

SUGARTREE STREET ENHANCEMENT CONCEPTUAL DESIGN & DEVELOPMENT PLAN

Wilmington, Ohio

April 2020



DWCIC
Downtown Wilmington Community Improvement Corporation



CCRPC
CLINTON COUNTY REGIONAL PLANNING COMMISSION

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BACKGROUND



In the summer of 2019 Gossman Group was engaged by Wilmington community partners, including Main Street Wilmington, Downtown Wilmington Community Improvement Corporation, City of Wilmington, and Clinton County Regional Planning Commission, to explore opportunities for enhancing the Sugartree Street Corridor. Sugartree Street is considered to be a unique opportunity for development and has been studied several times over the years because of its location in downtown and proximity to Wilmington College. Working with a local Task Force, our team prepared the following Conceptual Package based on the expected outcomes articulated below:

- A conceptual street plan indicating current assets, development opportunities, street pavement enhancements, key pedestrian amenities and transportation connections
- Visual representation of the character / personality of the street with sketches & renderings
- Physical connection ideas to key destinations
- Streetscape elements
- Opportunities for in-fill development
- Visual imaging & brand messaging for DWCIC, Main Street Wilmington, City of Wilmington, and CCRPC marketing purposes
- A representative package to solicit interest from private development

Previous plans that were referenced:

- Downtown Pedestrian Study - 2019 - LJB
- Downtown Wilmington Pedestrian & Bicycle Improvement Projects - 2019 - The Kleingers Group
- Sugartree Street Corridor Plan - 2007 - Poggemeyer Design Group



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WHAT WE HEARD FROM THE PEOPLE

1 Improve greenery and beautification; add more trees.

2 Add street furniture and pedestrian amenities.

3 Improve garbage cans.

4 Add graphics to grain silos.

5 Increase safety and add more lighting.

6 Increase pedestrian mobility.

7 Improve crosswalks.

8 Add defined bike lanes & enhance the bike trail network.

9 More restaurants and bars.

10 More places like the Eagles for college students.

11 More mixed-use buildings and renovated store fronts.

12 Preserve old structures while adding new ones.

13 More outdoor events and festivals on Sugartree.

14 Liked the idea of turning Sugartree into an entertainment corridor.

15 Liked “Milford” , “Lebanon” & “Waynesville” the most among other regional

16 Want to see plans come true for Sugartree after 25 years.

Information Sources:
• Individual Meetings
• Task Force Meetings
• Community Meetings
• Street Festival Gathering



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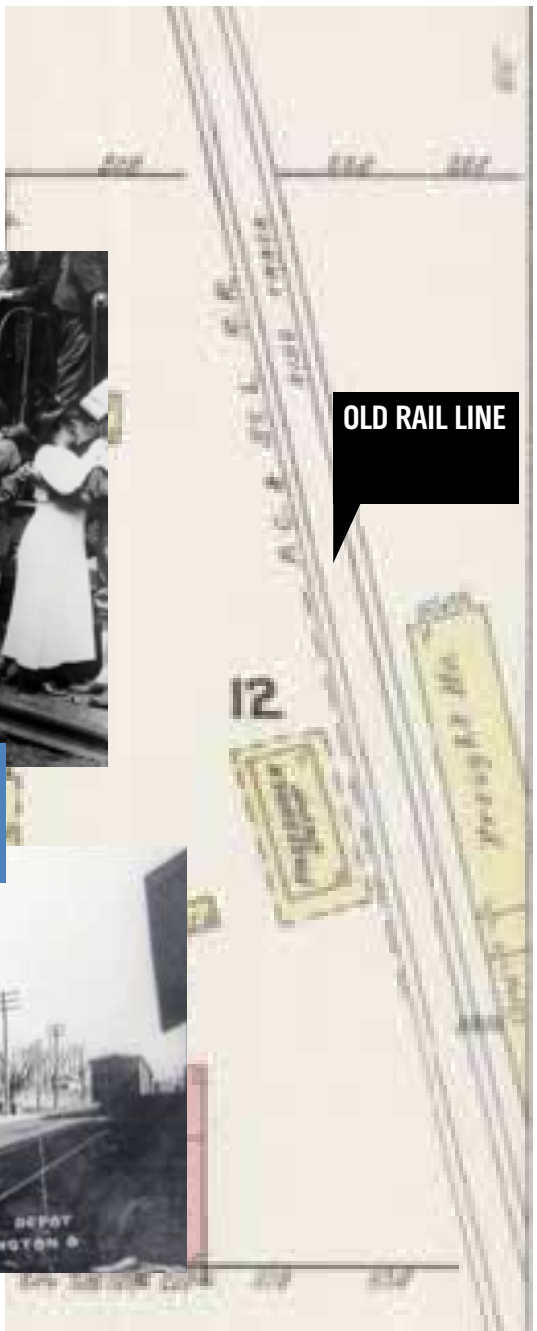
GOING BACK TO SUGARTREE'S ROOTS



SHADAGEE NEIGHBORHOOD

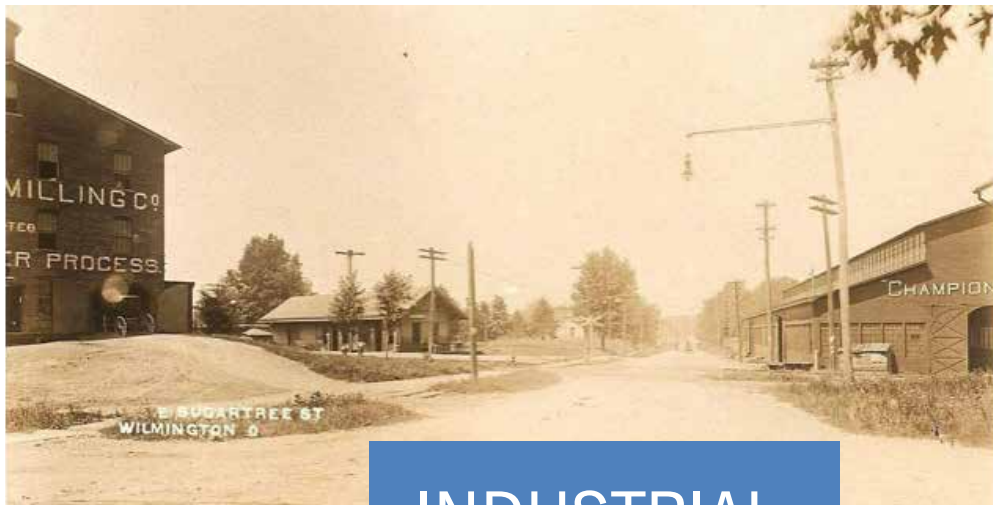
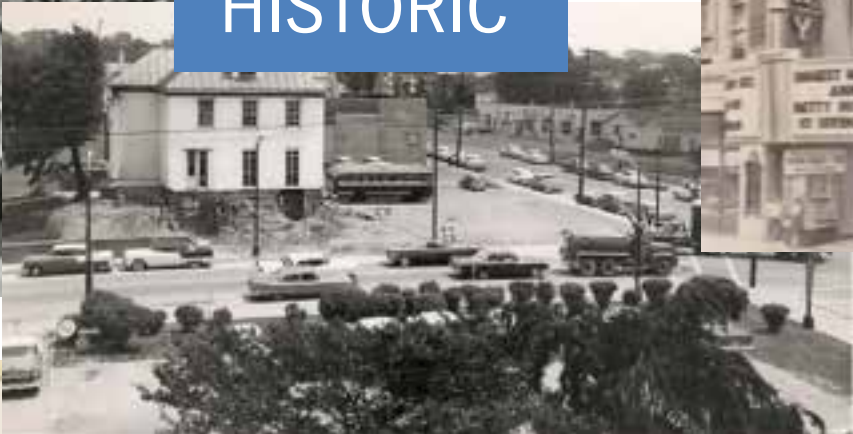
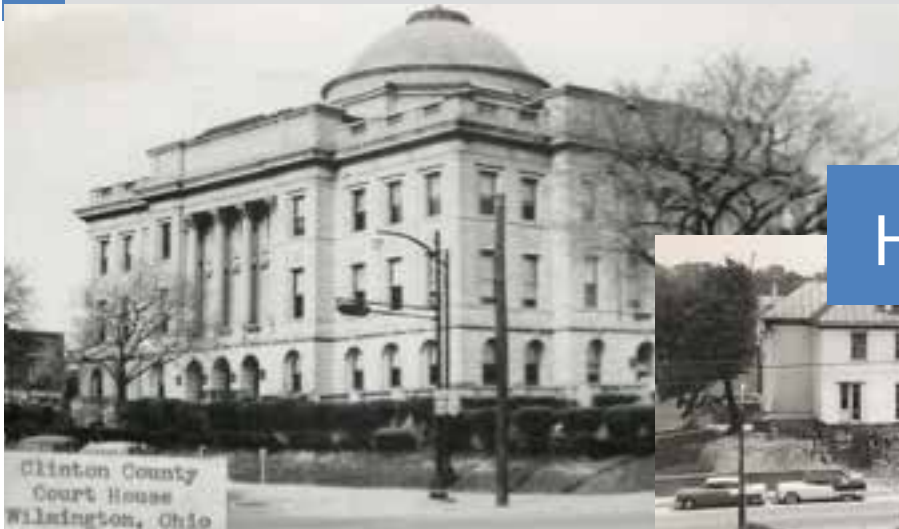


RAILROAD



GOING BACK TO SUGARTREE'S ROOTS

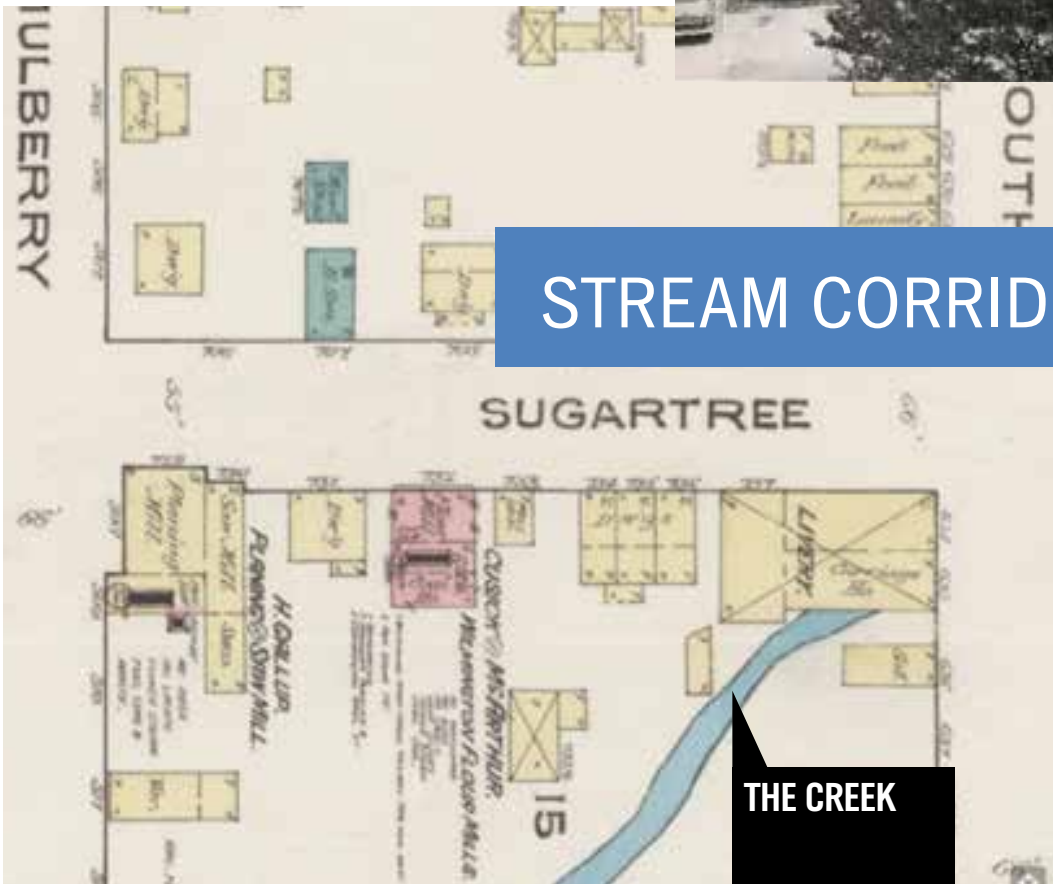
HISTORIC



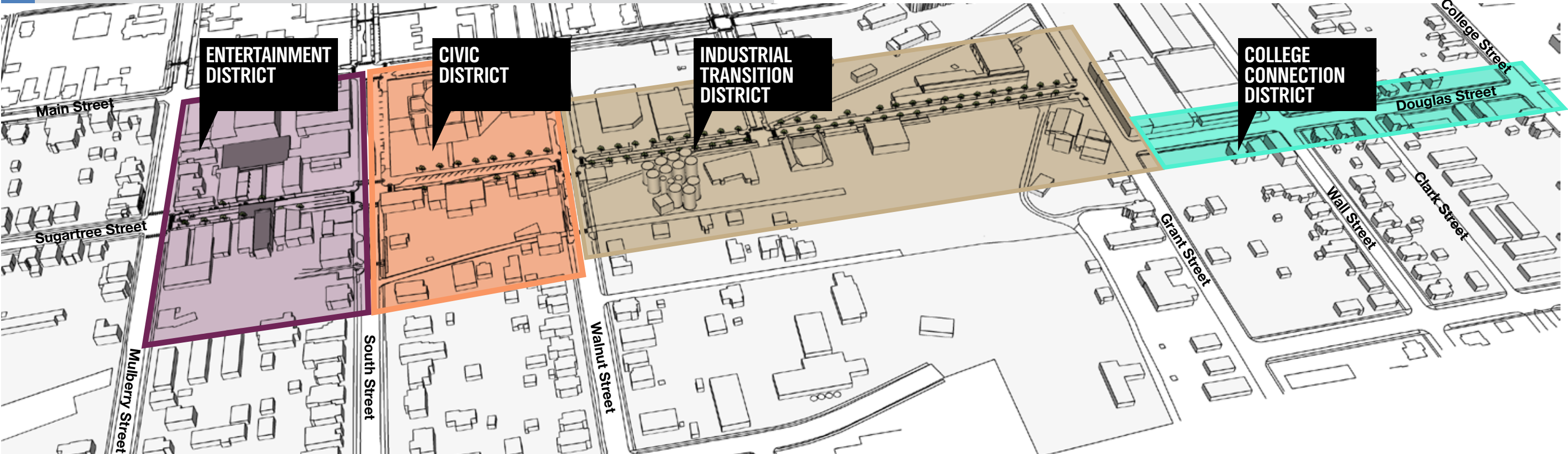
INDUSTRIAL



STREAM CORRIDOR



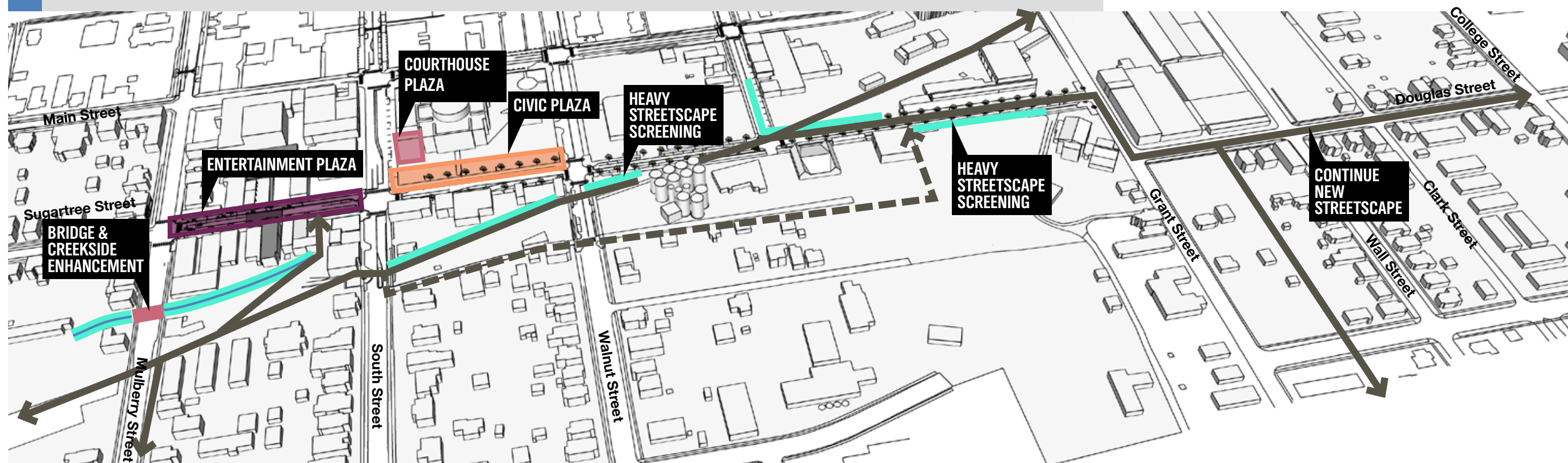
ACTIVATING SUGARTREE



THE ZONES

Taking historical, visual and development cues from the existing context of Sugartree, Grant & Douglas Streets, Districts were identified reflecting the evolution of the corridor. Although Main Street is included in the Entertainment District, our focus in the plan remains on Sugartree Street.

TRAIL/BIKE LANE CONNECTIONS & SPECIAL PLACES



COMMUNITY CONNECTIONS

Connectivity to the existing bike trail is an important design consideration for the corridor. Linkage from downtown to Wilmington College, Clinton Memorial Hospital, Southeast Neighborhood Park and other near-by destinations is greatly enhanced with the continued expansion of the bike trail. Finding ways to re-enforce the value and importance of the Trail along the Sugartree Street corridor is paramount. Pedestrian-friendly amenities such as trail head parking, pedestrian-friendly streetscape design, bike parking, a minor repair station, and safe traffic conditions should be considered in the final design & development of the corridor.

DEVELOPMENT OPPORTUNITIES



OPPORTUNITIES

Numerous development sites can be found along the corridor. As the corridor is re-branded and enhanced with public improvements, private enterprise can be guided toward real estate development opportunities that will re-enforce the restaurant and entertainment development currently underway. This Enhancement Plan along with local data can be used as a marketing package to solicit private development interests to help shape the future of the corridor.

TYPICAL STREETScape KIT OF PARTS

PAVING

- ON-STREET
- BIKE LANES
- CROSSWALKS
- SIDEWALKS



STRIPED CROSSWALK



PAINTED BIKE LANE

PLANTINGS

- PERMANENT PLANTERS
- MOVEABLE PLANTERS
- STREET TREES



FREESTANDING PLANTERS



RAIN GARDENS

LIGHTING

- PEDESTRIAN LIGHTS
- ICONIC/SCULPTURAL
PIECES



MODERN PEDESTRIAN LIGHTING



CUSTOM SCULPTURE/LIGHTING

FURNISHINGS

- BENCHES
- BIKE RACKS
- TRASH/RECYCLING
RECEPTICLES



MODERN SEATING



TRASH RECEPTICLES

WAYFINDING

- STREET SIGNS
- DISTRICT SIGNS
- ICONIC/SCULPTURAL
PIECES



OVER THE STREET SIGN & LIGHTS



CUSTOM SCULPTURE

ACTIVATING SUGARTREE



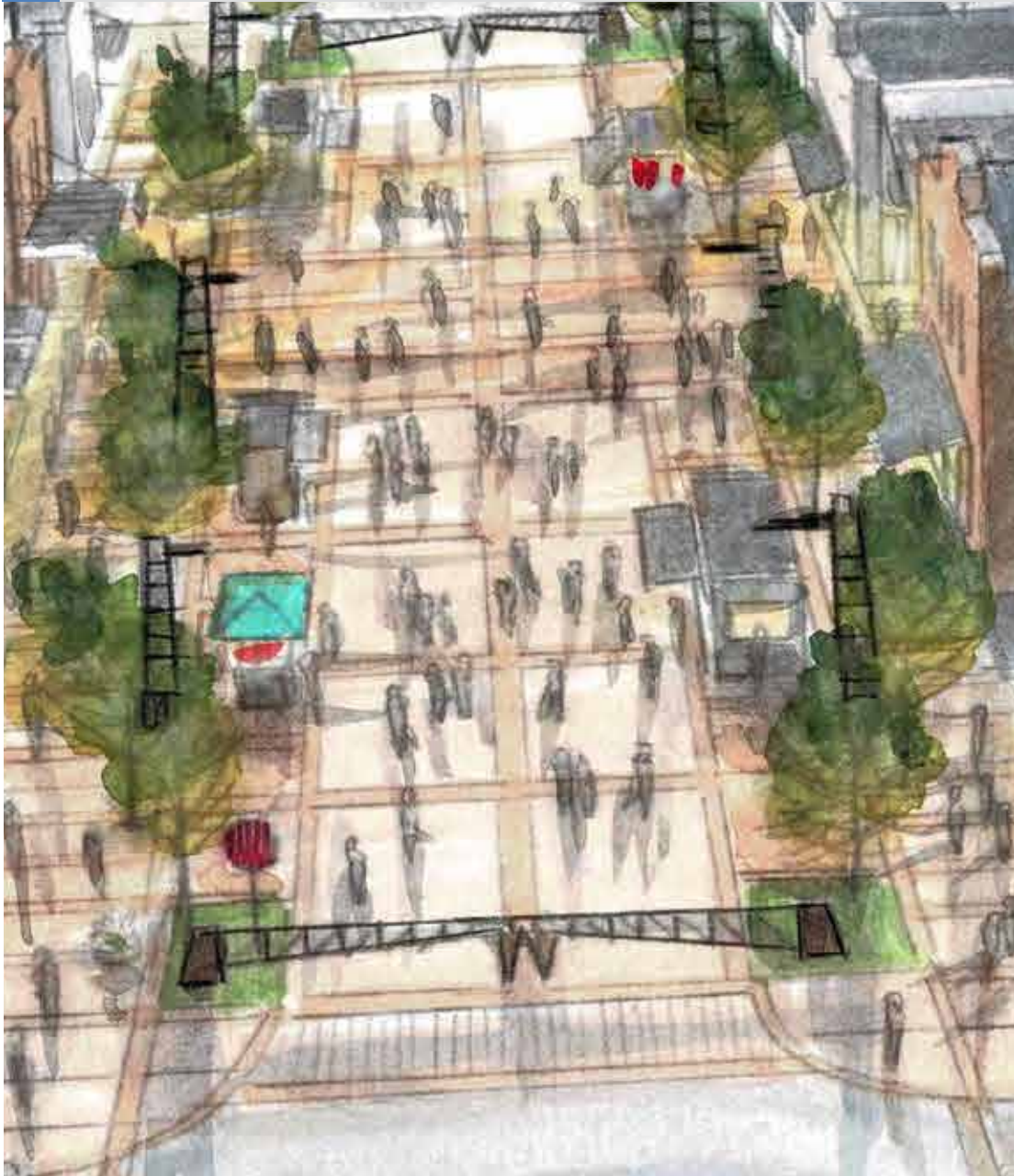
ENTERTAINMENT DISTRICT



The Sugartree Entertainment District is a logical outgrowth of the restaurant and bar development currently underway on the corridor as well as the historic entertainment and hospitality development on Main Street. The Entertainment District is a ideal location for Street Festivals, Outdoor Gathering for Entertainment, Gallery/Pub Crawls, as well as day-to-day public use of outdoor plazas by pedestrians, bikers and walkers.



ENTERTAINMENT DISTRICT PROFILE



CURBLESS

THIS DESIGN SHOULD ONLY TAKE PLACE ON SUGARTREE IN BETWEEN MULBERRY AND SOUTH STREETS.

PUBLIC SPACE PROGRAMMING

FESTIVAL STREET, FARMERS' MARKET, PERFORMANCE SPACE, SIDEWALK CAFES.

STREETScape & PUBLIC ART

INTEGRATION OF CHAMPION BRIDGE FABRICATION FOR STEEL ELEMENTS. HISTORIC TO WHIMSICAL SCULPTURE AND GRAPHIC ARTS. PEDESTRIAN LIGHTING, VENDING, DRINKING FOUNTAINS, STREET FURNITURE, BIKE PARKING.

GREENING

STREET TREES, PERMEABLE PAVEMENT, LANDSCAPING, RAIN GARDENS, PERMANENT AND CONTAINER PLANTINGS.

PEDESTRIAN

DESIGNED FOR EASY CONVERSION FROM A VEHICULAR STREET TO PEDESTRIAN ONLY DURING STREET FESTIVALS. THERE MUST BE A CONTINUOUS ACCESSIBLE PATH ALONG THE STREET DESPITE POTENTIAL VARIATION IN PEDESTRIAN CLEAR ZONE WIDTH.

BICYCLE

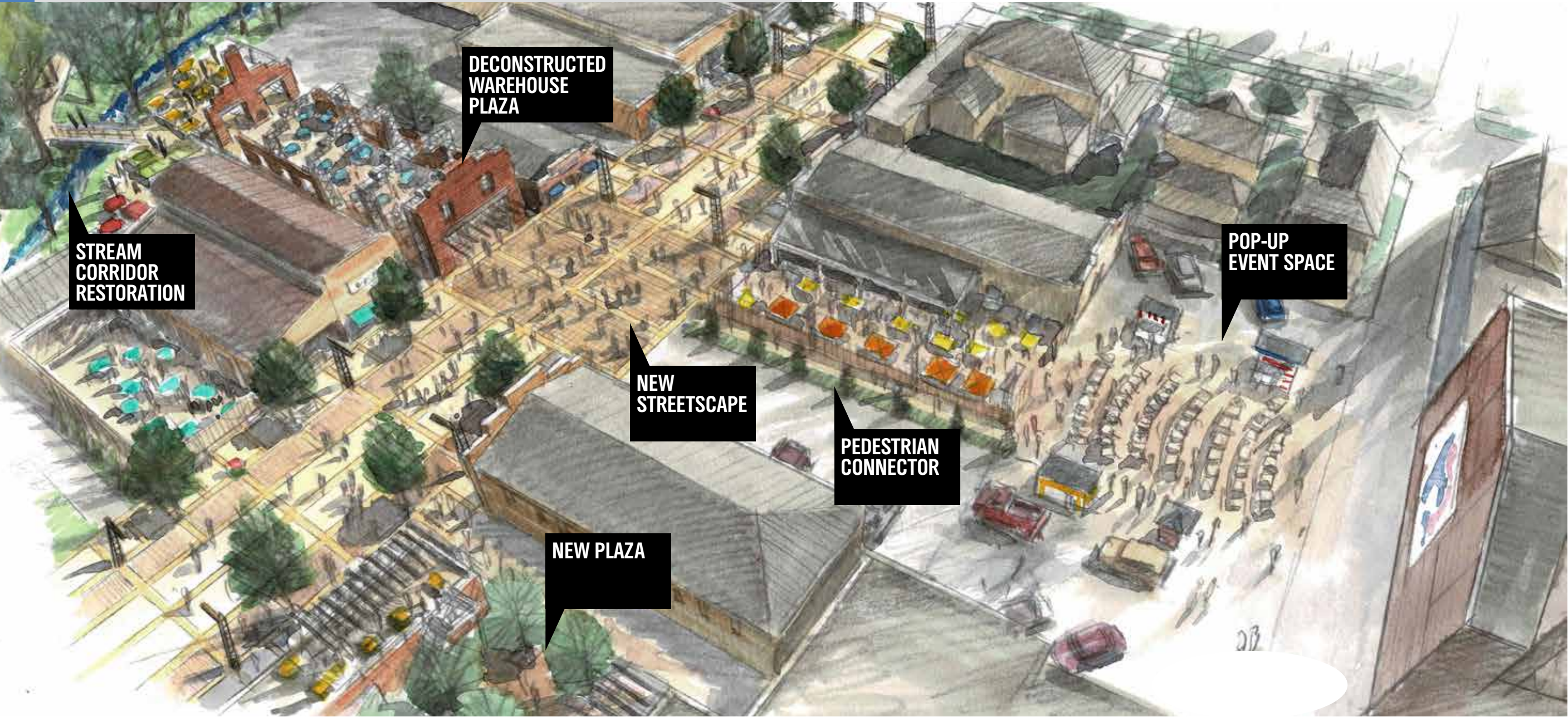
SHARED STREET; PROTECTED BICYCLE LANES NOT RECOMMENDED. CONNECTIONS TO EXISTING BIKE LANES.

PARKING LANE

LOADING AND PARKING NEED TO BE ACCOMMODATED.



ENTERTAINMENT DISTRICT





ENTERTAINMENT DISTRICT



DECONSTRUCTED WAREHOUSE PLAZA



NEW PLAZA



POP-UP EVENT SPACE

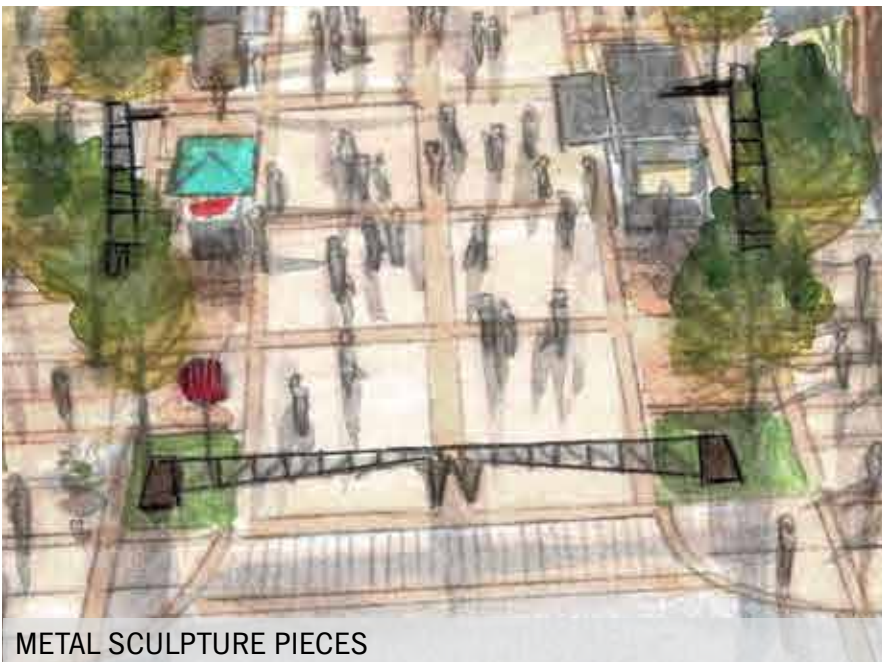




ENTERTAINMENT DISTRICT



STREAM CORRIDOR RESTORATION



METAL SCULPTURE PIECES



CURBLESS STREETScape





ENTERTAINMENT DISTRICT





ENTERTAINMENT DISTRICT



CIVIC DISTRICT



The Sugartree Civic District is home to the historic Courthouse and, although the Entertainment District is located immediately to the west, the street provides a central location for unique events such as antique car shows and farmer's markets. The area to the south behind the fire station and adjacent to the bike trail provides an opportunity for trail-side biker/walker amenities.





CIVIC DISTRICT PROFILE



PUBLIC SPACE PROGRAMMING

SIDEWALK CAFES INTEGRATED INTO DEVELOPMENT, EVENT SPACE ALONG COURTHOUSE - FARMER'S MARKET, CAR SHOWS, ANTIQUE SWAPS.

STREETScape & PUBLIC ART

INTEGRATION OF CHAMPION BRIDGE FABRICATION FOR STEEL ELEMENTS. HISTORIC TO WHIMSICAL SCULPTURE AND GRAPHIC ARTS. PEDESTRIAN LIGHTING, STREET FURNITURE, BIKE PARKING.

GREENING

STREET TREES, PERMEABLE PAVEMENT, LANDSCAPING, RAIN GARDENS, PERMANENT AND CONTAINER PLANTINGS.

PEDESTRIAN

SPECIAL ATTENTION ALONG COURTHOUSE SIDE OF THE STREET. THERE MUST BE A CONTINUOUS ACCESSIBLE PATH ALONG THE STREET WITHIN CLEAR ZONE.

BICYCLE

PROTECTED BICYCLE LANES NOT RECOMMENDED. PROMOTE BIKE TRAIL USE TO THE SOUTH. CONNECTIONS TO EXISTING BIKE LANES.

PARKING LANE

REVERSE PULL-IN PARKING SPACES ALONG COURTHOUSE SIDE OF STREET. LOADING AND PARKING NEED TO BE ACCOMMODATED.



CIVIC DISTRICT



COURTHOUSE PLAZA



STREET EVENT SPACE



BIKE TRAIL ENHANCEMENTS



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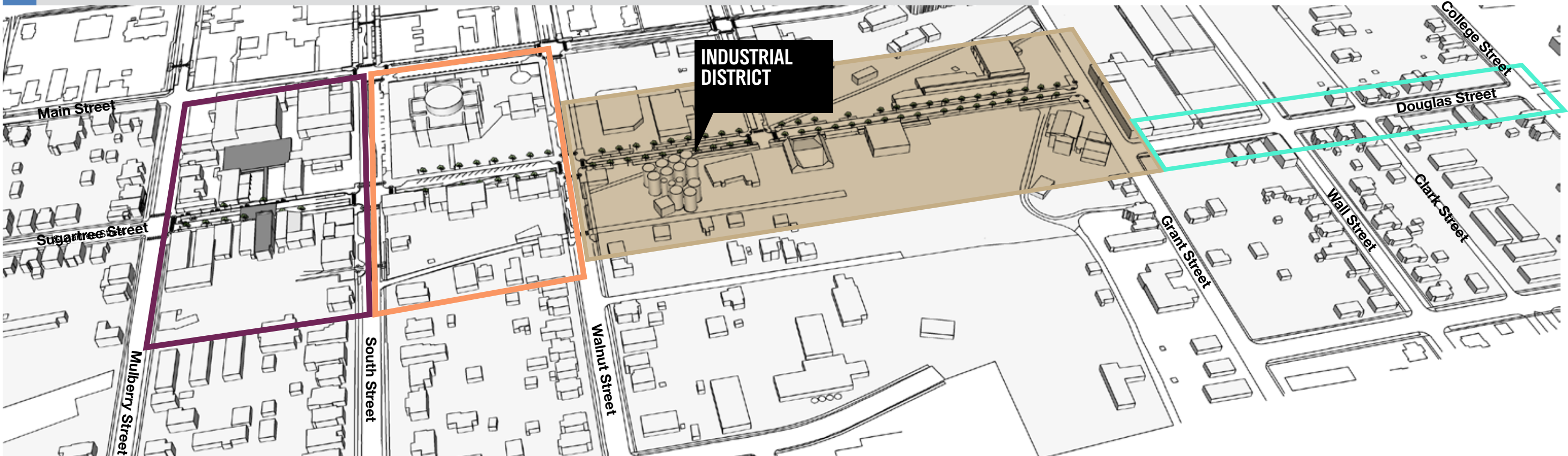
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CIVIC DISTRICT



INDUSTRIAL TRANSITION DISTRICT



This area refers to the areas of Sugartree, Grant and Douglas Streets where a variety of land uses have been built over the years. Prior to what we see today, industrial, manufacturing, retail, and residential combined to create a historic mixed-use neighborhood. Today Champion Bridge dominates the majority of the land as evidenced by their historic campus of fabrication buildings.



INDUSTRIAL TRANSITION DISTRICT PROFILE

PUBLIC SPACE PROGRAMMING

NOT AS ACTIVE AS THE ENTERTAINMENT & CIVIC DISTRICTS BUT CAN BE EASILY CONVERTED TO COMPLIMENTARY STREET FESTIVAL USES WHEN APPROPRIATE.

STREETScape & PUBLIC ART

INTEGRATION OF CHAMPION BRIDGE FABRICATION FOR STEEL ELEMENTS. HISTORIC TO WHIMSICAL SCULPTURE AND GRAPHIC ARTS. SILO MURALS. PEDESTRIAN LIGHTING, STREET FURNITURE, BIKE PARKING.

GREENING

STREET TREES, PERMEABLE PAVEMENT, LANDSCAPING, RAIN GARDENS, PERMANENT AND CONTAINER PLANTINGS.

PEDESTRIAN

THERE MUST BE A CONTINUOUS ACCESSIBLE PATH ALONG THE STREET DESPITE POTENTIAL VARIATION IN PEDESTRIAN CLEAR ZONE WIDTH.

BICYCLE

PROTECTED BICYCLE LANES ARE RECOMMENDED. DEDICATED OFF-STREET BIKE TRAIL IN INDUSTRIAL TRANSITION DISTRICT THEN MARKED ON-STREET BIKE LANE IN COLLEGE TRANSITION DISTRICT. CONNECTIONS TO EXISTING BIKE LANES.

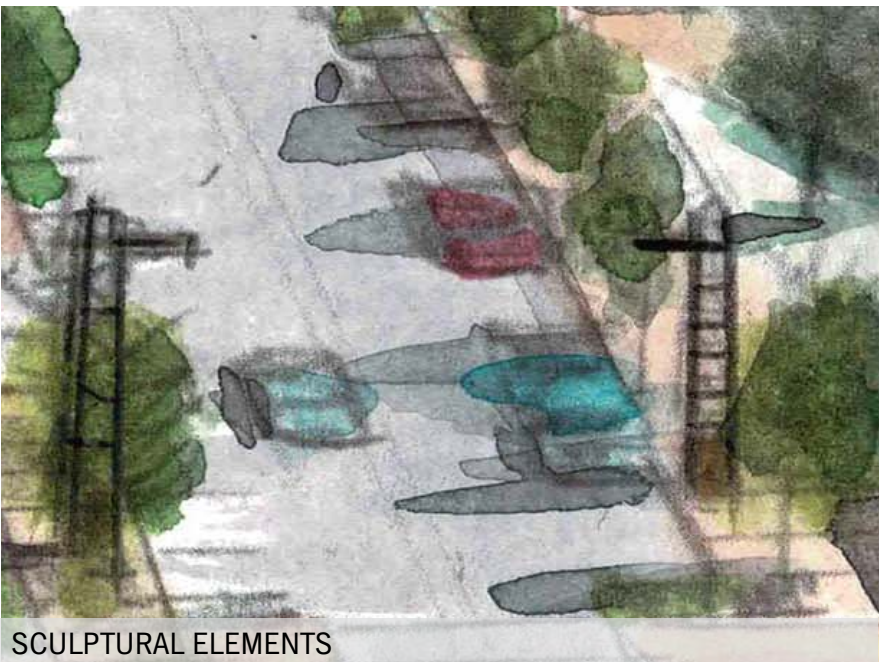
PARKING LANE

LOADING AND PARKING NEED TO BE ACCOMMODATED.





INDUSTRIAL TRANSITION DISTRICT



SCULPTURAL ELEMENTS



BIKE TRAIL



BIKE TRAIL ENHANCEMENTS





INDUSTRIAL TRANSITION DISTRICT



COLLEGE CONNECTION DISTRICT



The College Connection District is in effect a neighborhood street. Douglas Street is the shortest route from Wilmington College to downtown but lacks the aesthetic appeal and signing to make that comfortable and apparent to users. Basic streetscape improvements would provide an environment that would greatly enhance the pedestrian experience.



COLLEGE CONNECTION DISTRICT PROFILE



PUBLIC SPACE PROGRAMMING

NEIGHBORHOOD STREET, PUBLIC GATHERING EXTENSION OF COLLEGE GREEN

STREETScape & PUBLIC ART

BASIC SIDEWALKS & LAWN PADS, DECORATIVE STREET LIGHTS WITH BANNERS

GREENING

SHADE TREES, CONTAINER PLANTERS WHERE APPROPRIATE

PEDESTRIAN

PEDESTRIAN MOBILITY STANDARDS, DIRECTIONAL SIGNING

BICYCLE

SHARED BIKE LANES TO CONNECT TO COLLEGE

PARKING LANE

RETAIN EXISTING CONDITION



COLLEGE CONNECTION DISTRICT



TECHNICAL DESIGN BRIEF & BUDGETING

CONCLUSIONS & RECOMMENDATIONS

The Sugartree Street Enhancement Conceptual Design & Development Plan is a culmination of ideas from the past and present blended with current trends and design / development recommendations from the design team. The civic leaders and residents of Wilmington have provided thoughtful input into this initiative and we believe the plan represents those varied interests well.

The following section provides a more technical glimpse at the geometry of the street, design considerations, and the beginning of a construction budget. We believe the entire plan will provide leadership with the necessary information to make informed decisions moving forward including;

1. Communicating the city's intent to residents and businesses along the corridor
2. Communicating with transportation authorities regarding the street improvement plans
3. Recruiting future developers and businesses for the corridor
4. Preparing more detailed design & engineering documents with exact specifications for utility modifications and design features & elements
5. Seeking possible public / private funding sources

The Entertainment District is currently experiencing development interest and traction thanks to the recent restaurant / bar development as well as trail access and green space. Therefore, we recommend that the Sugartree Street improvement efforts should begin with the area between Mulberry Street & South Street. The scheduled improvements to South Street would result in a logical street improvement sequence carrying onto Sugartree Street.

Action planning for this effort would include;

6. Engineering exploration of underground utilities and structural conditions
7. Final design & engineering of the curbless street improvements as provided in this conceptual package
8. Careful review of a staging and implementation plan tailored to work around existing businesses during construction.
9. If work is to be phased, the implementation plan should be programmed to avoid future disruption of the street access for the benefit of existing businesses. This typically begins with the major underground utility work staged in such a way to allow daily business & residential activities to be maintained.

Because the Entertainment District is designed with a curbless street and customized street elements, the costs are expected to be higher than the other sections of Sugartree which would be designed with traditional curb & gutter streets.

The outcome would be a high quality street that should attract other private investment and businesses to create a vibrant street that will set the stage for other nearby development.



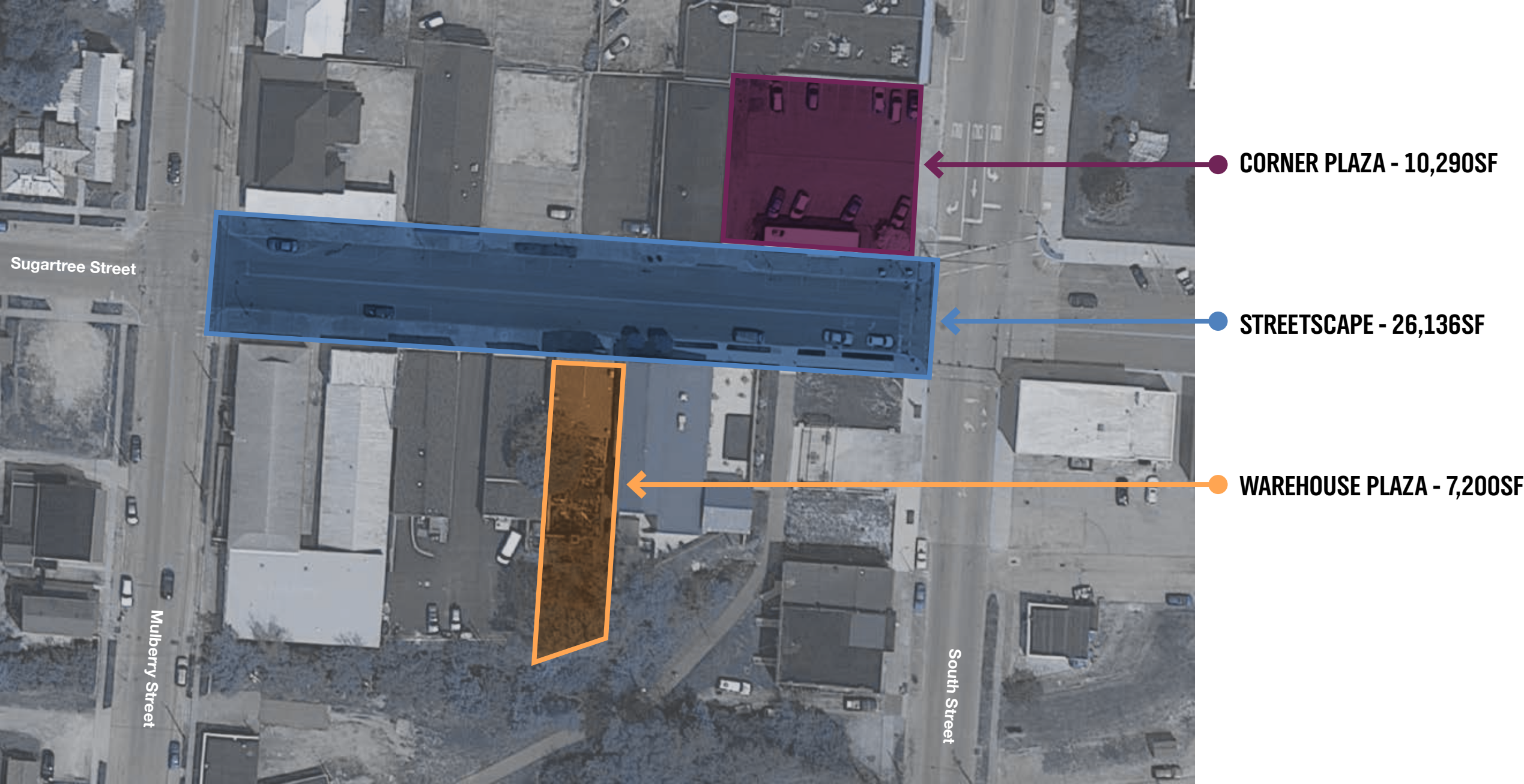
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STREETSCAPE PHASE 1 PRELIMINARY BUDGET



STREETSCAPE PHASE 1 PRELIMINARY BUDGET

Sugartree Streetscape Phase I - 26,136sf

	Unit	Cost per Unit	Total Units	Total Cost
ESTIMATED COST	LF	\$28LF - \$38LF	26,136SF / 400'LF	\$720,000 - \$1,000,000

- Pedestrian focused hardscape with potential café & retail spill-out frontage
- Flush raised street surfaces to define controlled vehicle or movement with tabletop “curbless” street design
- Paving surfaces:
 - Traffic zone; primarily concrete with stone or paver bordering
 - Pedestrian zone; concrete with stone or paver banding areas
- Street trees planted within hardscape with flush tree grates
- Container plantings and bollards for traffic control
- Street Lighting with decorative light mast fixtures
- Modest underground stormwater modifications
- Utility modifications (gas, water, sanitary sewer, telecommunications)
- Street furnishings such as benches and/or fixed tables and chairs
- Secondary paved areas (Controlled access, service, emergency vehicles and limited access)
- Modest wayfinding signing
- Public Art installations

Warehouse Plaza - 7,200sf

	Unit	Cost per Unit	Total Units	Total Cost
ESTIMATED COST	SF	\$45PSF - \$55PSF	7,200SF	\$324,000 - \$396,000

- Demolition (not included)
- New Entry Façade Element
- Existing Sidewalls / Chimney Stabilization / Fireplace
- Steel truss arches (4)
- Paving Surfaces Stamped Concrete slab, steps, creek-side terrace
- Street trees planted within hardscape with flush tree grates
- Container plantings
- Area & Decorative Lighting
- Stormwater catch basin(s)
- Furnishings such as benches and/or fixed tables and chairs
- Modest signing
- Public Art installation

Corner Plaza - 10,290sf

	Unit	Cost per Unit	Total Units	Total Cost
ESTIMATED PLAZA COST	-	\$45PSF - \$55PSF	9,540SF	\$429,300 - \$524,700
Pavilion Building Re-purposing 15'x50'	sf	\$66sf	750sf	\$50,000

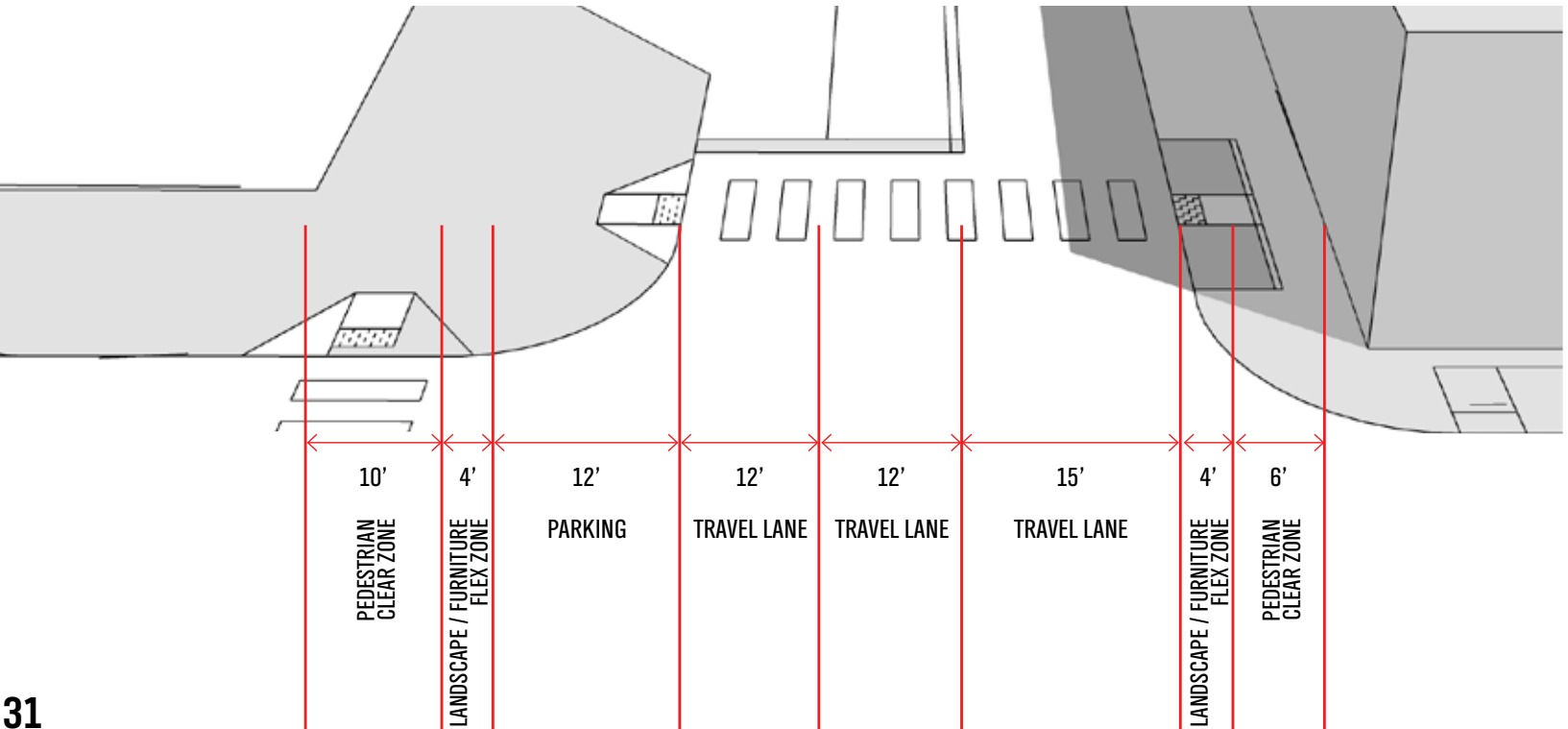
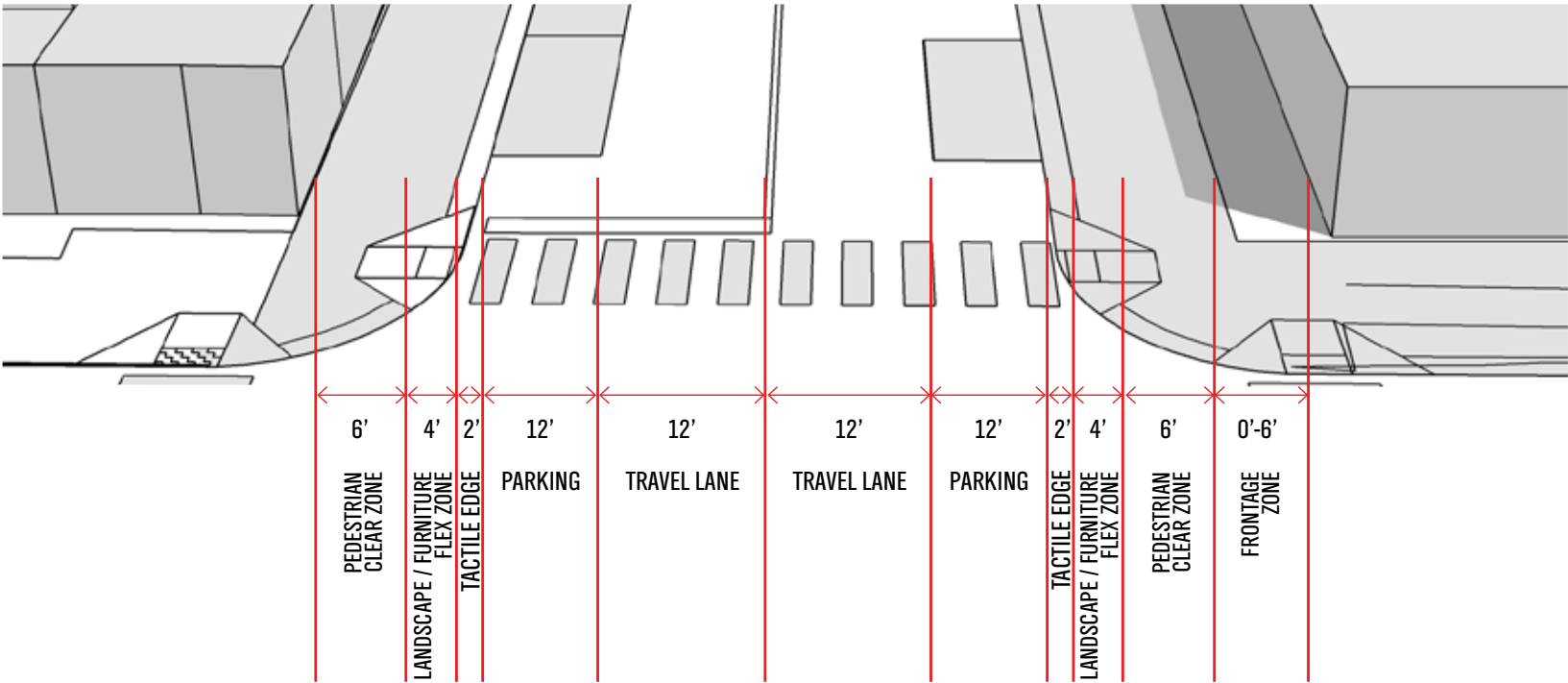
- Bank Bldg Renovation into Public Rest Rooms
- Trellis Elements
- Paving Surfaces Stamped Concrete slab
- Trees planted within hardscape with flush tree grates
- Container plantings
- Area & Decorative Lighting
- Stormwater catch basin(s)
- Furnishings such as benches and/or fixed tables and chairs
- Modest signing
- Public Art installation

NOTES

- Exact quantities subject to change
- Based on Conceptual Design Enhancement Plan
- Land Cost not included
- Soft Costs (design, engineering, construction management, legal) not included.
- Event Planning, programming, management, and budgeting by others



STREETSCAPE BREAKDOWN



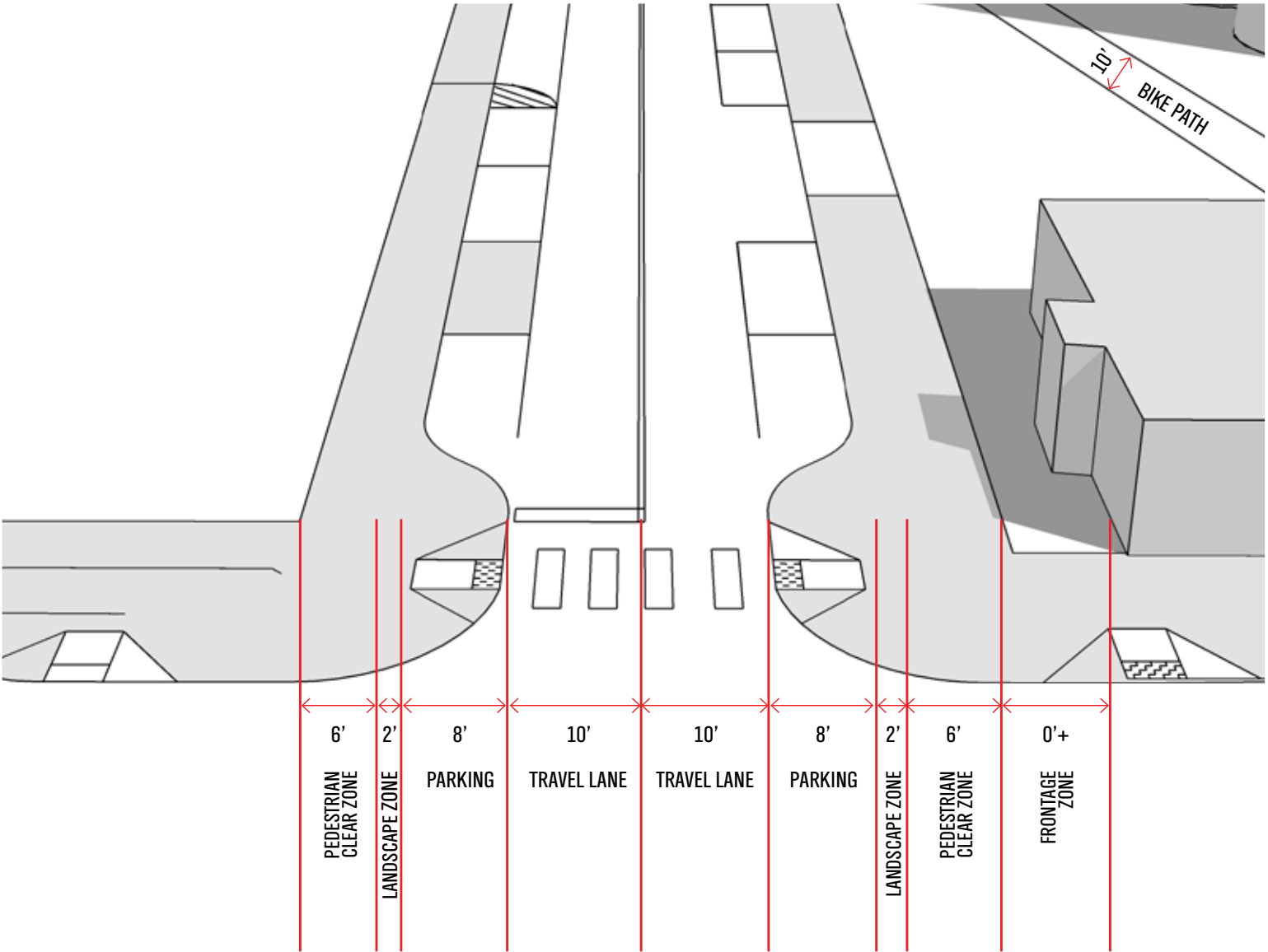
ENTERTAINMENT ZONE



CIVIC ZONE



STREETSCAPE BREAKDOWN



INDUSTRIAL TRANSITION & COLLEGE CONNECTION ZONE



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