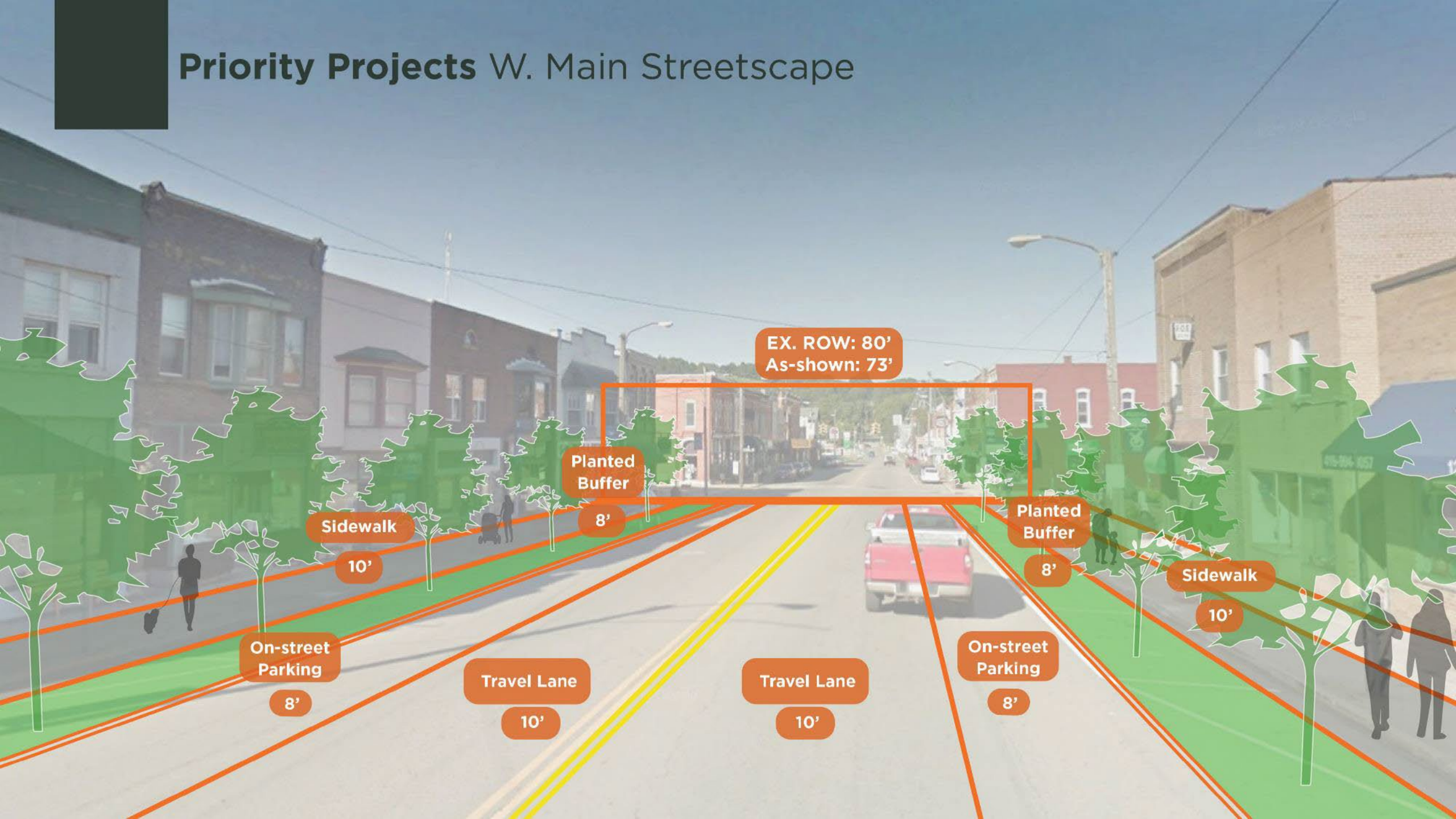
Lack of Street Furnishings

Placemaking Opportunities

Faded Pedestrian Crossing

Wayfinding Opportunity

Priority Projects W. Main Streetscape



EX. ROW: 80'
As-shown: 73'

Planted Buffer
8'

Sidewalk
10'

On-street Parking
8'

Travel Lane
10'

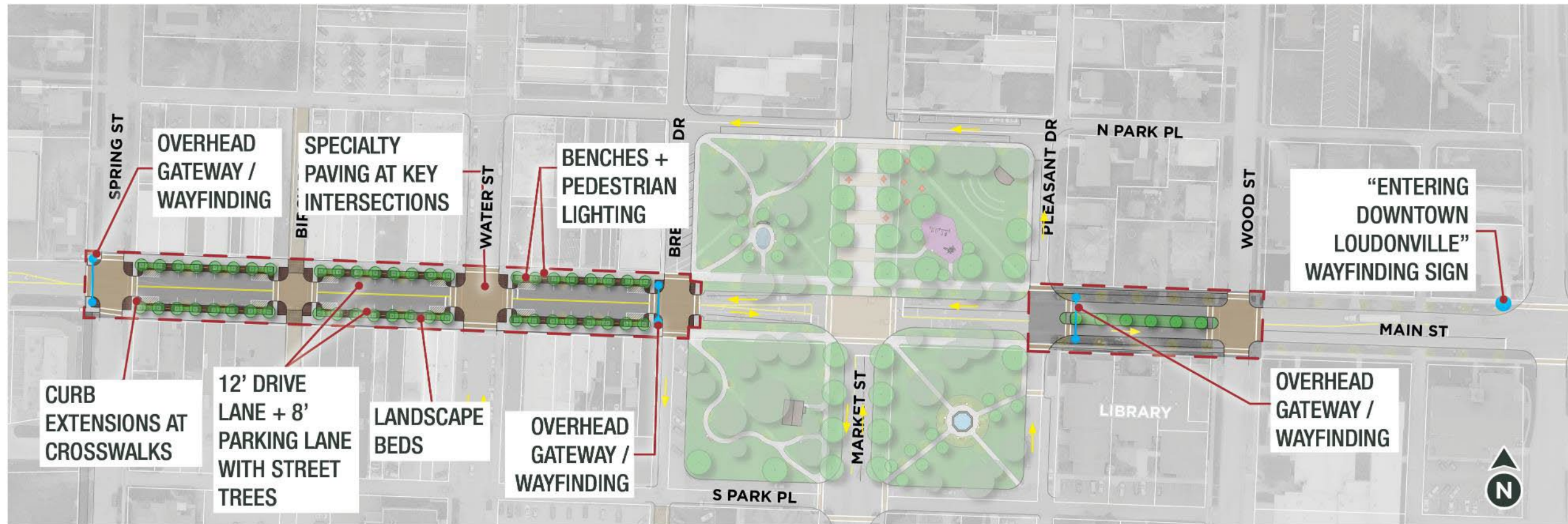
Travel Lane
10'

On-street Parking
8'

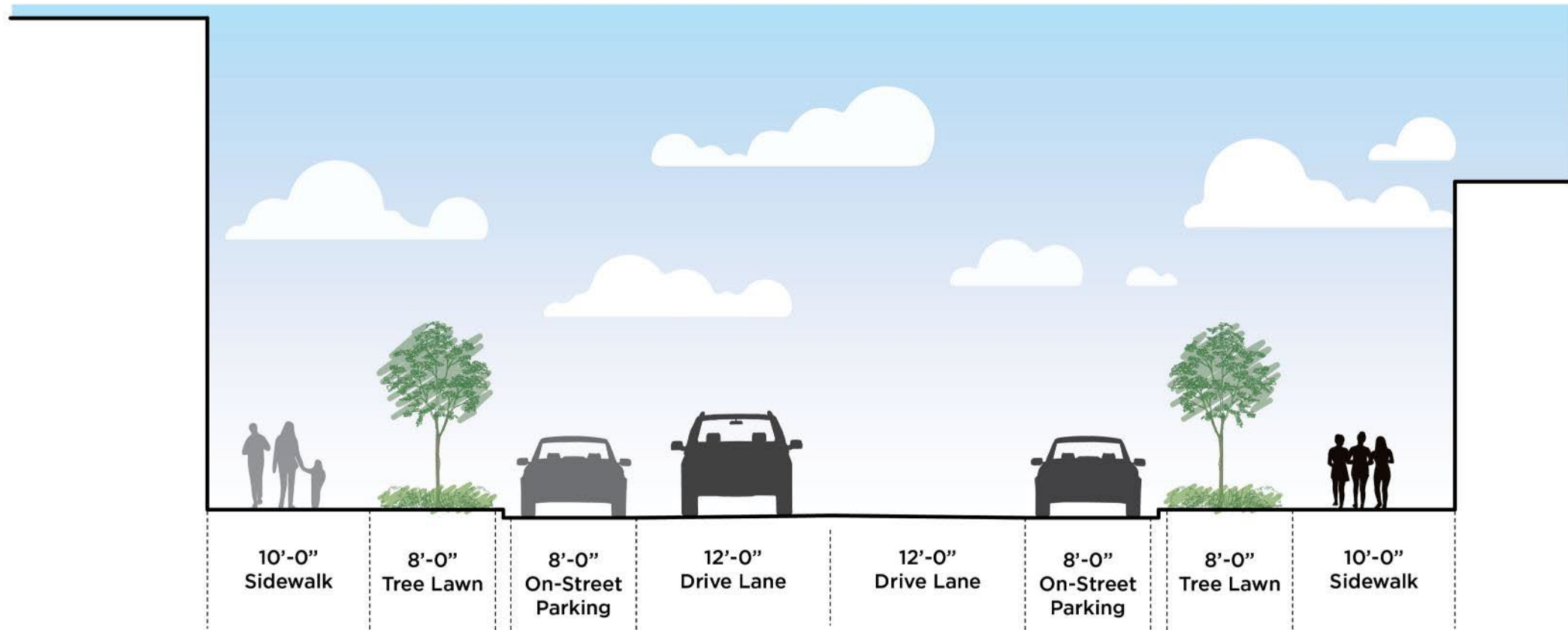
Planted Buffer
8'

Sidewalk
10'

Priority Projects W. Main Streetscape - Plan View



Priority Projects W. Main Streetscape - Street Section (typ)



Priority Projects W. Main Streetscape



Priority Projects W. Main Streetscape



Specialty paving at intersections

Enhanced landscape and street furnishing zone

Clear pedestrian pathway

On-street parking

12' - 13' travel lanes

Mixture of plant species

Priority Projects W. Main Streetscape



Priority Projects W. Main Streetscape

Enhanced intersections to build on the sense of place and improve safety

Enhanced landscape and street furnishing zone

Street furnishing and landscape zone establishing a rhythm and buffer

On-street parking

Speciality hardscape materials



Priority Projects W. Main Streetscape



Priority Projects W. Main Streetscape

Specialty paving at intersections

Enhanced landscape and street furnishing zone

On-street parking

Clear pedestrian pathway



Opinions of Cost: All in (2023) cost: \$3.3M

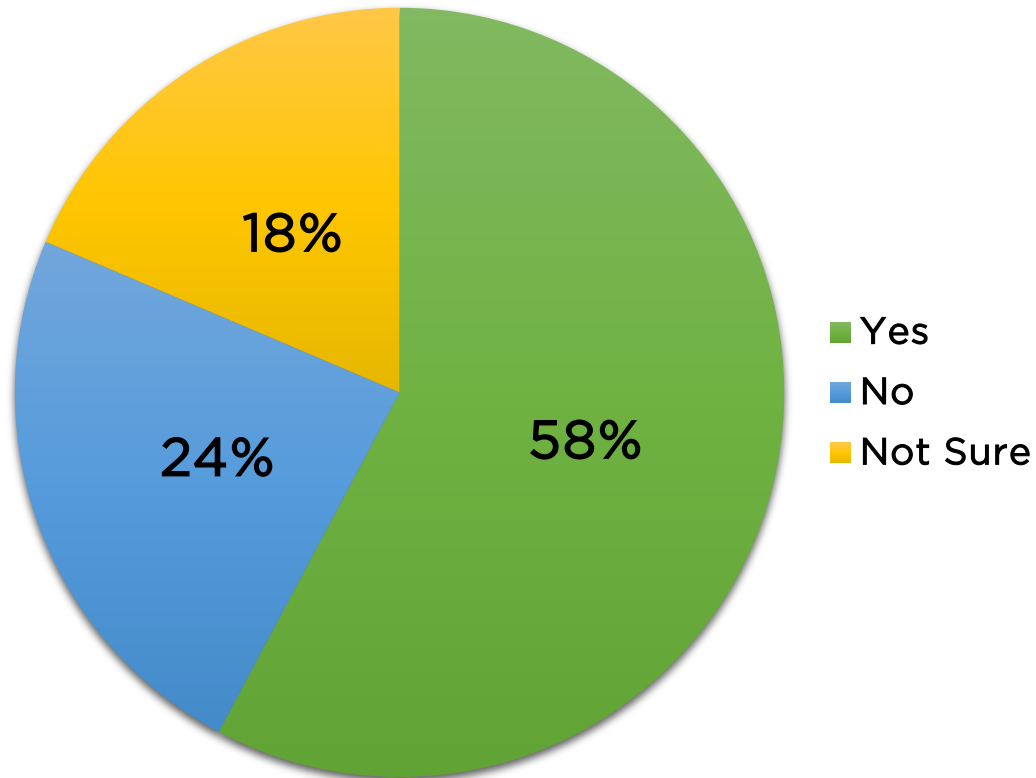
Priority Projects W. Main Streetscape

Character Images



Priority Projects W. Main Streetscape

Would you be supportive of the Village implementing improvements to West Main as shown on the project board?



Comments:

- Just make sure campers and semis have enough room to get through.
- Loudonville has been a destination town for many years because of its beautiful local surroundings. Transforming the downtown area into an inviting and pedestrian green space will center the village as the heart and showcase the beauty of our Victorian era mainstreet.
- All this will do is make it more difficult to maneuver in the downtown. And more difficult to see the shops if you are unfamiliar with downtown
- Trees blocking the beautiful historic buildings
- Hopefully this concept includes pedestrian crossing signals, more modern street and traffic lights and their poles.



A photograph of a park area with a large tree in the foreground, a paved path, and several wooden benches. The text "CENTRAL PARK" is overlaid in white. The background shows a grassy area with more trees and buildings in the distance.

CENTRAL PARK

Priority Projects Central Park

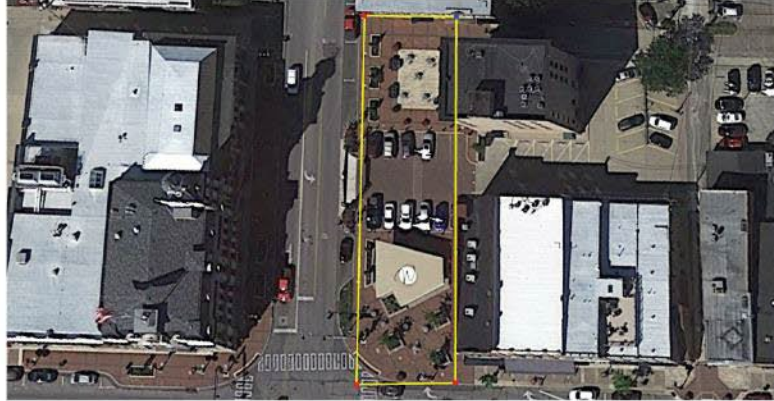


Priority Projects Central Park



Worthington, OH

Community Green ~.57 acres



Wooster, OH

Center Plaza ~.30 acres



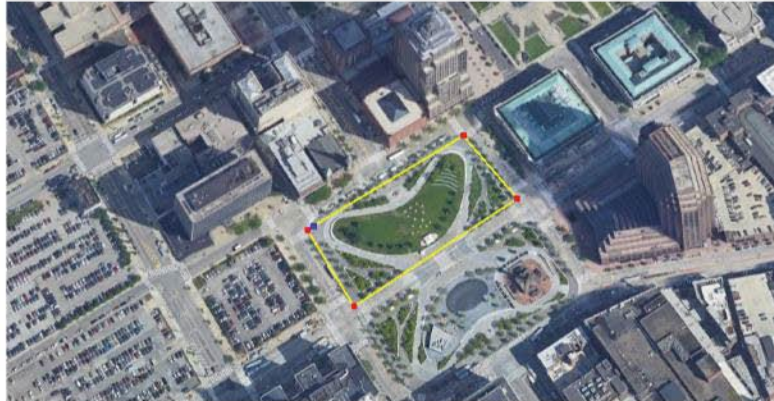
Grove City, OH

Central Commons ~.30 acres



Medina OH

Medina Square ~2.28 acres



Cleveland, OH

Public Square ~2.5 acres (1 half)



Pittsburgh, PA

Market Square ~.75 acres

Priority Projects Central Park



Worthington, OH

Community Green ~.57 acres



Wooster, OH

Center Plaza ~.30 acres



Grove City, OH

Central Commons ~.30 acres



Medina OH

Medina Square ~2.28 acres



Cleveland, OH

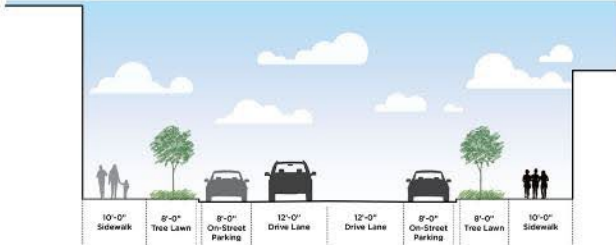
Public Square ~2.5 acres (1 half)



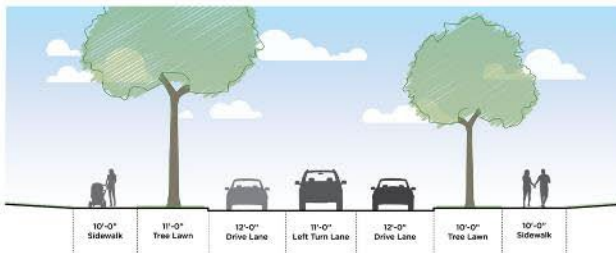
Pittsburgh, PA

Market Square ~.75 acres

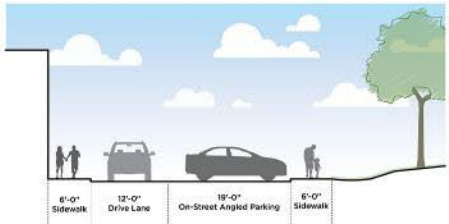
Priority Projects Central Park



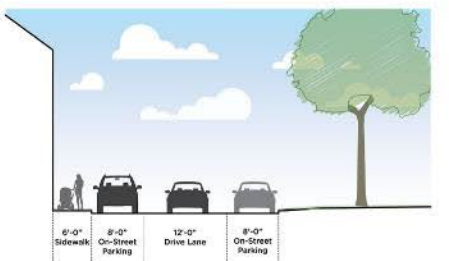
WEST MAIN STREET



WEST MAIN STREET (THROUGH PARK)

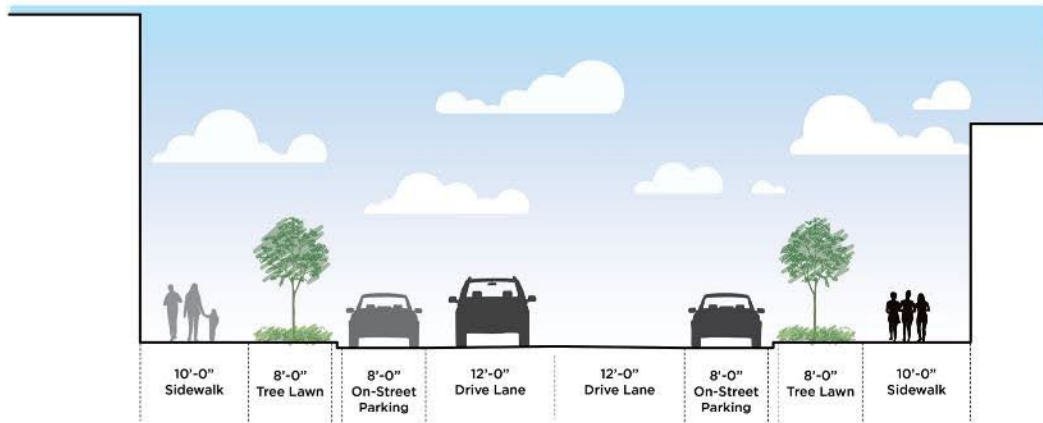


NORTH BRENTWOOD

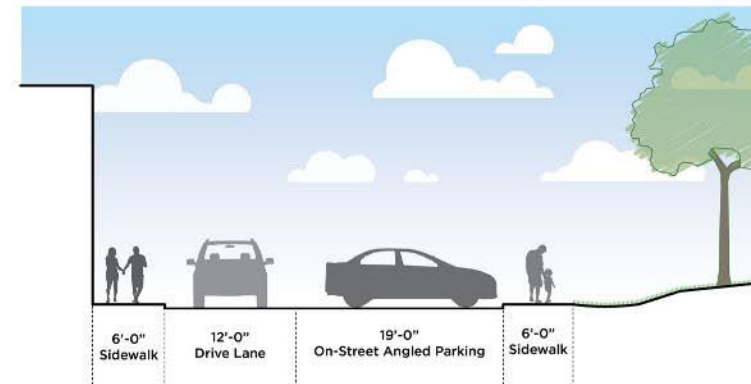


NORTH PARK PLACE

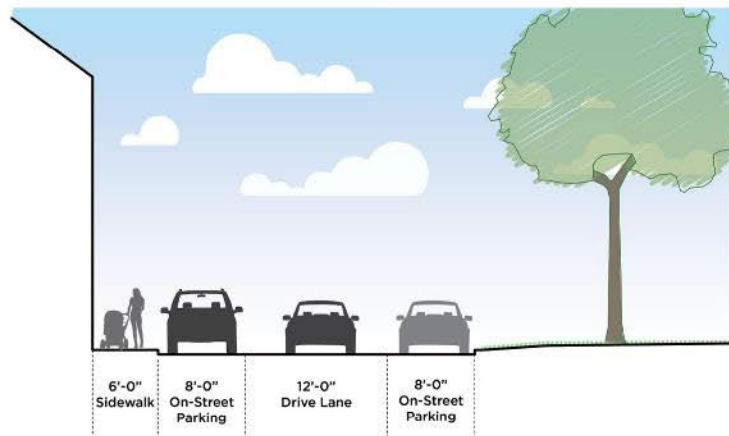
Priority Projects Central Park Streetscape Sections



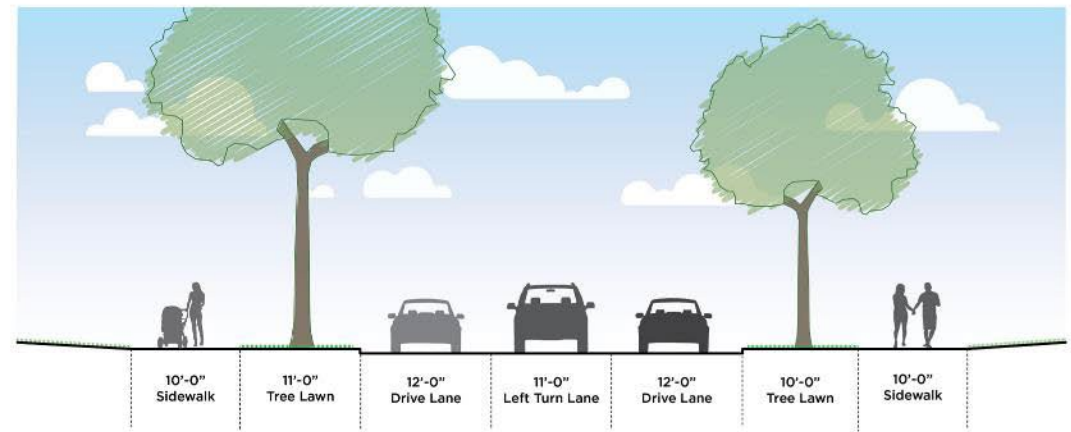
West Main Street



North Brentwood



North Park Place



West Main Street - through park

Priority Projects Central Park



Priority Projects Central Park

Performance stage area

Children play area

Enlarged and clear pedestrian paths

Plaza area

Speciality pavement intersection



Priority Projects Central Park



Priority Projects Central Park

South Market
remains
unchanged

Tables, chairs,
and other
amenities
included

Plaza space
for events
or
general use



Priority Projects Central Park



Priority Projects Central Park

Improved memorial while maintaining mature trees

Plaza with opportunity for event space

Enhanced intersection

Pedestrian intersections and signaling

Southwest quadrant

Travel lanes remain unchanged

Opinions of Cost : All in (2023) cost: \$3.5M



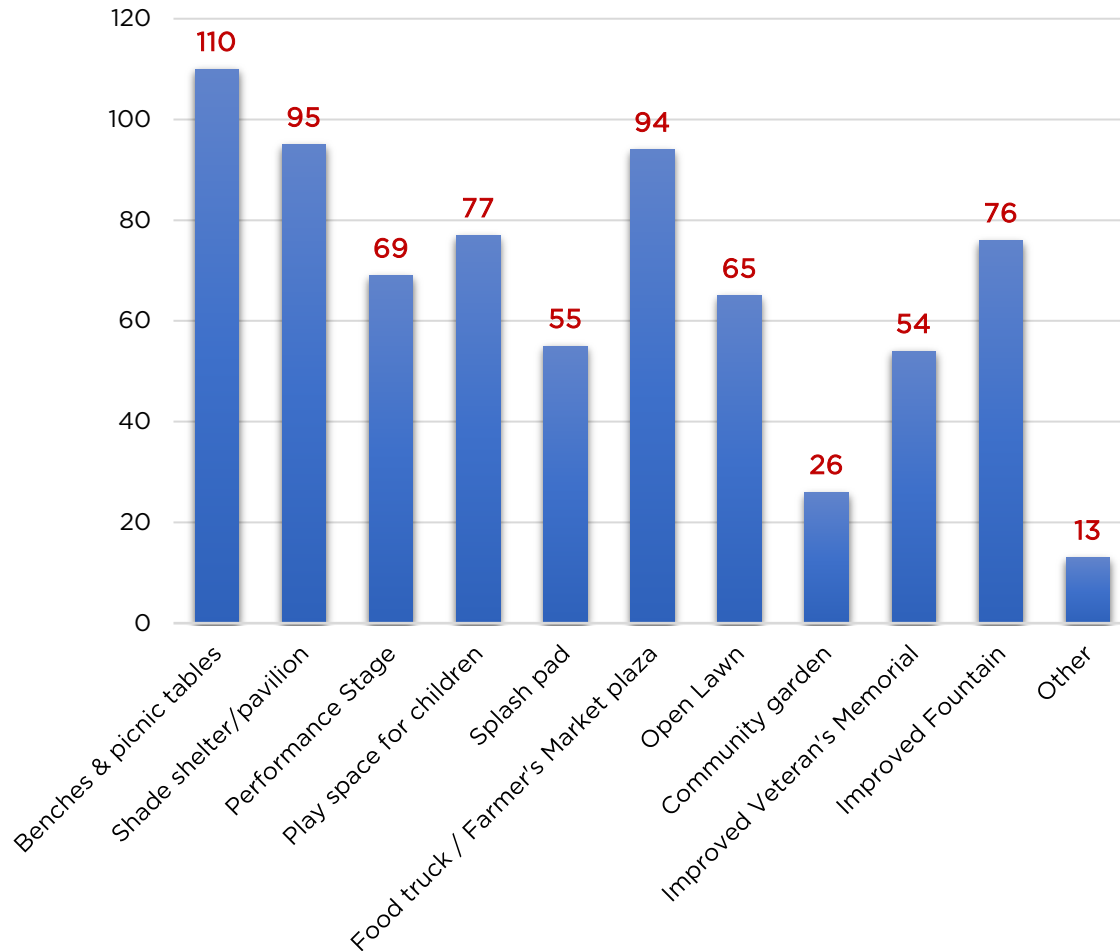
Priority Projects Central Park

Concept 1 - Character Images



Priority Projects Central Park

In viewing concept one, what types of features would you like to see included?

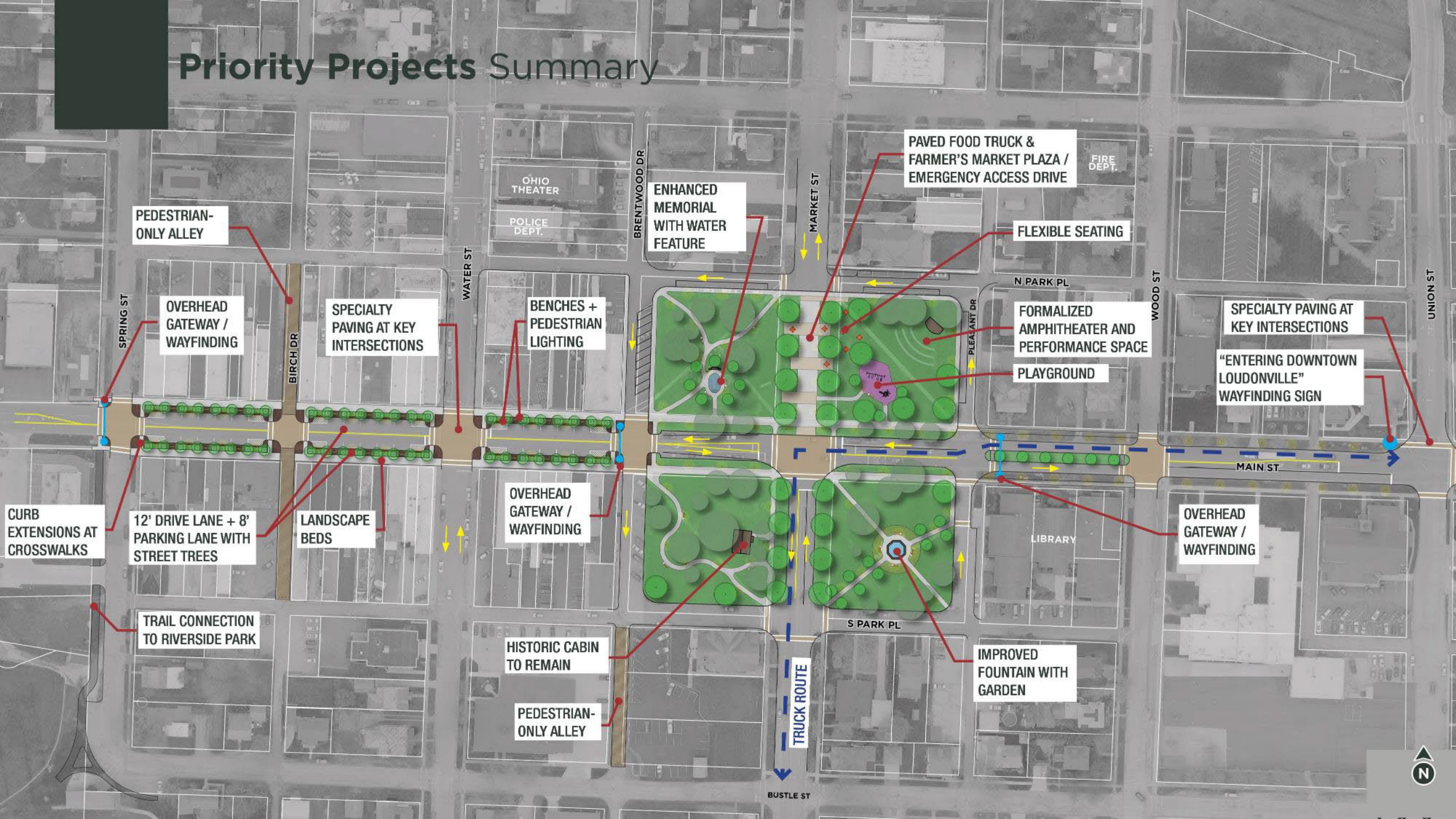


Other/Comments:

- Improve traffic flow
- Nature garden/walk
- More foliage/design/pizazz
- More shade trees in ne quadrant
- Improved fountain to me means renovation of the current one. It is of historical value.
- I like the trees and seating options, but would like to keep as much open grass area as possible. Our arts festivals need the space.
- 39 and 3 both intersect there and do not need impeded. Traffic needs to flow through town better and safer, not worse



Priority Projects Summary



Priority Projects Summary

PEDESTRIAN-ONLY ALLEY

OVERHEAD GATEWAY / WAYFINDING

SPECIALTY PAVING AT KEY INTERSECTIONS

BENCHES + PEDESTRIAN LIGHTING

ENHANCED MEMORIAL WITH WATER FEATURE

PAVED FOOD TRUCK & FARMER'S MARKET PLAZA / EMERGENCY ACCESS DRIVE

FLEXIBLE SEATING

FORMALIZED AMPHITHEATER AND PERFORMANCE SPACE
PLAYGROUND

SPECIALTY PAVING AT KEY INTERSECTIONS
"ENTERING DOWNTOWN LOUDONVILLE" WAYFINDING SIGN

CURB EXTENSIONS AT CROSSWALKS

12' DRIVE LANE + 8' PARKING LANE WITH STREET TREES

LANDSCAPE BEDS

OVERHEAD GATEWAY / WAYFINDING

OVERHEAD GATEWAY / WAYFINDING

TRAIL CONNECTION TO RIVERSIDE PARK

HISTORIC CABIN TO REMAIN

PEDESTRIAN-ONLY ALLEY

TRUCK ROUTE

IMPROVED FOUNTAIN WITH GARDEN

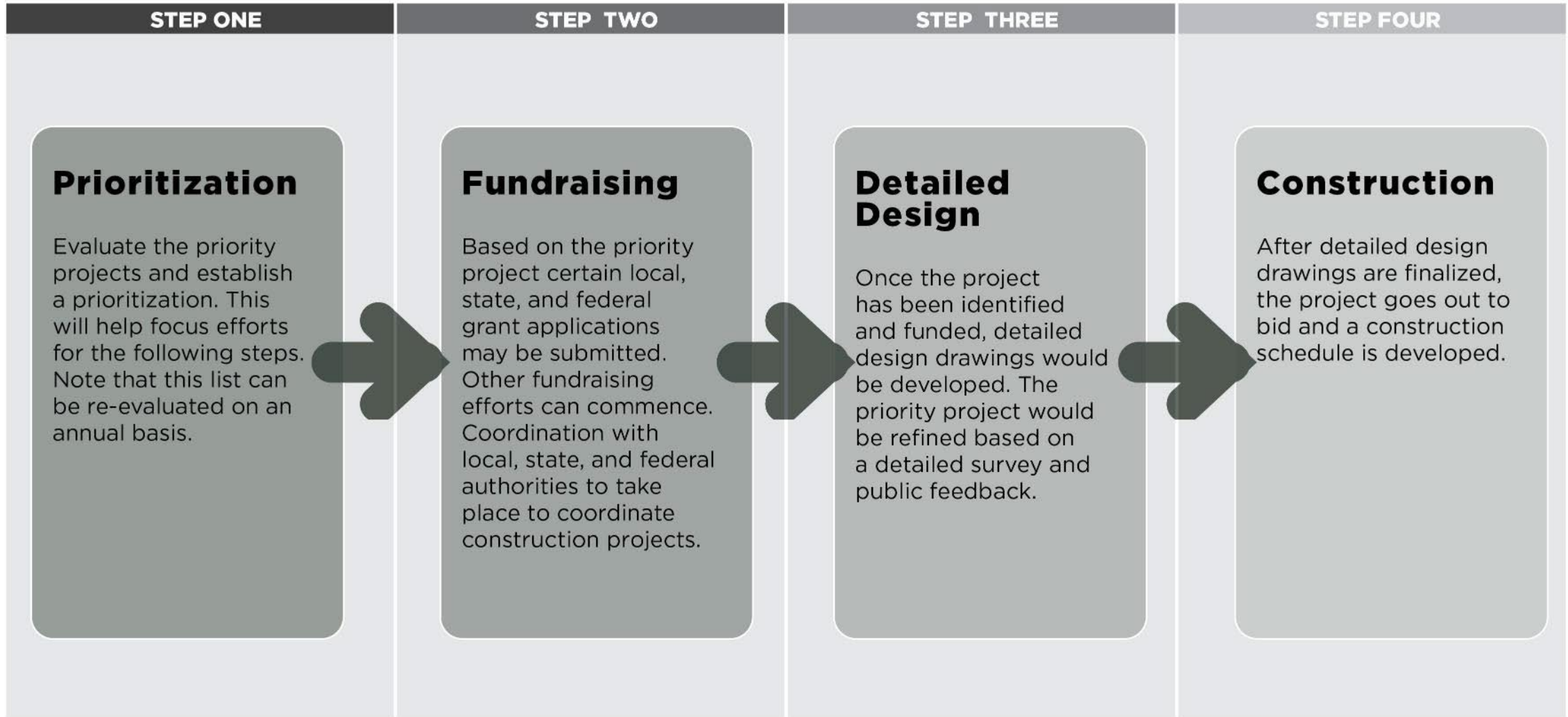


STOP

NEXT STEPS



Next Steps Implementation



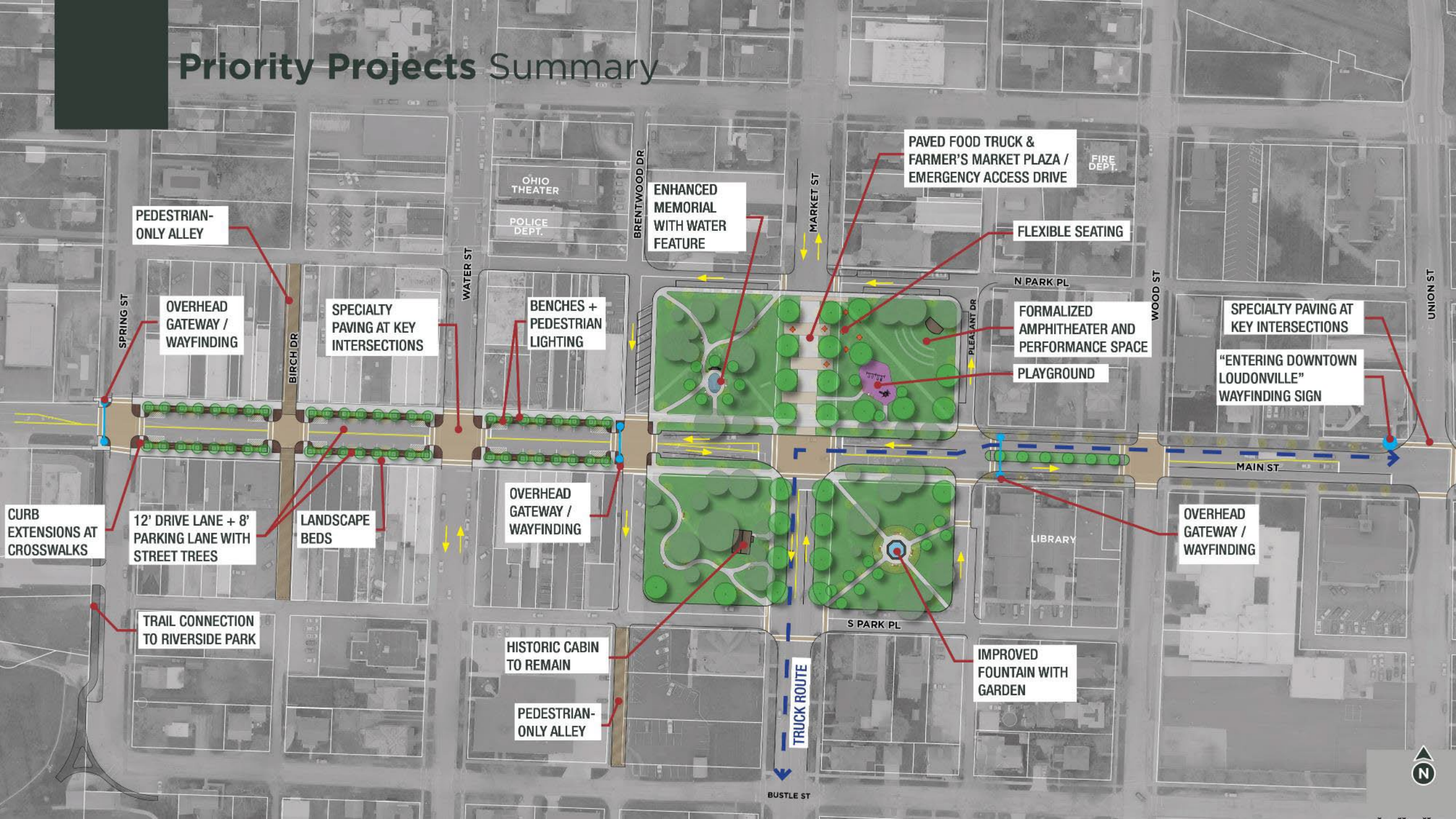
Next Steps Taskforce Committee

- ❑ Recommendation: Taskforce Committee continues meeting quarterly to review funding opportunities and help guide next steps.
- ❑ Committee tasks:
 - ❑ Help integrate project recommendations into normal village capital plans (roadway resurfacing, utility upgrades, etc.)
 - ❑ Search for funding opportunities
 - ❑ Facilitate additional community engagement
 - ❑ Present to Village Council as needed

Next Steps

- ❑ Priority project boards/stations.
 - ❑ Review in more detail at each station.
- ❑ Ask questions of committee members or project team.
- ❑ Submit additional questions or thoughts on comment cards.
- ❑ **STAY INFORMED:** Project updates to be posted on the Village website.

Priority Projects Summary



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