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Downtown Plan

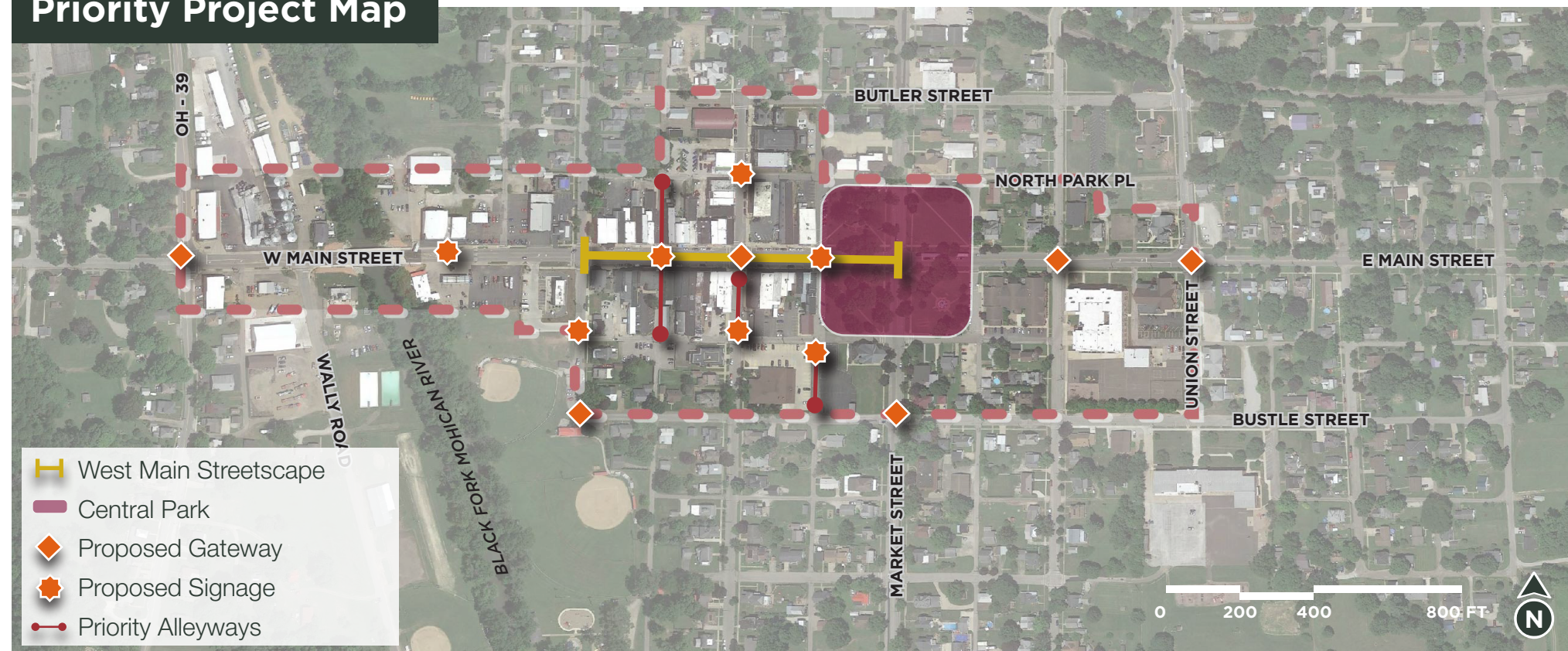
LOUDONVILLE, OHIO

ATTACHEMENT DOCUMENT

West Main Streetscape

WEST MAIN STREETSCAPE PROJECT

Priority Project Map



Priority Projects

The four priority projects (West Main Streetscape, Central Park, signage and wayfinding, alleyways) were designed together to form a complete vision for the future of Loudonville. The projects catalyze change in the public and private realms by building excitement in the community and encouraging new collaborations.

The projects were formed based on community and task force feedback. Each priority project was identified and developed based on collaboration throughout the design process:

- Both the task force and online survey respondents prioritized Main Street improvements to be the most important project out of the priority projects.
- Survey respondents expressed a desire for more events and amenities at Central Park. The task force ranked Central Park improvements as the second most important priority project.
- Over 75% of survey respondents support better wayfinding.
- Alleyway improvements support the goal of connectivity, and over half of survey respondents support the closing of streets for pedestrians.

The framework for the future of Downtown Loudonville is grounded in the intuitive knowledge of community members. While this chapter outlines the overall downtown vision, the next chapter provides more information to aid project implementation. Community members and regional organizations will continue to be integral to the plan's success, as well as business owners, private developers, and others who want to advance downtown.



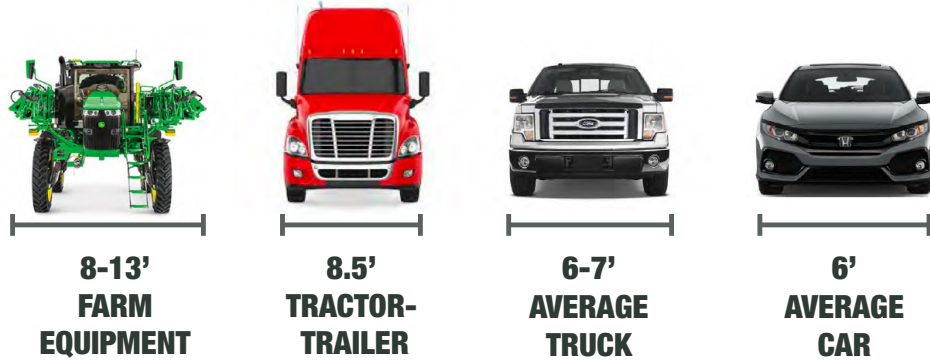
West Main Streetscape

EXISTING CONDITIONS

West Main Street is currently organized around motorized transportation and has limited pedestrian-friendly amenities. The right of way is about 80 feet wide, with one 21-foot-wide traffic lane in both directions. The existing sidewalk is 12 feet wide and on-street parking is 8 feet wide on both sides of the street. With the addition of crosswalks and street furnishings, such as trees, trash cans, benches, and bicycle racks, West Main Street can serve as a critical connection within downtown and between community resources.



Existing conditions on West Main Street



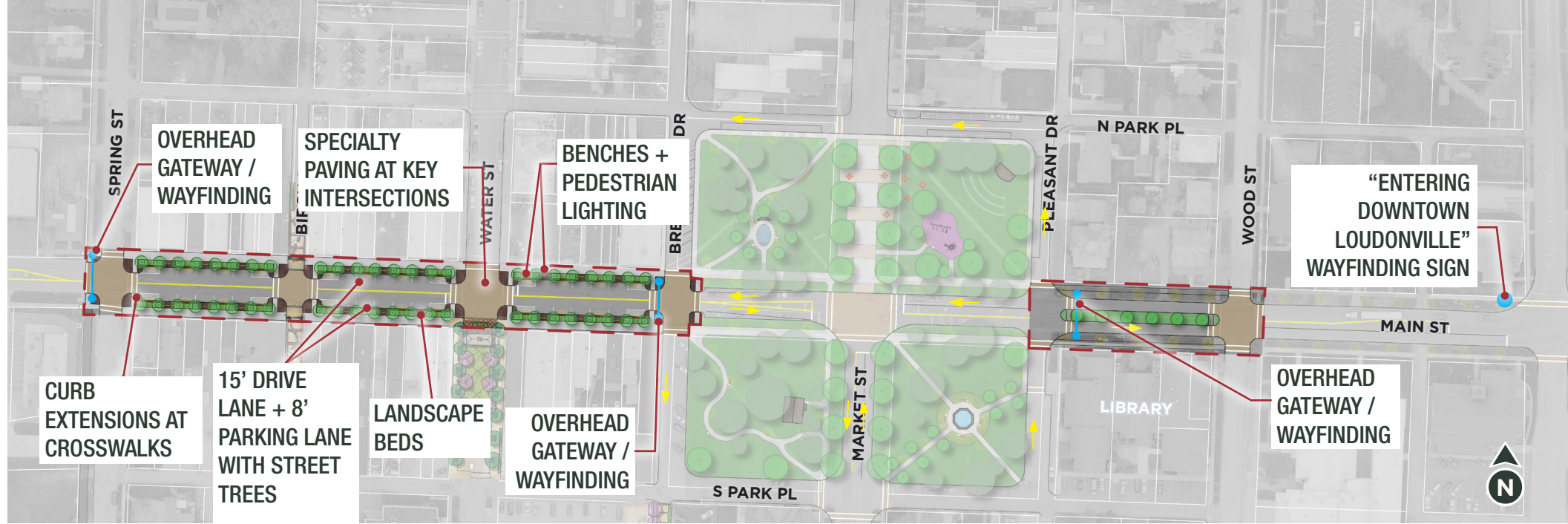
The design of West Main Street ensures efficiency for many modes of transportation.

KEY ENGAGEMENT FINDINGS

In the community survey, many respondents supported cohesive and aesthetically pleasing street lighting and furnishings along West Main Street. Respondents expressed a desire for pedestrian signals at key intersections, as well as street trees and vegetation.

WEST MAIN STREETScape RECOMMENDATIONS

To ensure efficient traffic movement, the streetscape concept includes two 15-foot-wide travel lanes and 8-foot-wide on-street parking on both sides of the street. An 8-foot-wide enhanced landscape and street furnishing zone allows for tree plantings and a variety of plant species, with benches. Buffered from the street, the existing 10- to 12-foot-wide sidewalk prioritizes pedestrian safety and encourages more modes of transportation. Specialty paving at intersections builds a sense of place and further supports pedestrian safety.



Character Images



ENHANCED INTERSECTIONS TO BUILD ON THE SENSE OF PLACE AND IMPROVE SAFETY

ENHANCED LANDSCAPE AND STREET FURNISHING ZONE

STREET FURNISHINGS AND LANDSCAPE ESTABLISH A RHYTHM AND BUFFER

SPECIALTY HARDSCAPE MATERIALS

ON-STREET PARKING



SPECIALTY PAVING AT INTERSECTIONS

ENHANCED LANDSCAPE AND STREET FURNISHINGS

ON-STREET PARKING

MIX OF PLANT SPECIES

15' TRAVEL LANES

CLEAR PEDESTRIAN WALK

West Main Street Rendering

West Main Street Rendering

Detailed Cost Estimates

Project: Village of Loudonville Streetscape - Preliminary Cost Estimate
 OHM Advisors
 6001 Euclid Avenue, Suite 130
 Cleveland, OH 44103



Tuesday, May 9, 2023

No.	Description	Qty.	Unit	Unit Cost	Total	Notes
SITE PREPARATION, EARTHWORK, & UTILITIES						
1	Asphalt Roadway Removal	1,200	SY	\$ 20	\$ 24,000	Full depth pavement removal
2	Asphalt Roadway Milling	3,500	SY	\$ 12	\$ 42,000	2" Milling / planing
3	Concrete Curb Removal	1,500	LF	\$ 10	\$ 15,000	
4	Concrete Sidewalk Removal	14,000	SF	\$ 4	\$ 56,000	
5	Earthwork	725	LF	\$ 25	\$ 18,125	
6	Storm Sewer Drainage	725	LF	\$ 150	\$ 108,750	Includes storm sewer, manholes, and curb inlets.
Site Preparation, Earthwork & Utilities Subtotal:					\$ 263,900	

ROADWAY IMPROVEMENTS						
1	Asphalt Roadway Overlay	3,500	SY	\$ 100	\$ 350,000	2" Asphalt overlay
2	Concrete Curb	1,600	LF	\$ 32	\$ 51,200	Located along roadway and includes underdrain.
3	Roadway Pavement Markings	725	LF	\$ 20	\$ 14,500	Assumes 2 coats of standard pavement striping.
4	Parking Space Pavement Striping	42	EACH	\$ 40	\$ 1,680	Assumes 2 coats of standard pavement striping.
5	Pedestrian Crosswalk	13	LUMP	\$ 1,500	\$ 19,500	Includes pavement markings, accessible ramps, and signage.
6	Water and Main Street Intersection Traffic Signal	1	LUMP	\$ 250,000	\$ 250,000	New signalization with decorative poles and mast arms.
7	Specialty Paving - Roadway	1,100	SY	\$ 250	\$ 275,000	Assumes vehicular rated concrete pavers or colored concrete pavement at intersections
Roadway Improvements Subtotal:					\$ 961,900	

STREETSCAPE ENHANCEMENTS						
1	10' Wide Concrete Sidewalk	1,200	LF	\$ 90	\$ 108,000	
2	6' Wide Concrete Sidewalk	270	LF	\$ 54	\$ 14,580	Connections from main sidewalk to new crosswalks
3	Concrete Curb	1,100	LF	\$ 32	\$ 35,200	6" ht. reveal, located along edge of planting beds
4	Specialty Paving - Amenity Strip	700	SY	\$ 200	\$ 140,000	Assumes pedestrian rated concrete pavers or colored concrete pavement
5	Benches	9	EACH	\$ 2,500	\$ 22,500	Assumes metal bench
6	Trash / Recycling Receptacles	6	EACH	\$ 1,500	\$ 9,000	Assumes metal receptacles, 2 per block
7	Roadway and Pedestrian Lighting	725	LF	\$ 300	\$ 217,500	Assumes ped and street lights on shared pole and includes pole, luminaire, foundation, conductors, connectors, conduit, control, and power service.
8	Overhead Gateway Sign	3	EACH	\$ 35,000	\$ 105,000	Assumes metal Overhead Arch with "Welcome to Downtown Loudonville" lettering
Streetscape Enhancements Subtotal:					\$ 651,800	

LANDSCAPING						
1	Deciduous Shade Trees	48	EACH	\$ 600	\$ 28,800	Assumes 2" caliper at time of planting.
2	Planting Soil	200	CY	\$ 75	\$ 15,000	Assume 2' depth
3	Landscape Beds	2,400	SF	\$ 8	\$ 19,200	Assumes showy, low maintenance species
Landscaping Subtotal:					\$ 63,000	

Total: \$ 1,940,600

35% Contingency: \$ 679,300

15% General Conditions / Mobilization: \$ 291,100

Total Construction Cost: \$ 2,911,000

Topographic Survey: \$ 20,000

Geotechnical: \$ 15,000

8% Design Fee: \$ 232,880

5% Construction Administration Fee: \$ 145,550

Total 2023 Project Costs: \$ 3,324,430



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