

CENTRAL AVENUE IMPROVEMENTS
ADVISORY COMMITTEE MEETING NOVEMBER 12th



AGENDA

DOWNTOWN STRATEGIC PLAN TAKEAWAYS

INITIAL ANALYSIS

OPPORTUNITIES “ON CENTRAL”

STATE ROUTE 4

PLAN PRINCIPALS

DOWNTOWN STRATEGIC PLAN

LIVE WELL



Strengthen public spaces.



Promote new Downtown housing.



Rehab existing upper-story spaces into residential and office.

MOVE SAFELY



Establish safe bicycle connections.



Ensure pedestrian comfort and safety.



Improve navigation into and within Downtown.

ATTRACT STRATEGICALLY



Make Downtown Middletown a unique event destination.



Enhance gateways into the Downtown district.



Market Middletown's location to larger region.



Promote local businesses Downtown.

GROW SMART



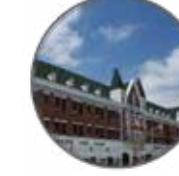
Leverage the riverfront for new development.



Promote new high-quality development.



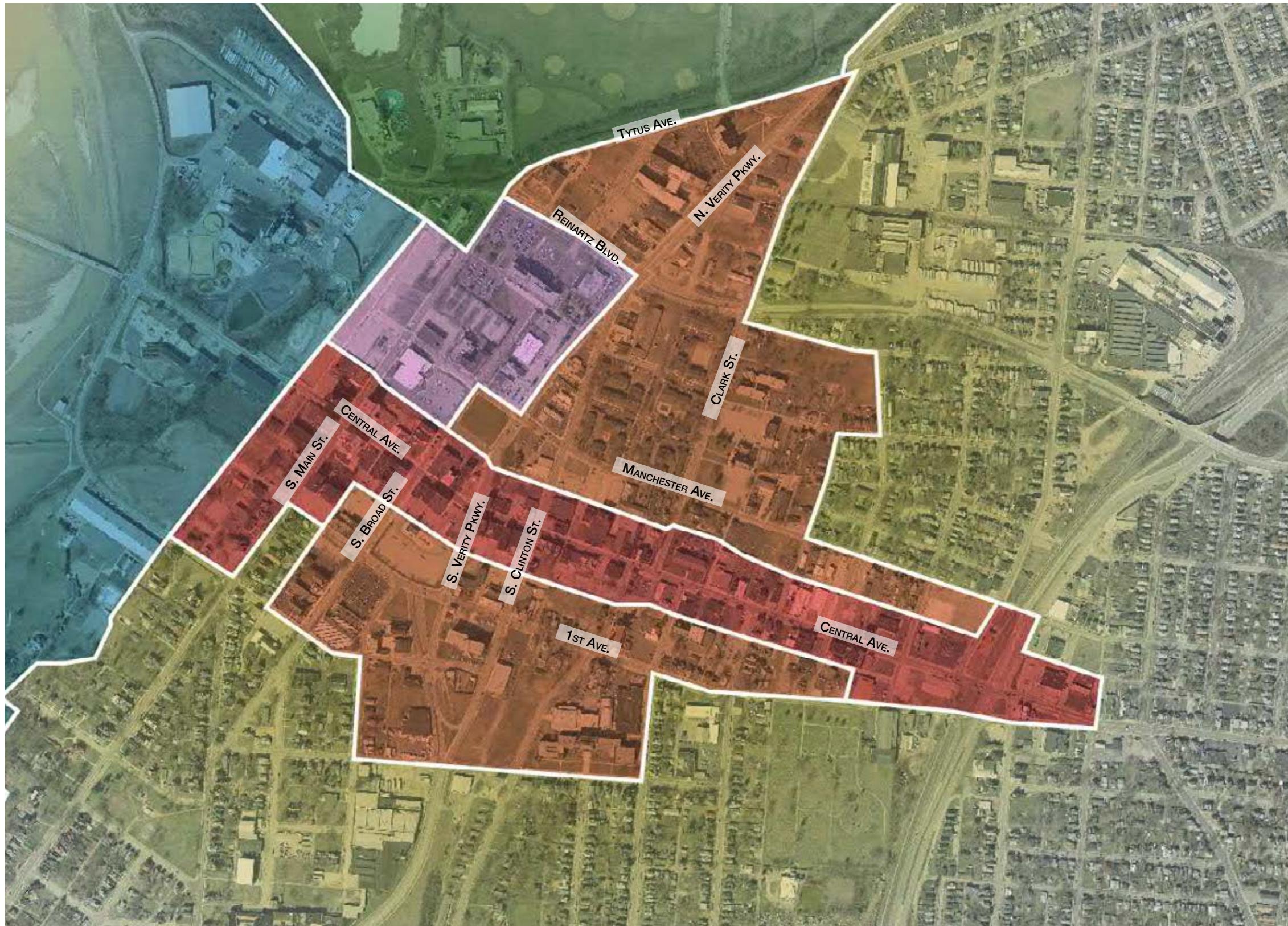
Protect the historic character of the architecture and landmarks.



Promote the establishment of a Downtown hotel.

DISTRICT IDENTITY

DOWNTOWN STRATEGIC PLAN



LEGEND

- Historic Commercial Core
- Transition Area
- Civic Area
- Riverfront Area
- Recreation Area
- Residential Area

BIKE CONNECTIVITY

DOWNTOWN STRATEGIC PLAN



MOVE SAFELY



Establish safe bicycle connections.



Ensure pedestrian comfort and safety.



Improve navigation into and within Downtown.

STREET CONNECTIVITY

DOWNTOWN STRATEGIC PLAN

PRIMARY



SECONDARY



LIVE WELL



Strengthen public spaces.



Promote new Downtown housing.



Rehab existing upper-story spaces into residential and office.

MOVE SAFELY



Establish safe bicycle connections.



Ensure pedestrian comfort and safety.



Improve navigation into and within Downtown.

RIVERFRONT AND BROAD STREET DEVELOPMENTS

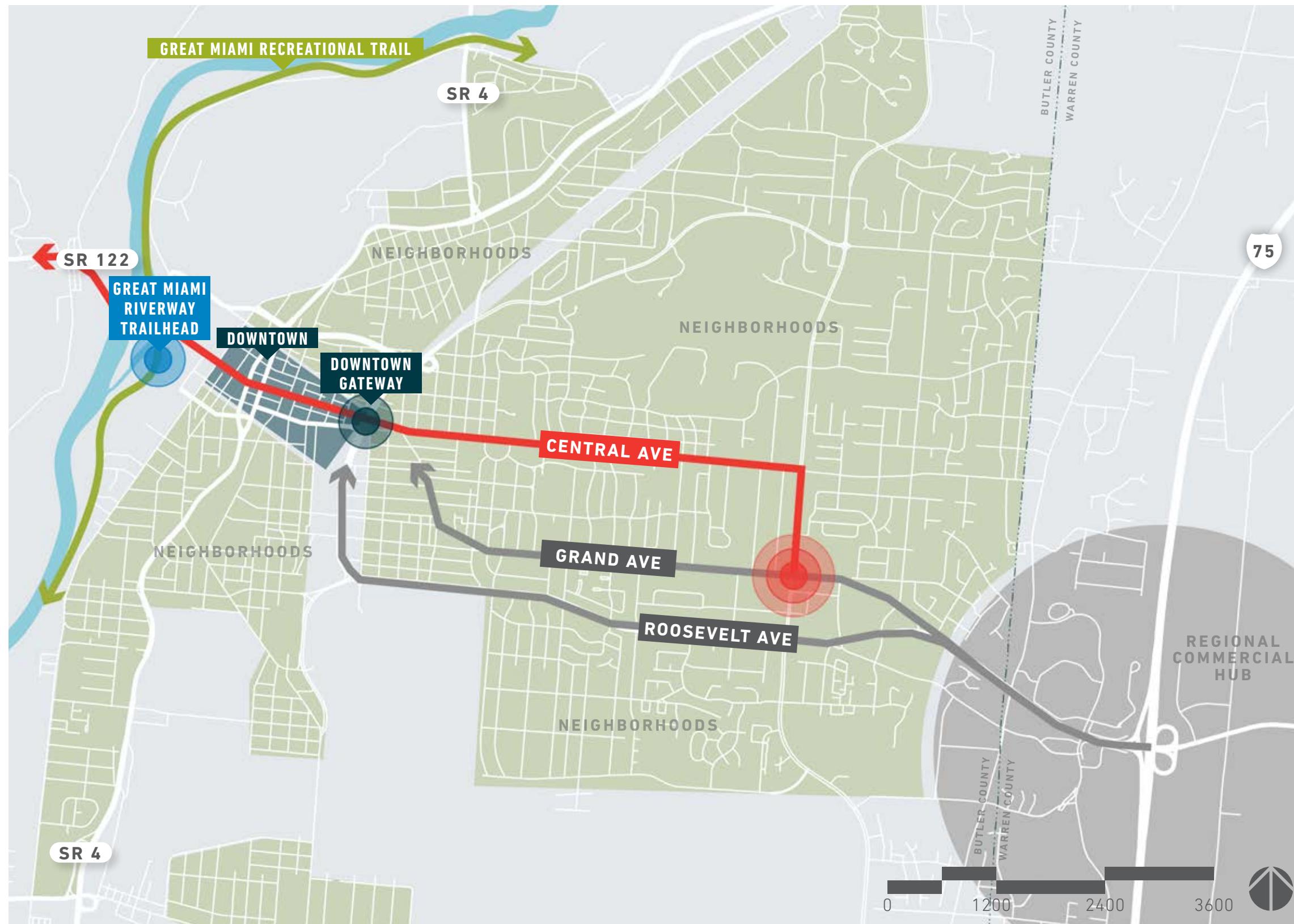
DOWNTOWN STRATEGIC PLAN





INITIAL ANALYSIS

REGIONAL PERSPECTIVE

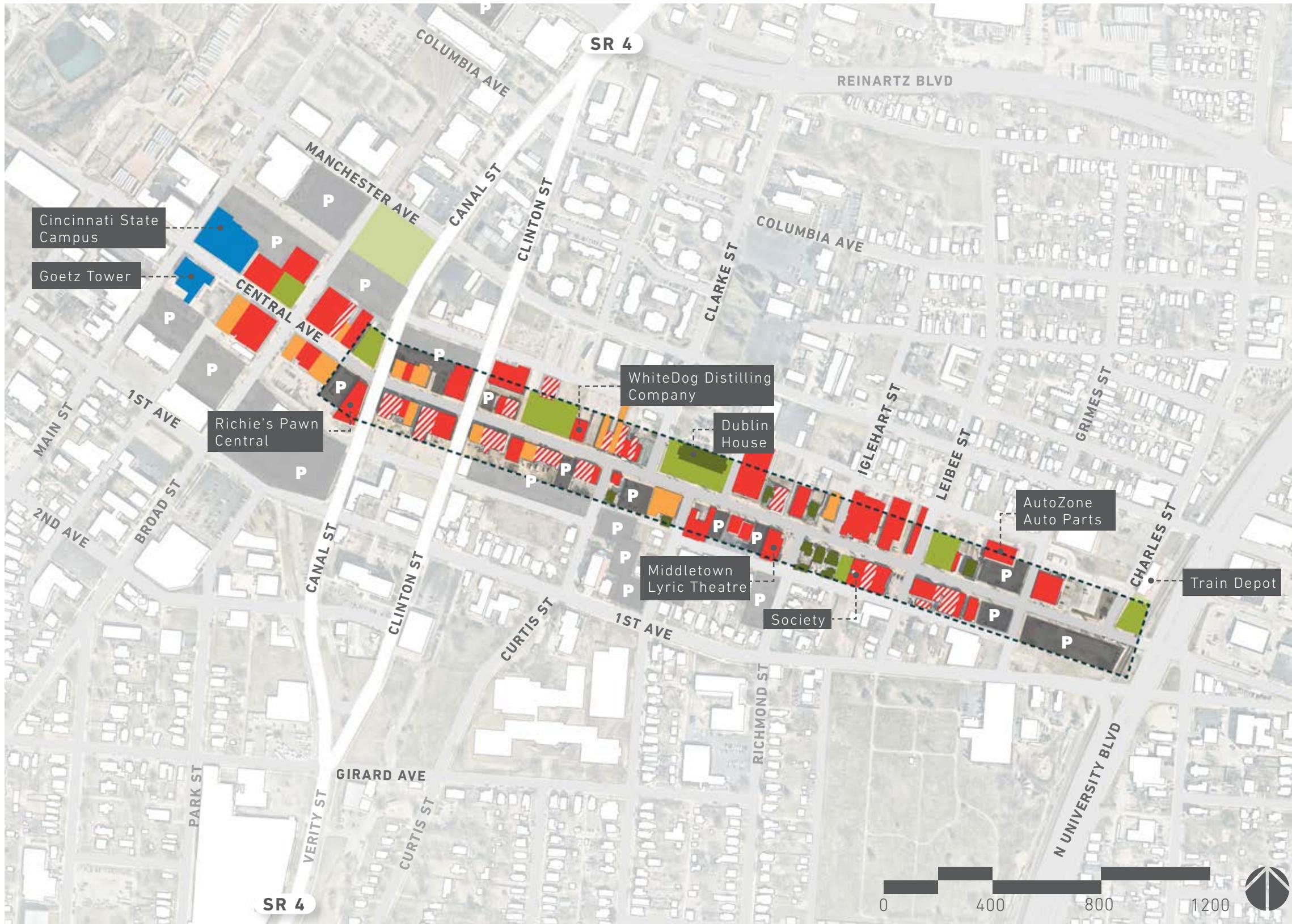


Central Ave from West of downtown.



Central Ave from East of site boundary.

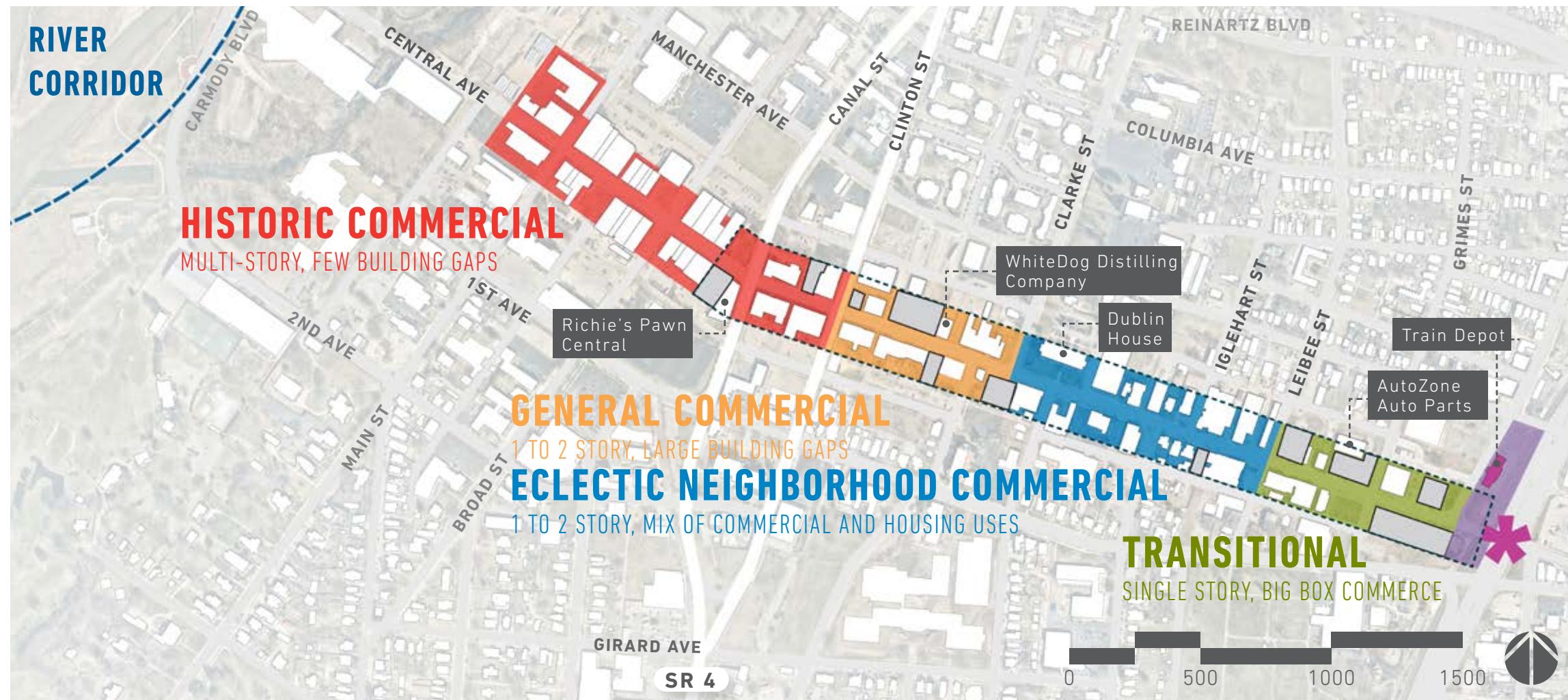
GROUND FLOOR TENANTING



LEGEND

 	Site Boundary
First Floor Use	
	General Commerce
	Vacant Storefront
	Retail/dining
	Public Spaces
	Residential
	Institutional
	Parking

CORRIDOR CHARACTER AND IDENTITY



HISTORIC COMMERCIAL The multi-story buildings of the commercial core provide opportunities for downtown living and office spaces.



GENERAL COMMERCIAL The streetscape continues the architectural style of the historic commercial zone, broken up by vacant lots and parking areas.

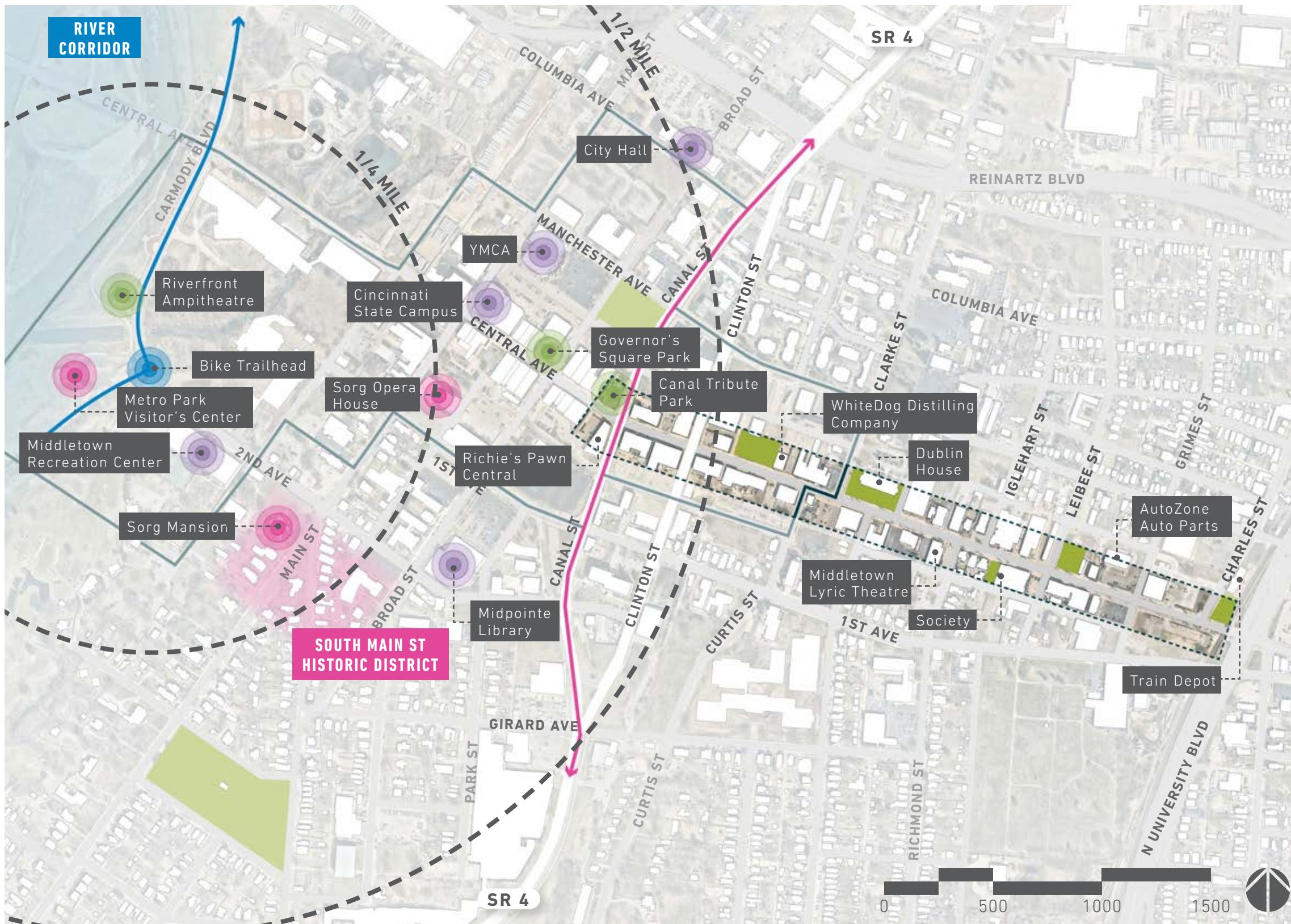


ECLECTIC NEIGHBORHOOD COMMERCIAL Eclectic mixture of residential and commercial uses are present in this part of the corridor.



TRANSITIONAL The current gateway to Central Ave consists of businesses interspersed with large vacant lots which can be enhanced for the overall experience.

CIVIC AND CULTURAL DESTINATIONS

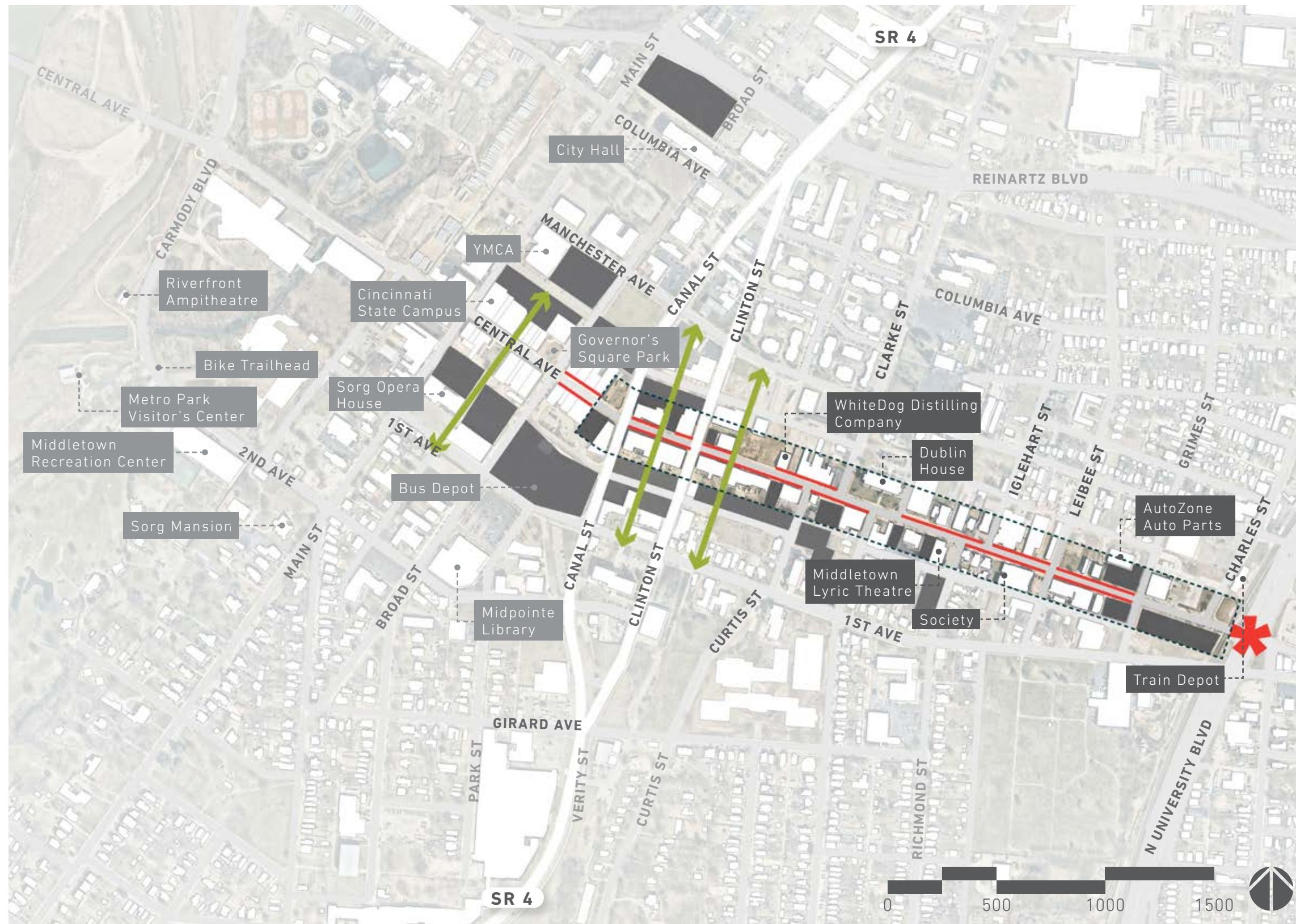


The Metro Park Visitor's Center.

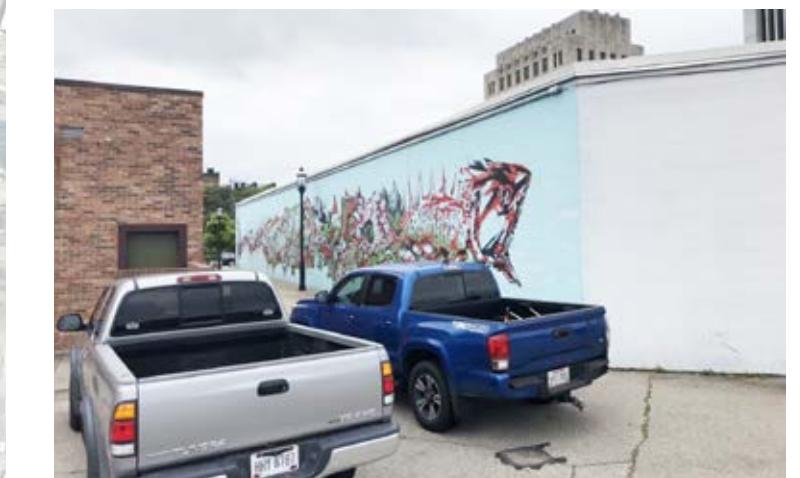


Central Avenue is in close proximity to cultural destinations such as Sorg Mansion.

PARKING

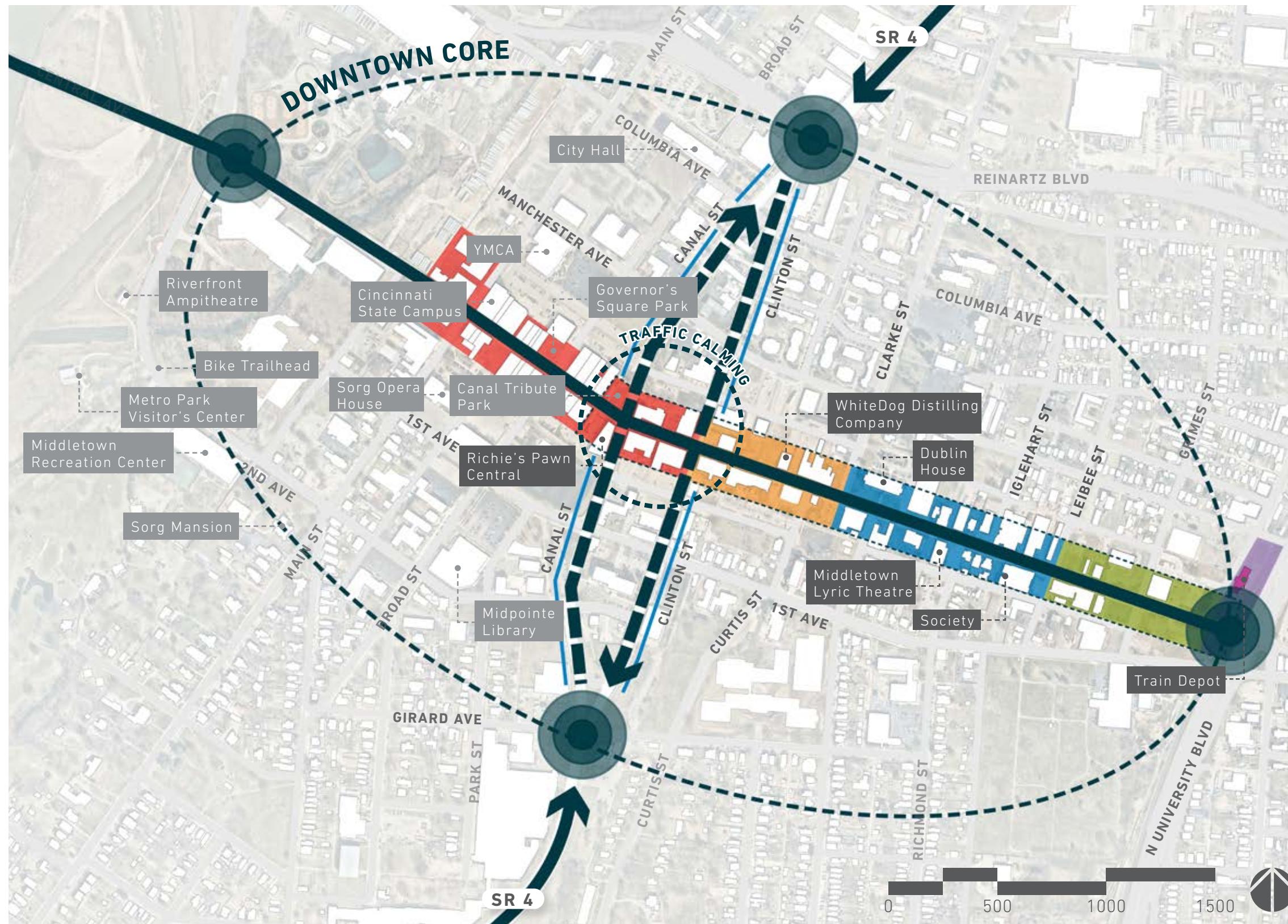


The bus depot has plentiful parking near Central Ave.



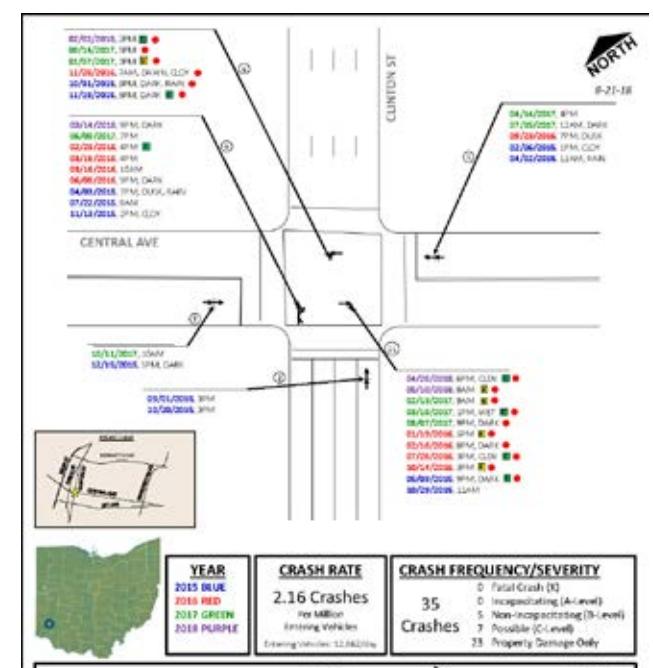
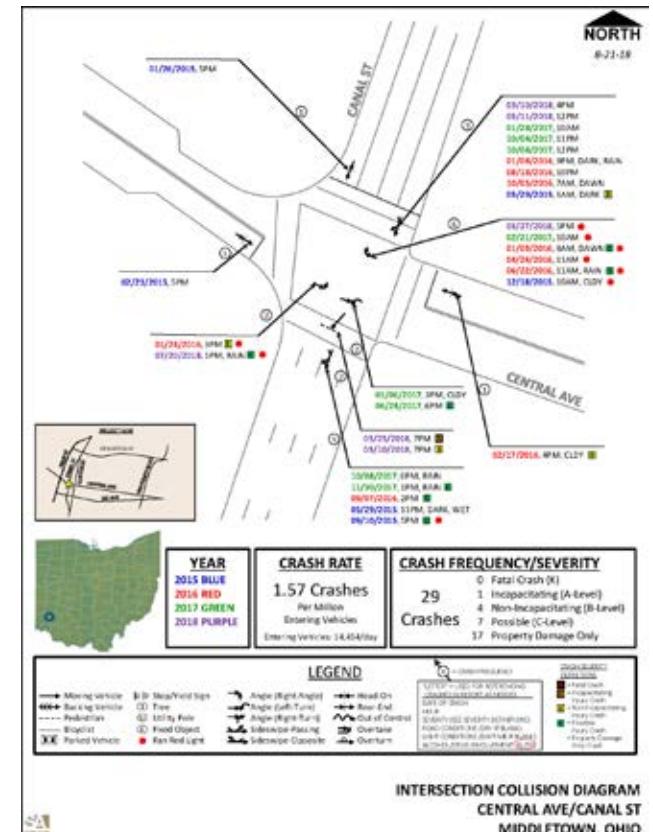
Alleys create excellent connection to parking along parallel streets.

OPPORTUNITIES

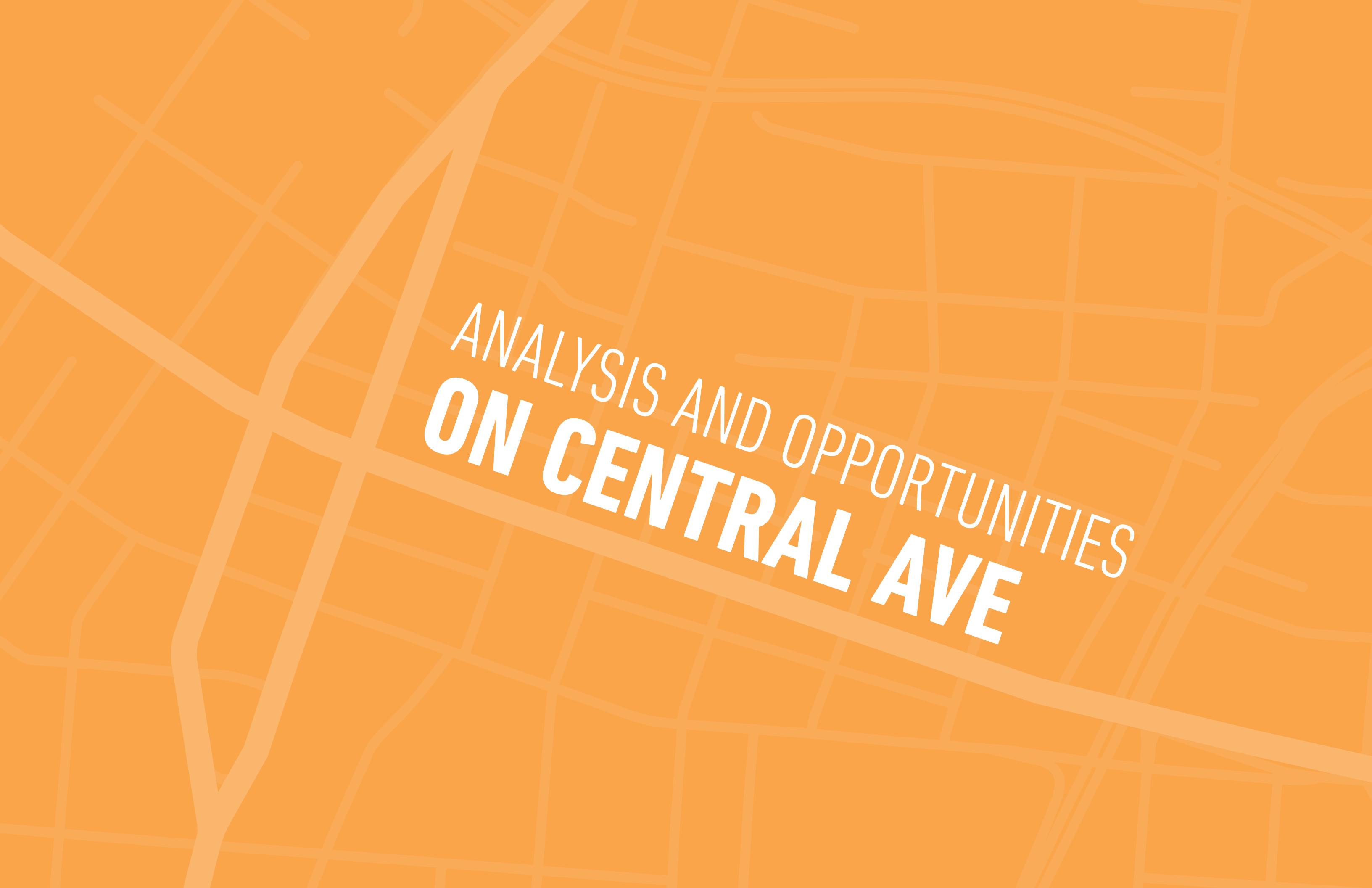


TRAFFIC CALMING INVESTIGATION

CENTRAL AVE FROM CANAL ST TO CLINTON ST



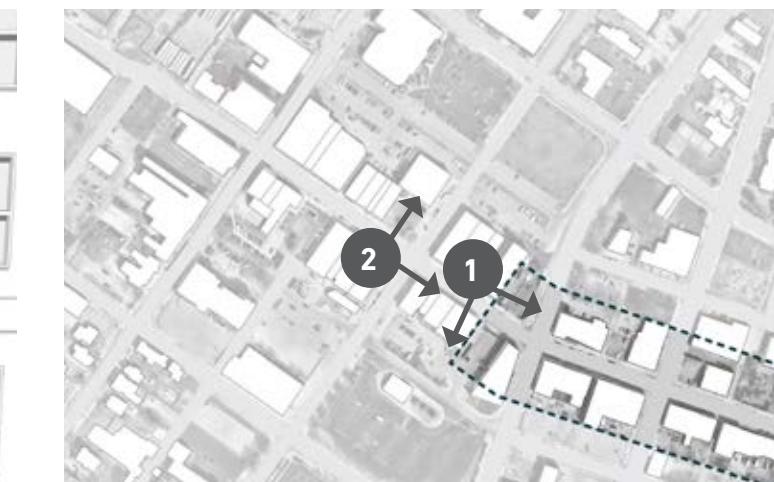
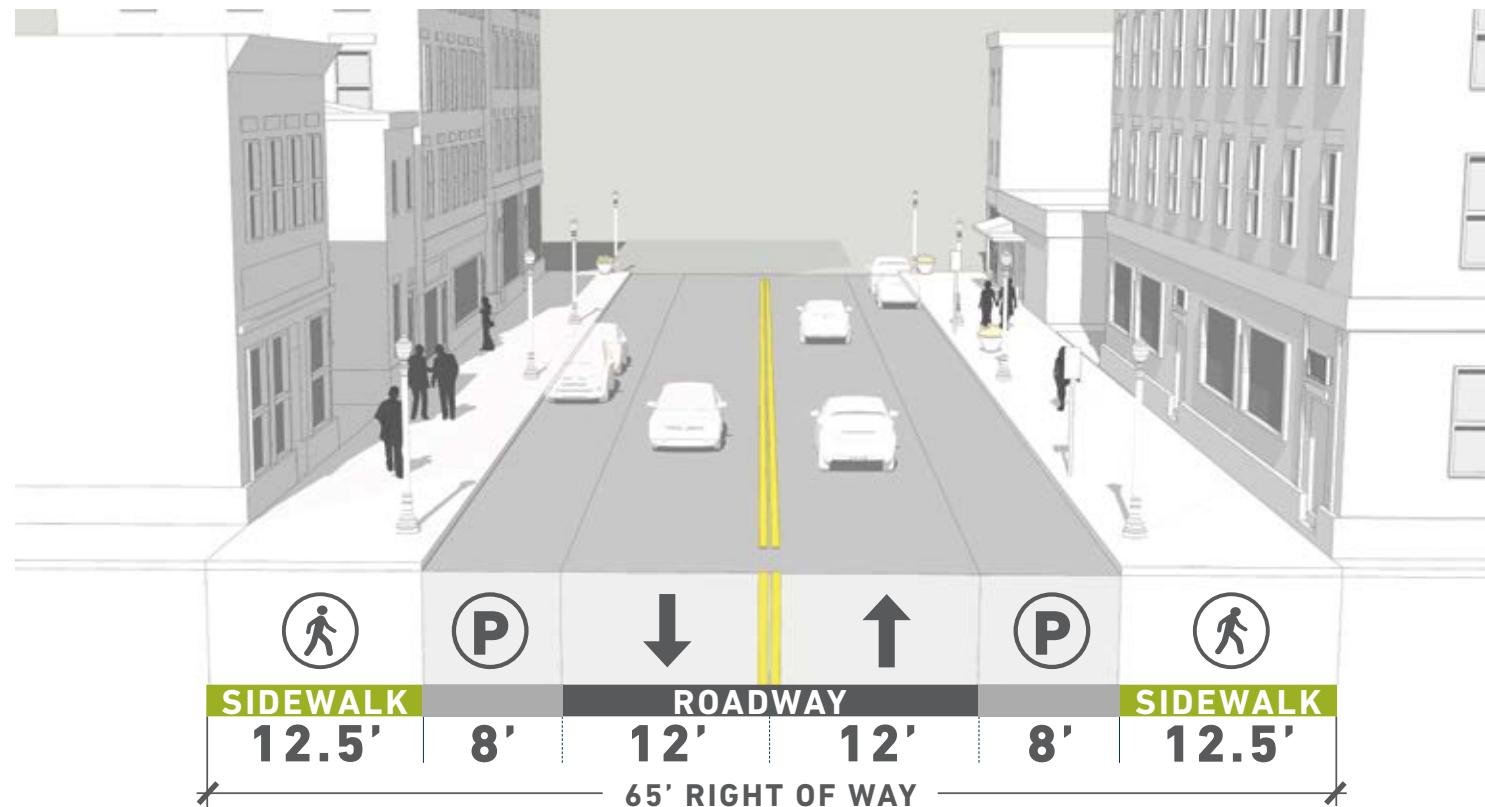
CENTRAL AVENUE IMPROVEMENTS MIDDLETOWN, OH



ANALYSIS AND OPPORTUNITIES **ON CENTRAL AVE**

HISTORIC COMMERCIAL CORE

EXISTING CONDITIONS



Key map



The intersection of Central Ave and S Broad St provides the blueprint for streetstop character and amenities in the commercial core areas of Central Ave.



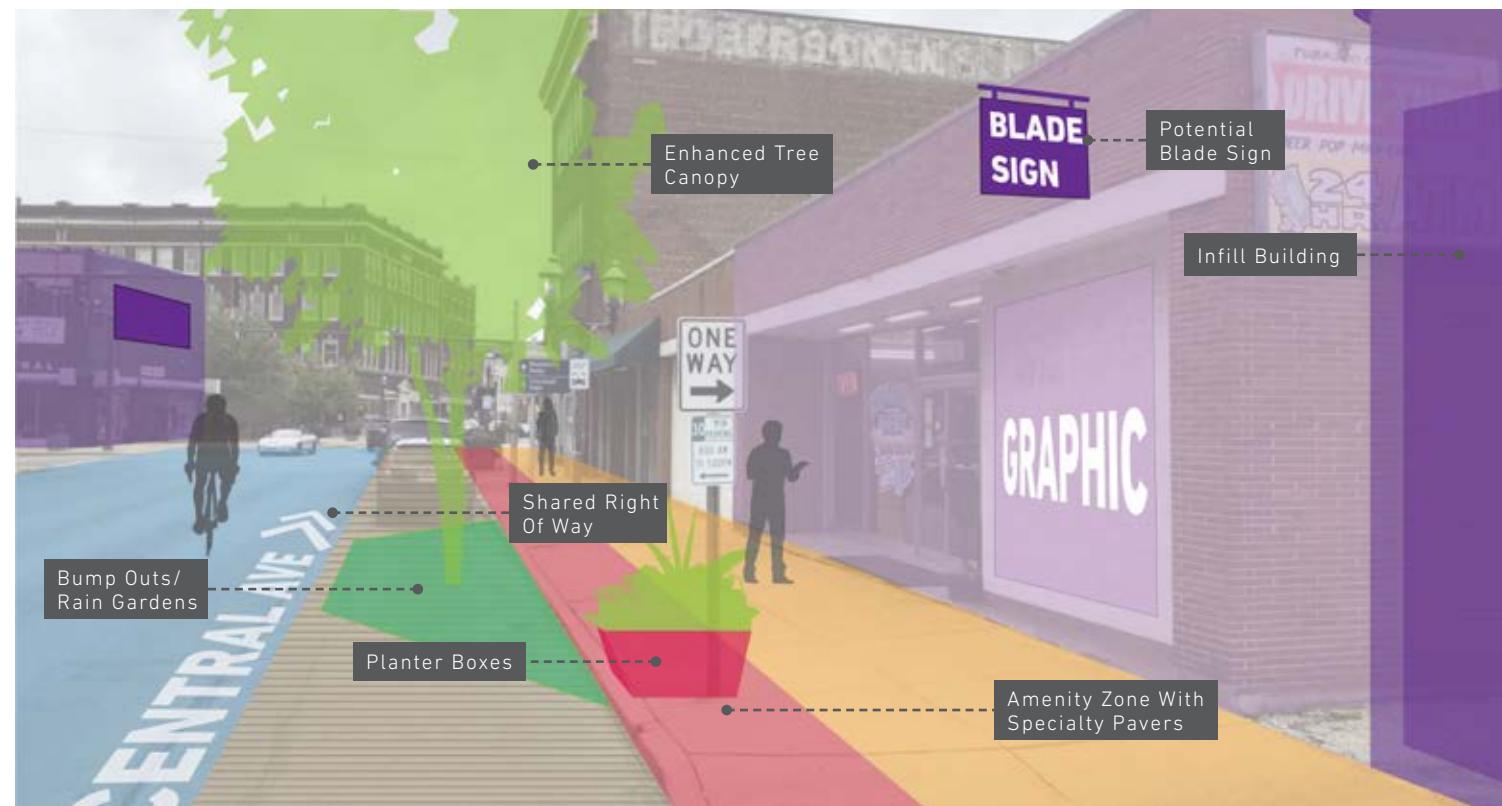
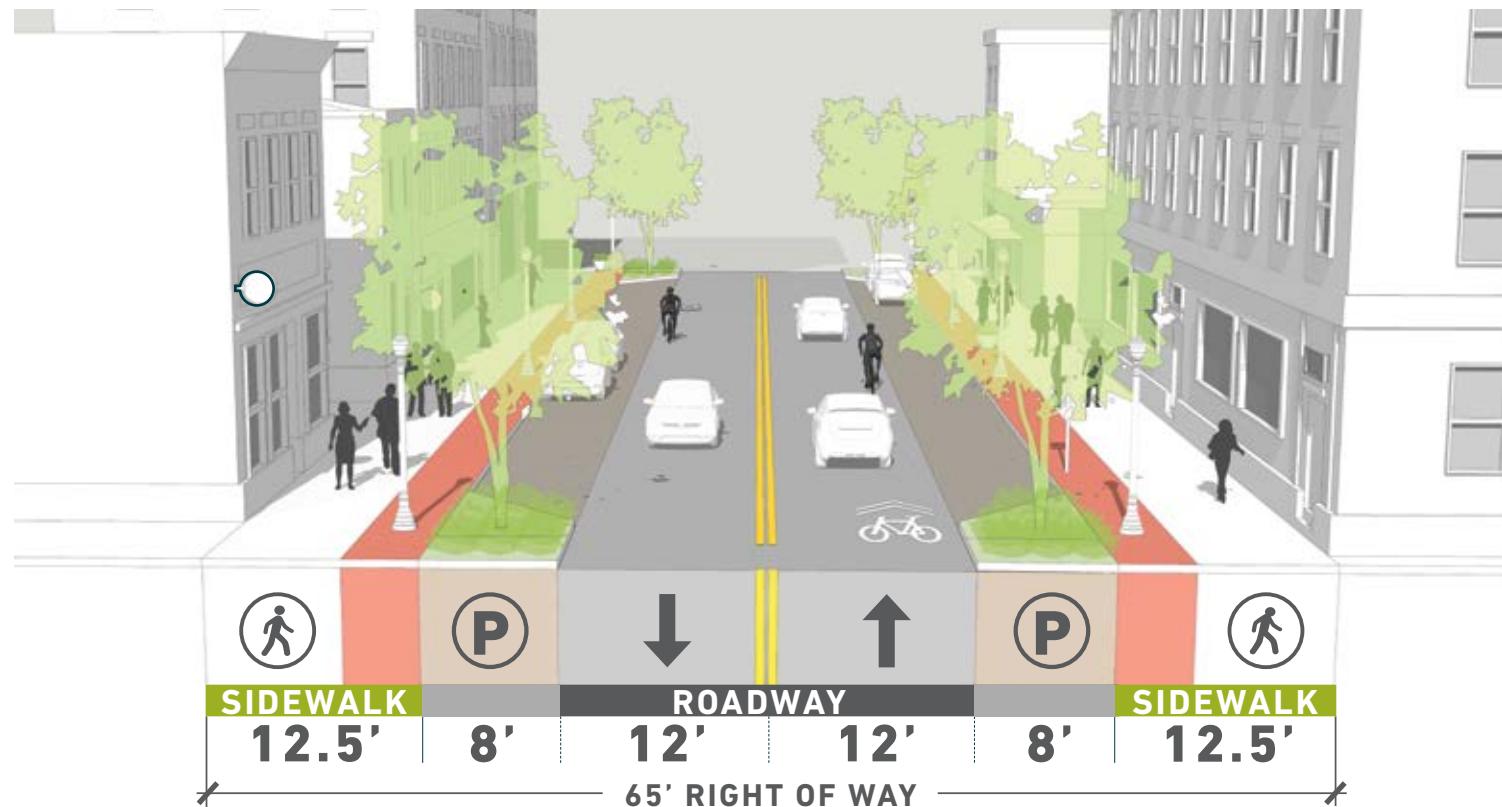
The multi-story buildings of the commercial core provide opportunities for downtown living and office spaces.

CHARACTERISTICS

- Functional and effective under current condition
- Use as model for future street design in the General Commercial Zone

HISTORIC COMMERCIAL CORE

PROPOSED CONDITIONS



CENTRAL AVENUE IMPROVEMENTS MIDDLETOWN, OH



Outdoor dining opportunities.



Protected tree and planting beds.



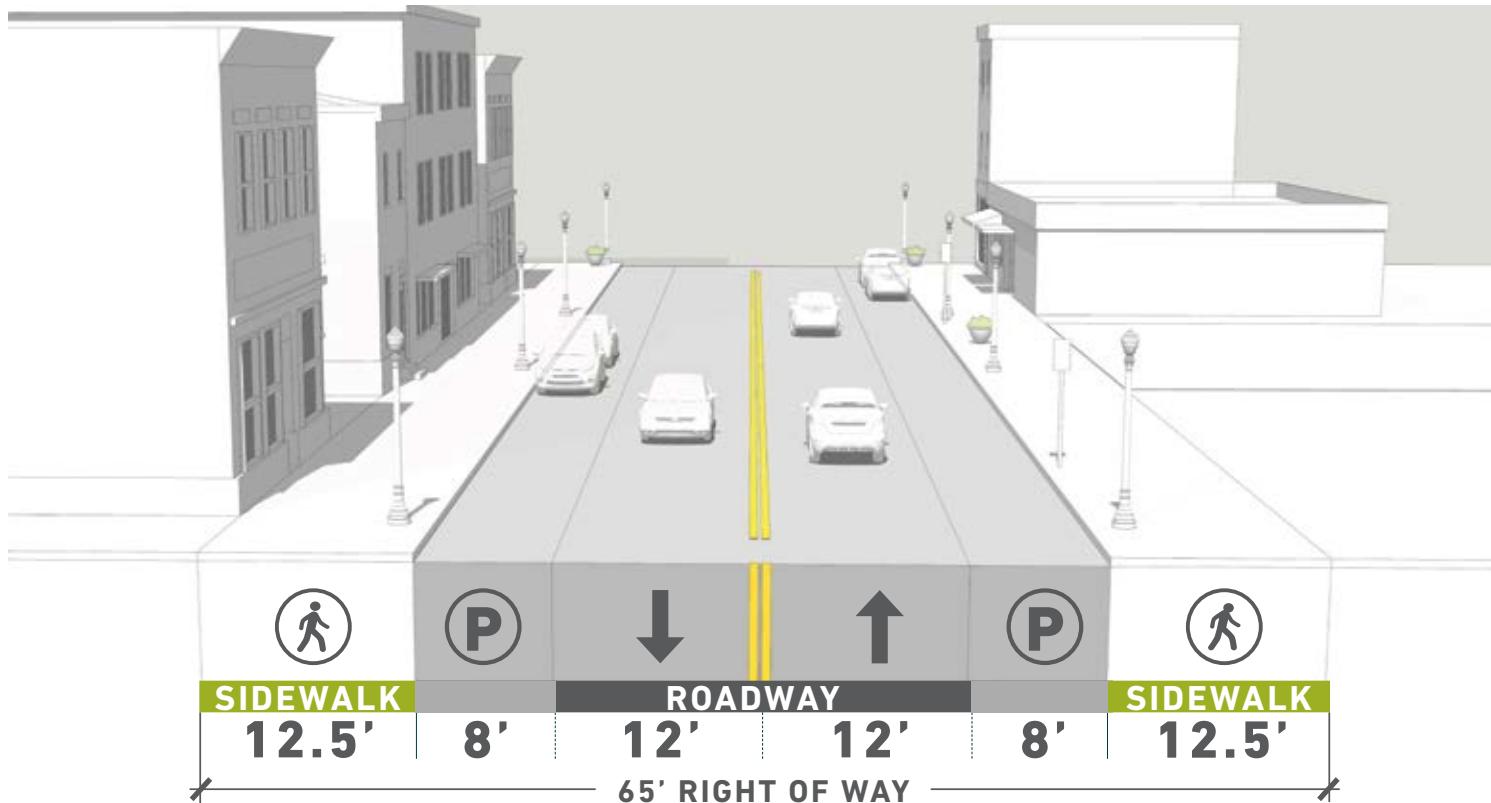
Blade sign standards.

OPPORTUNITIES

- Blade signage
- Traffic calming measures to improve safety
 - Shared lanes
 - Bump-outs and street trees
 - On-street parking
- Infill development to close gaps in street wall

GENERAL COMMERCIAL

EXISTING CONDITIONS



Key map



Infill development should be appropriate for the character of Central Ave.



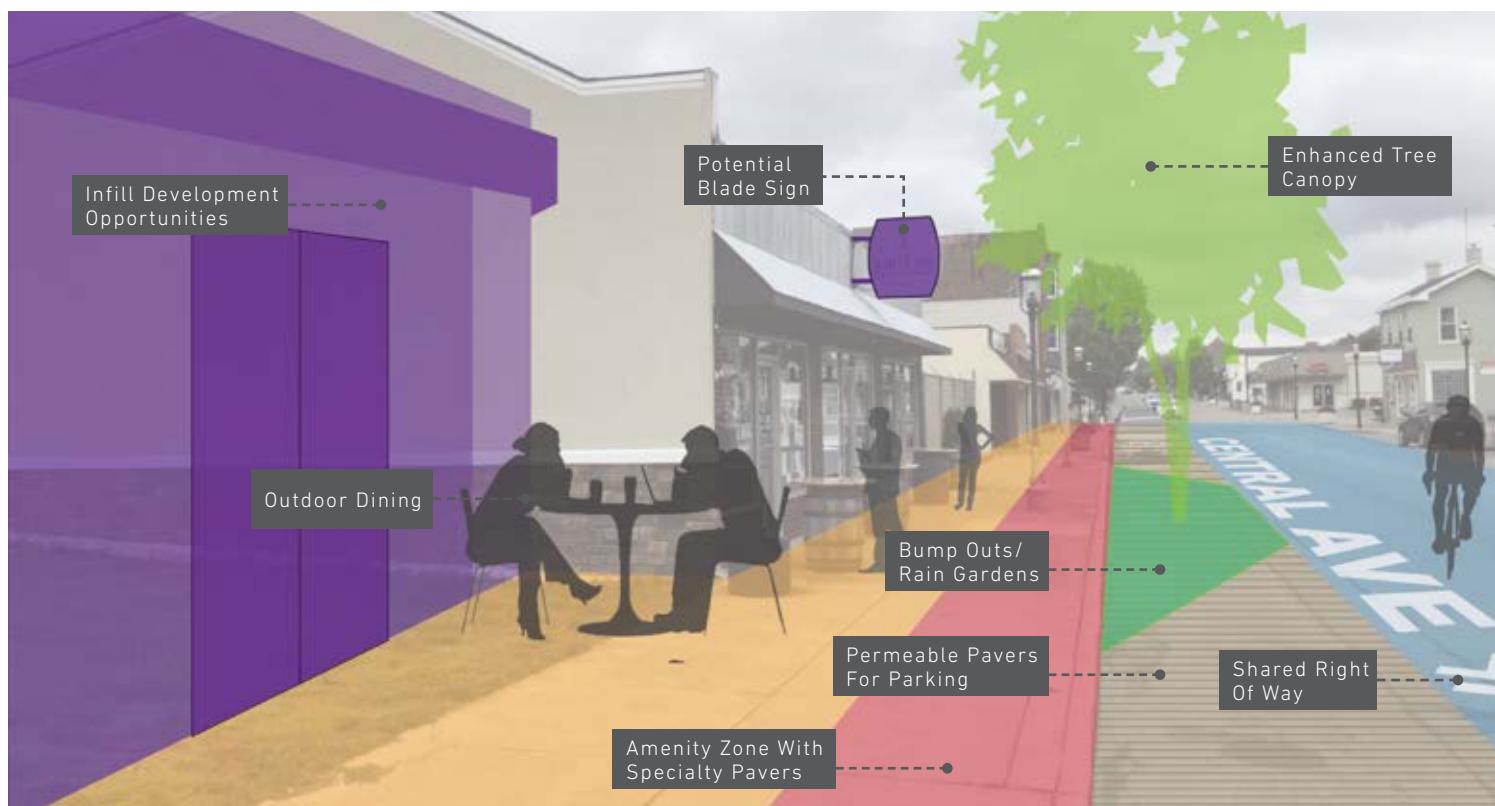
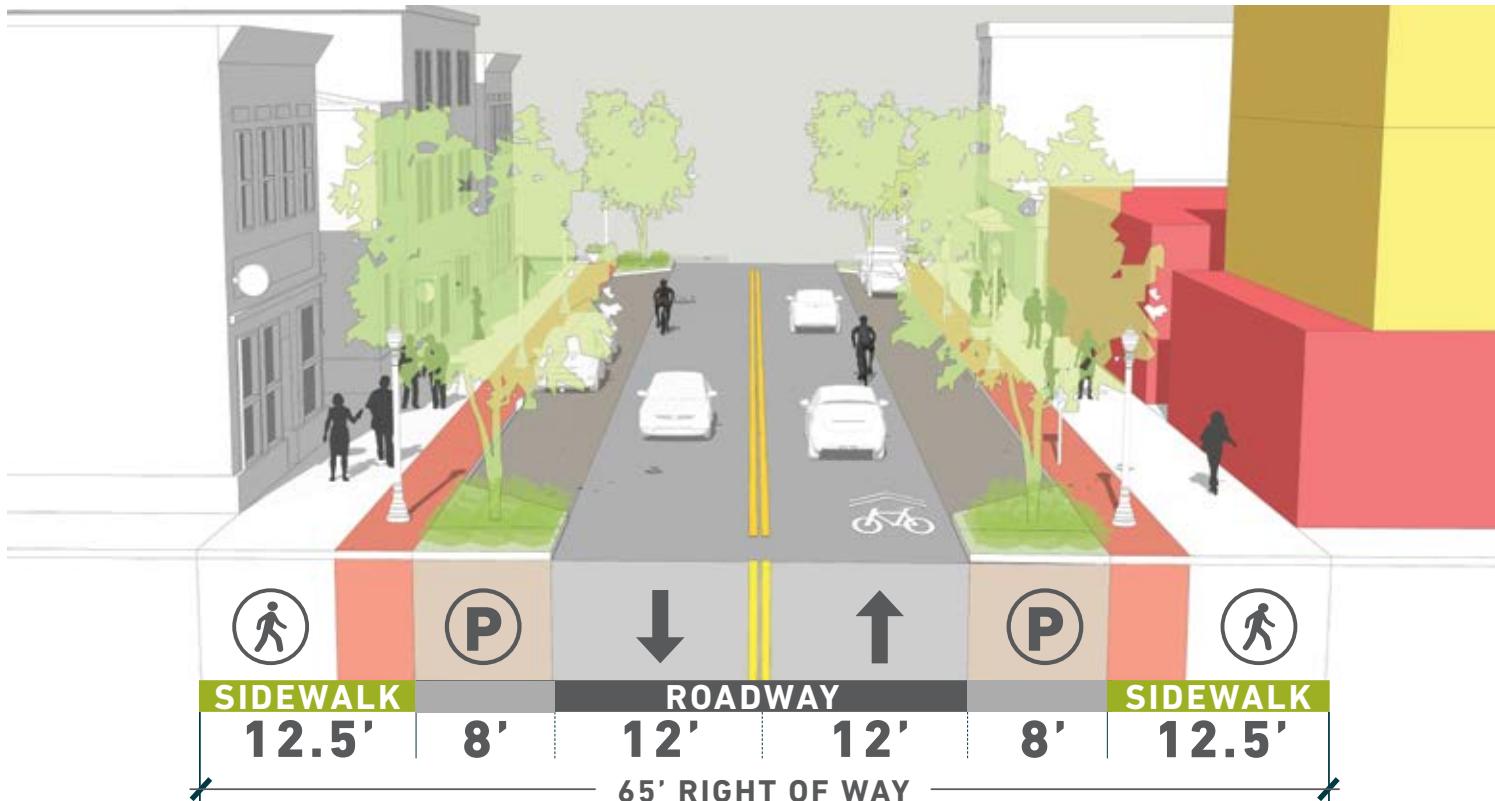
The streetscape design should anticipate infill development within vacant lots and parking areas.

CHARACTERISTICS

- Traits of Historic Commercial Character streetscape can be extended throughout this zone
- Opportunities to eliminate gaps in the streetscape through future infill in vacant lots and parking areas

GENERAL COMMERCIAL

PROPOSED CONDITIONS



Rain Garden bump-out



Amenity zone with special pavers.



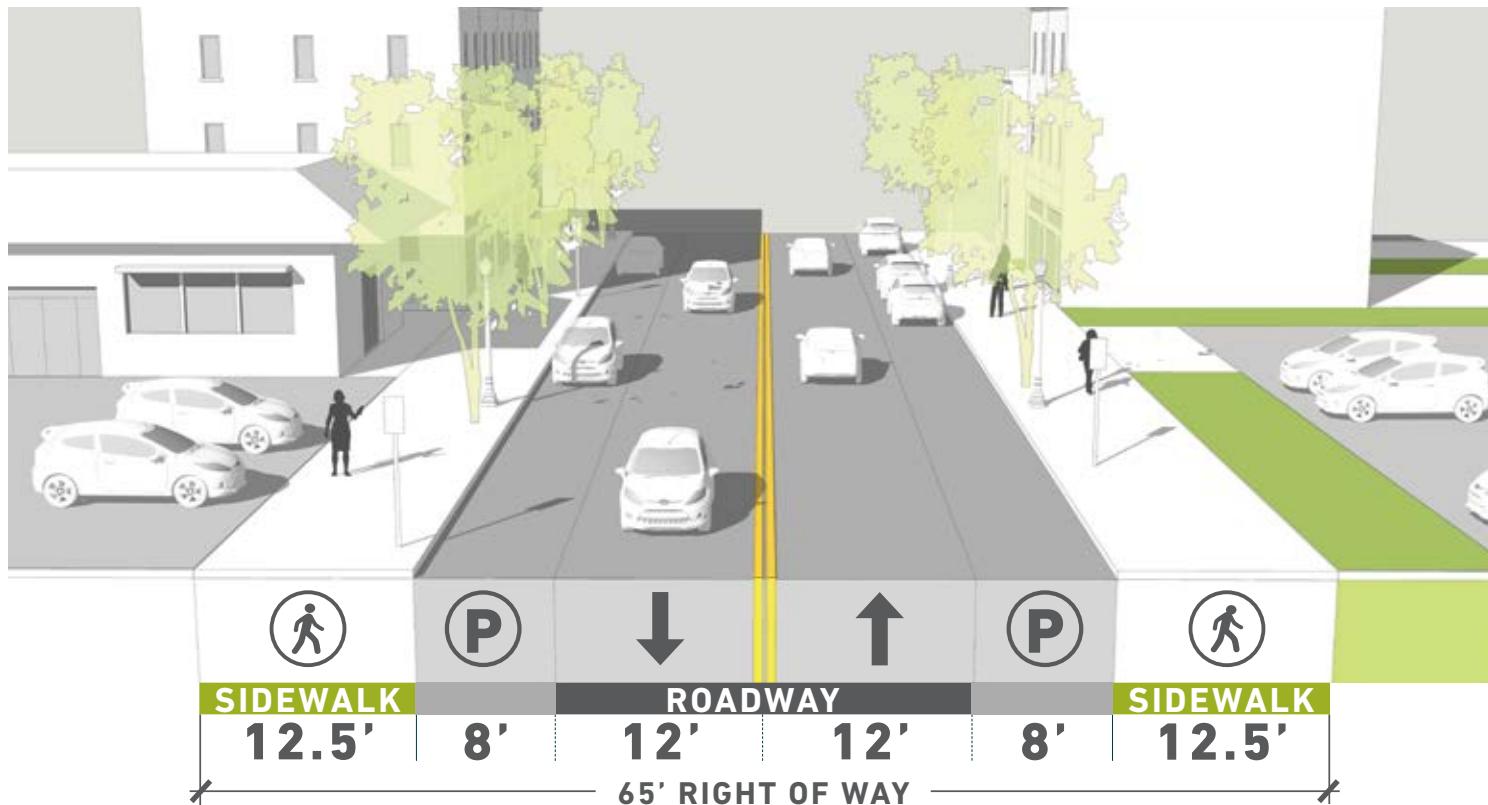
Outdoor dining

OPPORTUNITIES

- Infill Development to fill in gaps of vacant land and parking areas
- Outdoor dining
- Enhanced pedestrian experience
- Shared Lanes
- Traffic calming measures

NEIGHBORHOOD COMMERCIAL

EXISTING CONDITIONS



Key map



Eclectic mixture of residential and commercial uses are present in this part of the corridor.



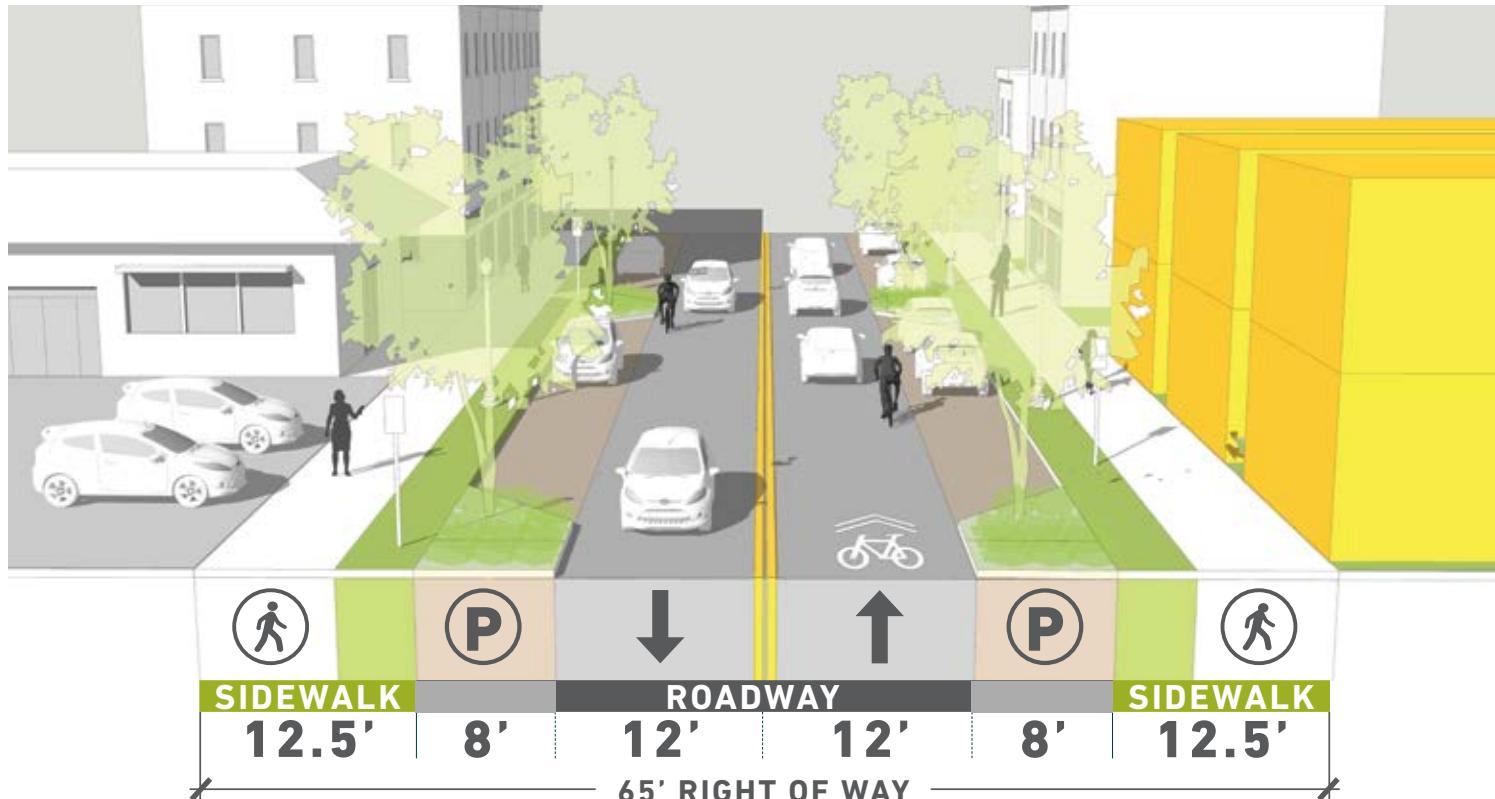
Generic storefronts use tactical retrofitting to transform buildings into eclectic icons in the neighborhood.

CHARACTERISTICS

- Mix of eclectic commercial and residential uses
- Parking areas and gaps in streetscape start to become more noticeable

NEIGHBORHOOD COMMERCIAL

PROPOSED CONDITIONS



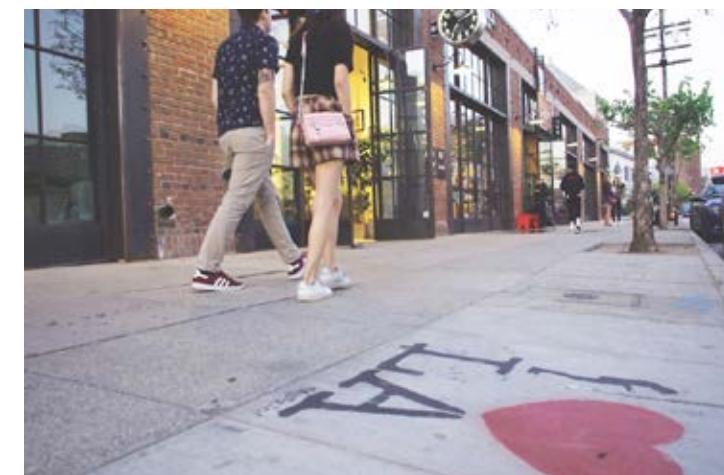
CENTRAL AVENUE IMPROVEMENTS MIDDLETOWN, OH



Permeable paver parking lane and tree lawn.



Rain garden bump out.



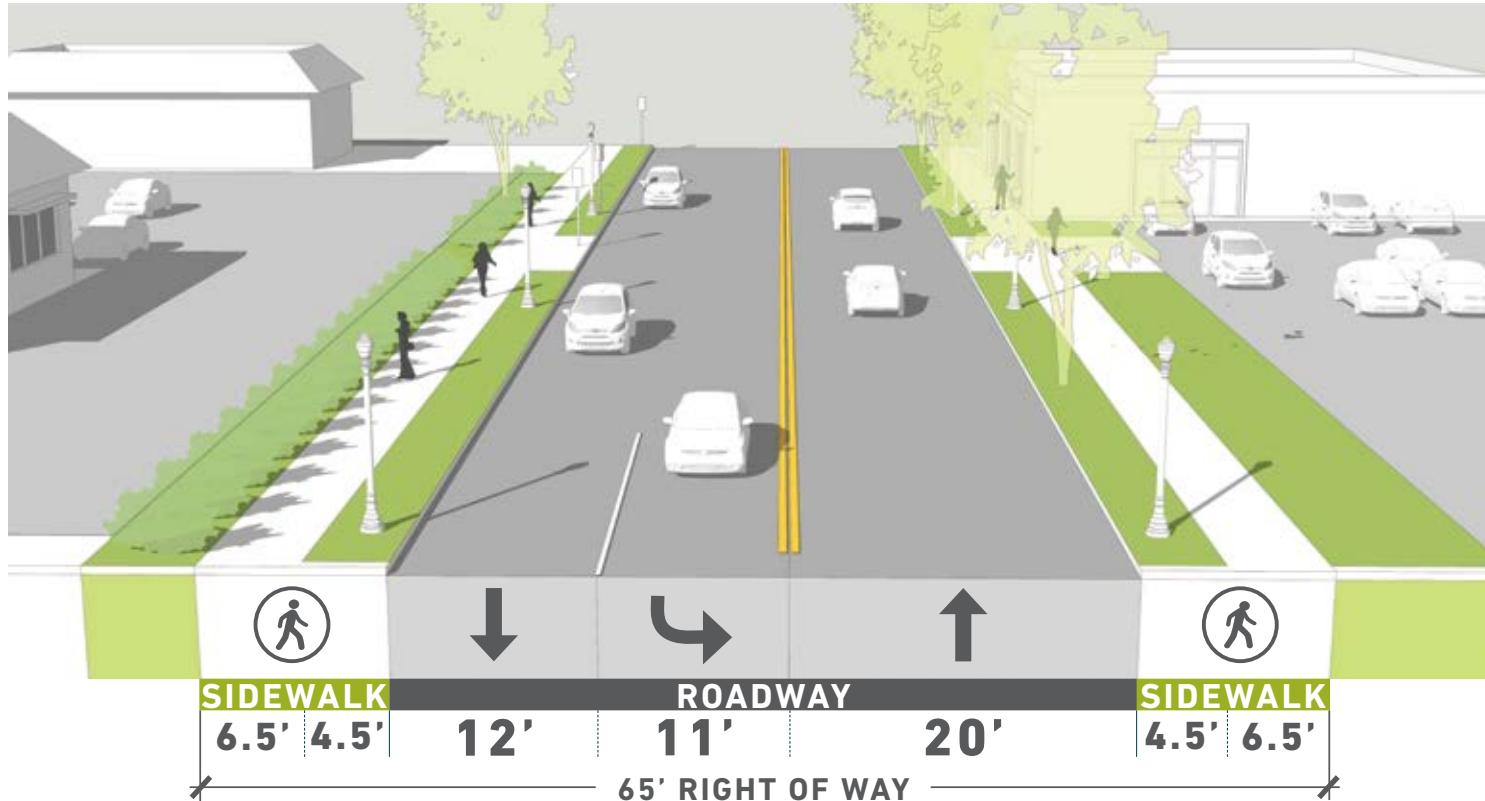
Sidewalk super-graphics

OPPORTUNITIES

- Tree lawn and improved tree canopy
- Bump outs and permeable paver on-street parking
- Infill development on vacant land and parking areas
- Shared lanes
- Super graphics to promote placemaking

TRANSITIONAL

EXISTING CONDITIONS



Large right of ways provide opportunities for enhanced pedestrian activity.



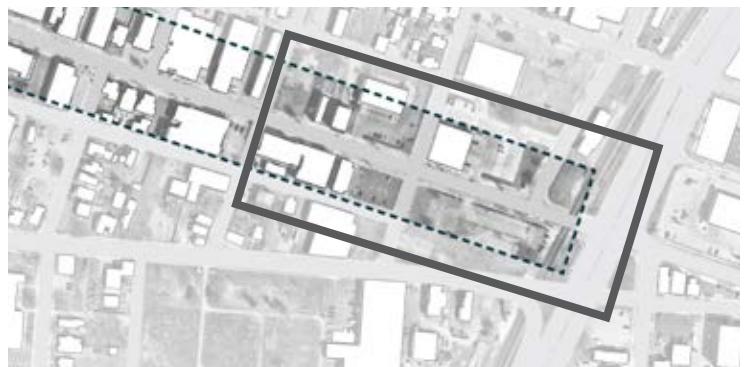
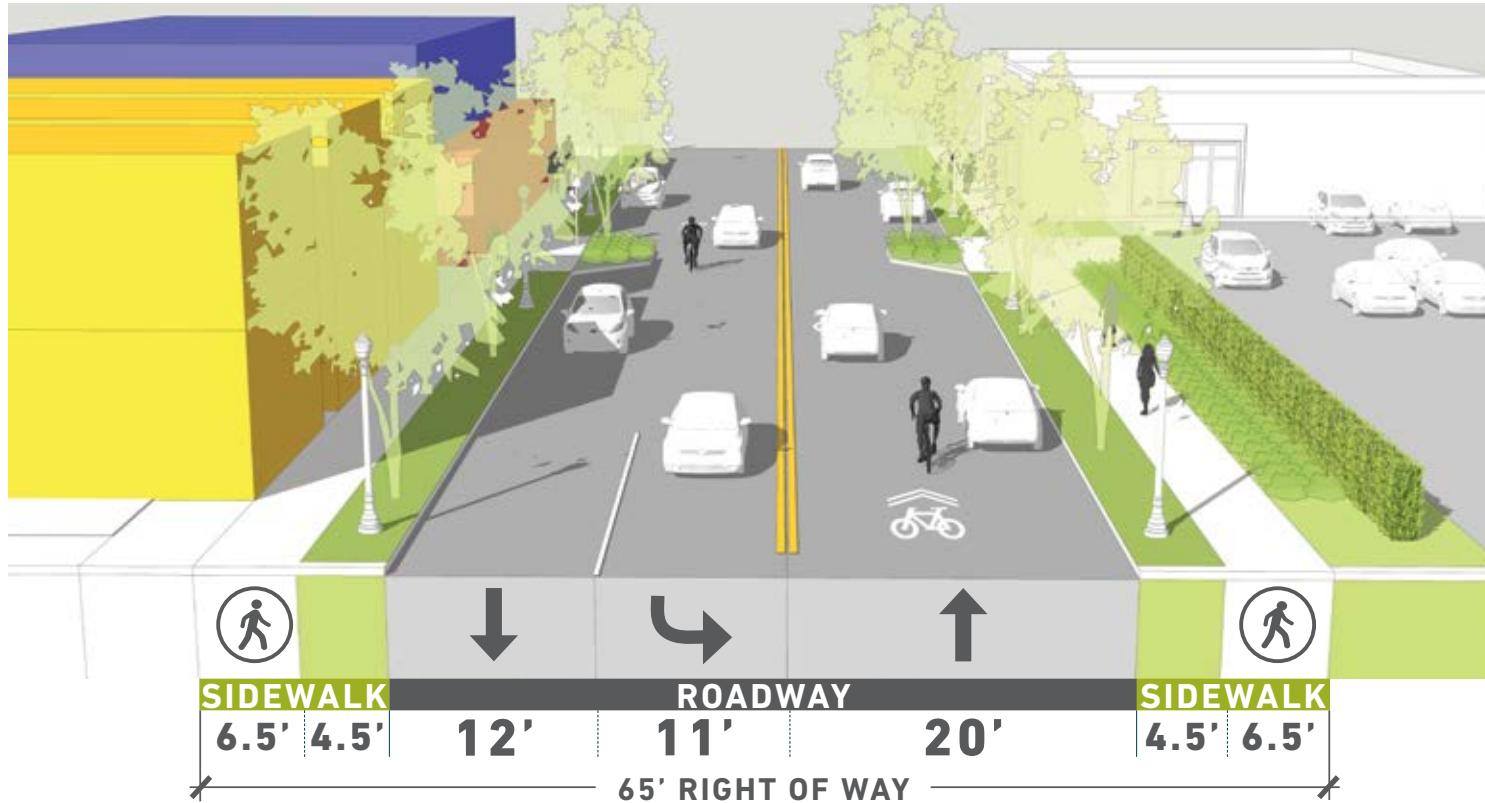
This portion of Central Ave has multiple opportunities for infill development and streetscape improvements.

CHARACTERISTICS

- Large parking lots
- Gaps between building access

TRANSITIONAL

PROPOSED CONDITIONS



Key map



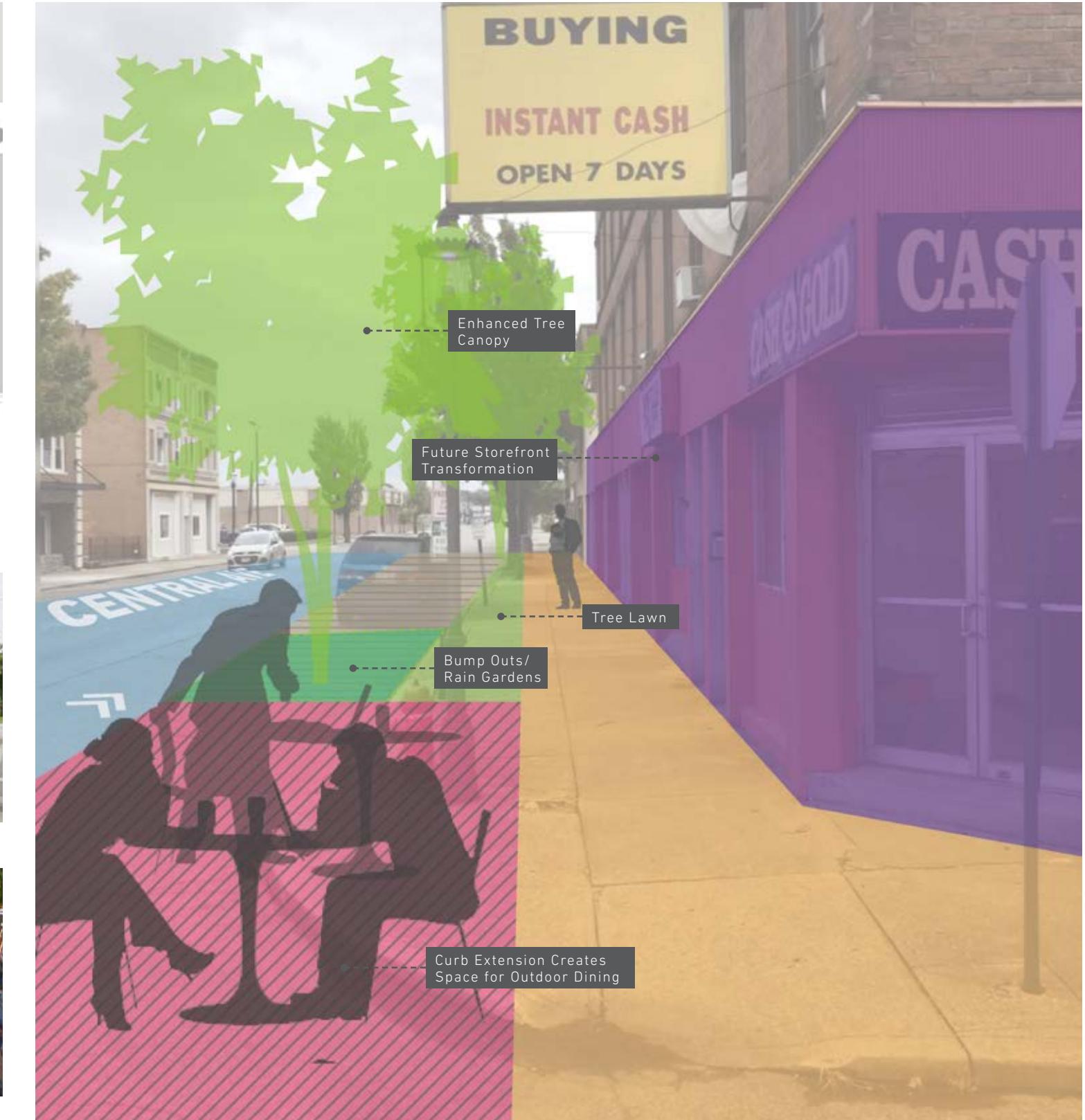
Landscape buffer.



Building massing and placement.



Shared lane.

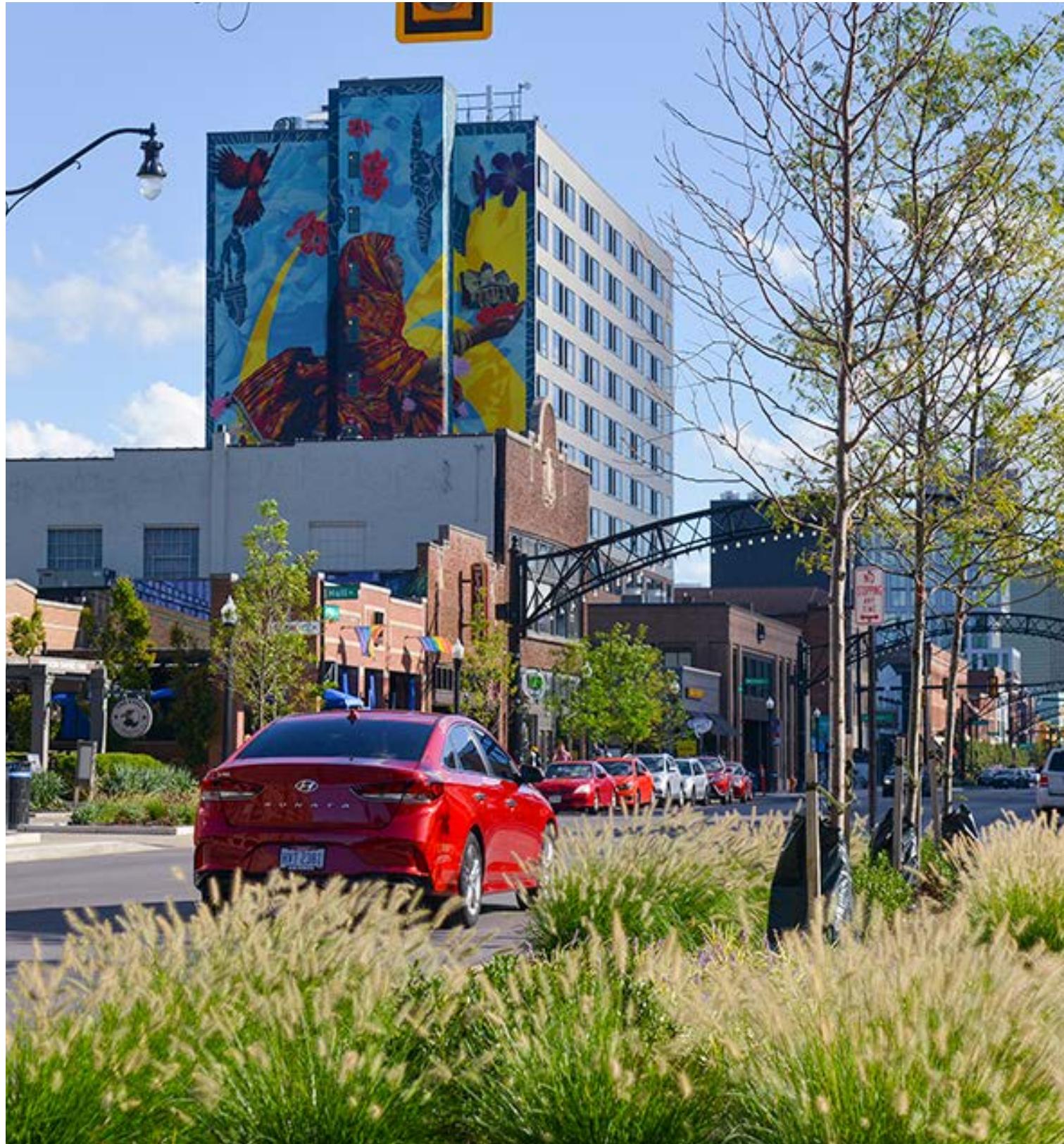




OPPORTUNITIES
“ON CENTRAL”

COLUMBUS, OHIO

SHORT NORTH



CENTRAL AVENUE IMPROVEMENTS MIDDLETOWN, OH

GERMAN VILLAGE



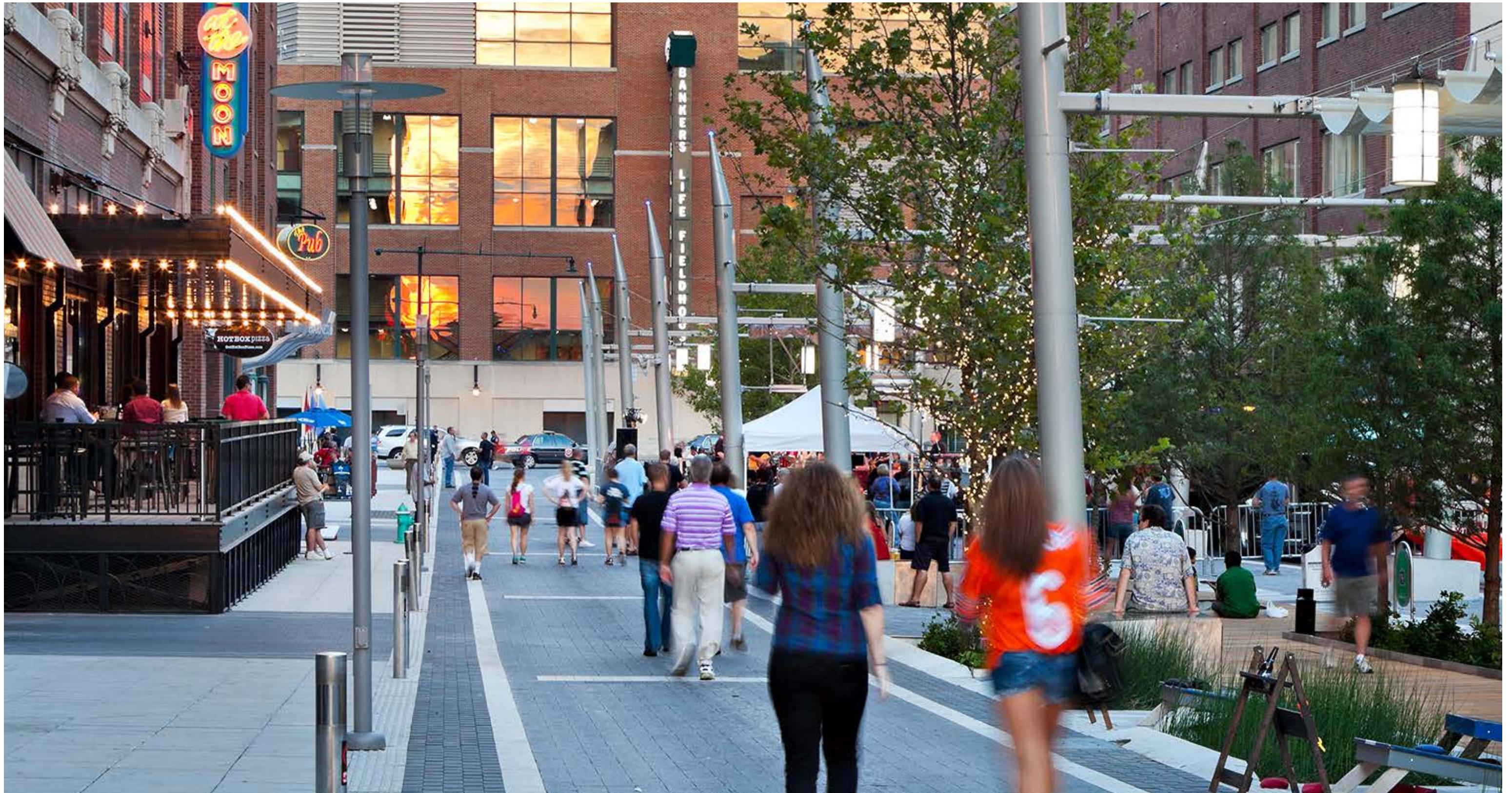
HAMILTON, OHIO

GERMAN VILLAGE



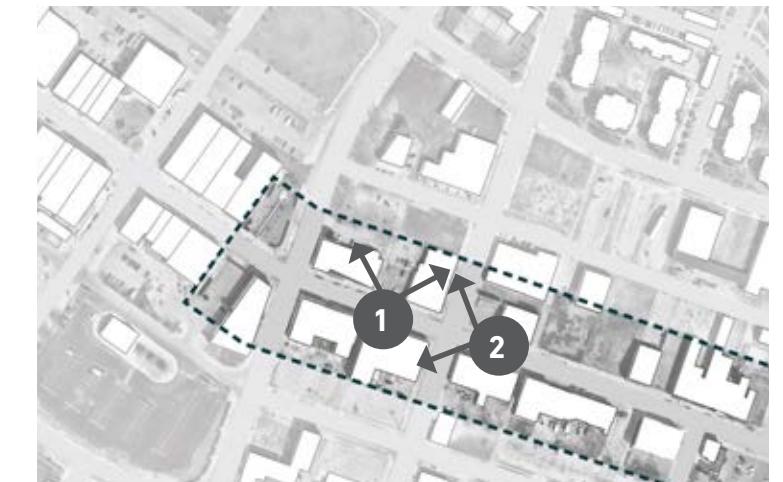
INDIANAPOLIS, INDIANA

GEORGIA STREET



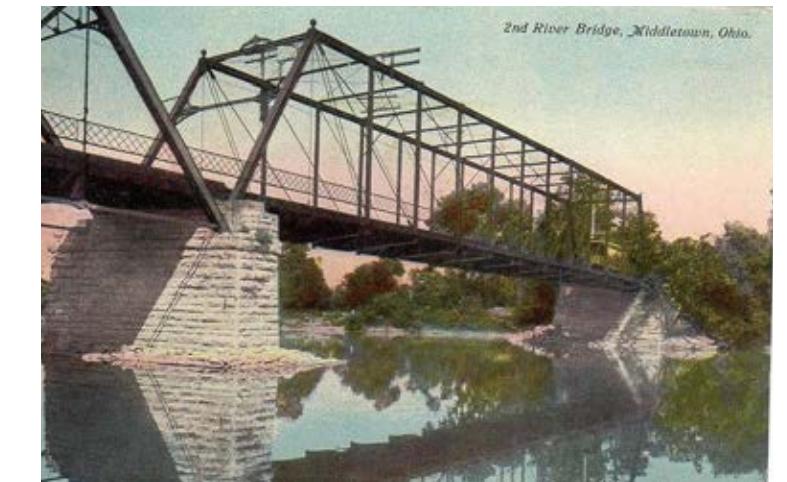
EXISTING CONDITIONS

"ON CENTRAL"



SIGNATURE PLAZA

"ON CENTRAL" - EVENT USE



SIGNATURE PLAZA

“ON CENTRAL” - EVENT USE



SIGNATURE PLAZA

"ON CENTRAL" - DAYTIME USE



SIGNATURE PLAZA

"ON CENTRAL" - DAYTIME USE



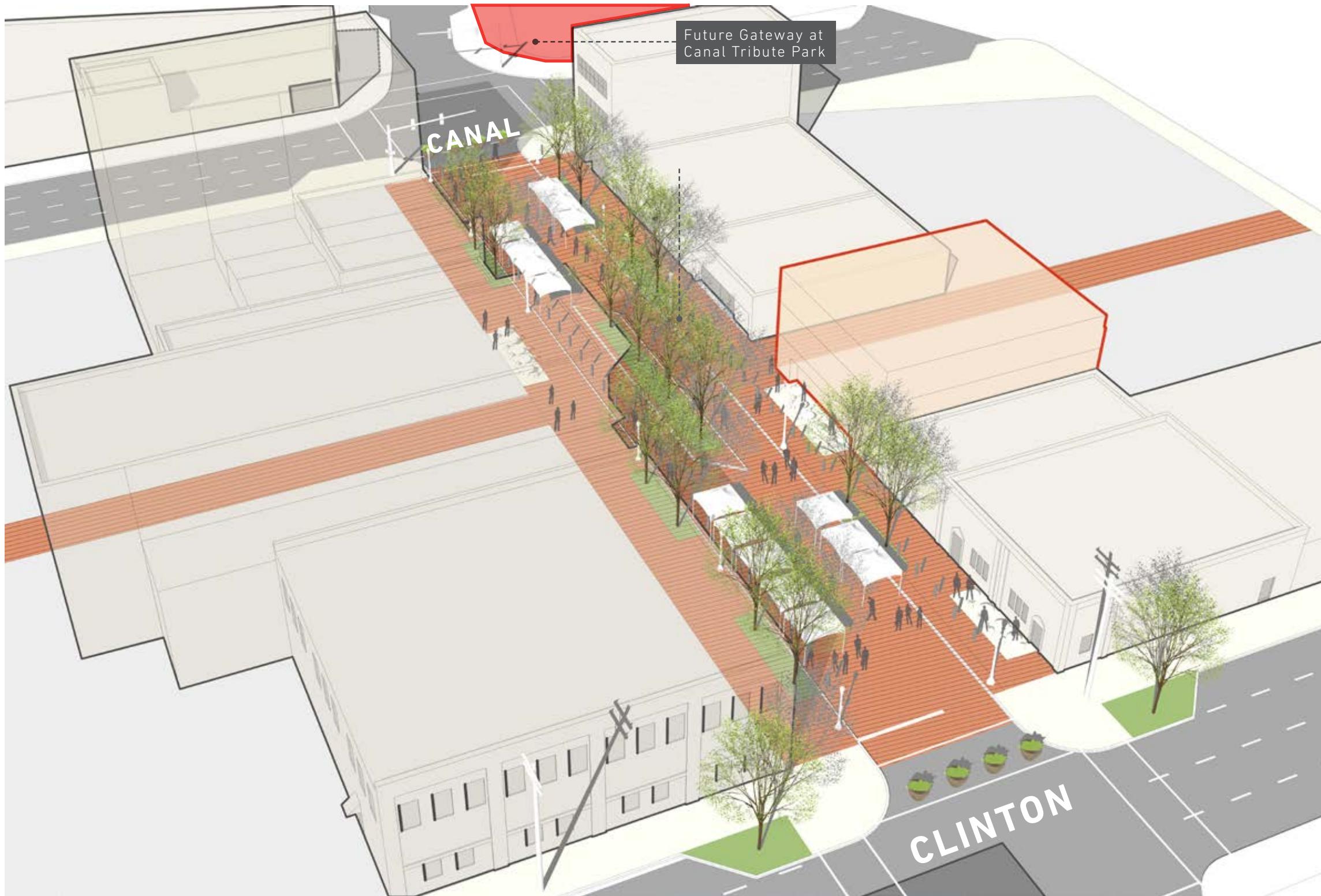
SIGNATURE PLAZA

“ON CENTRAL”



THE MALL

"ON CENTRAL" - EVENT USE



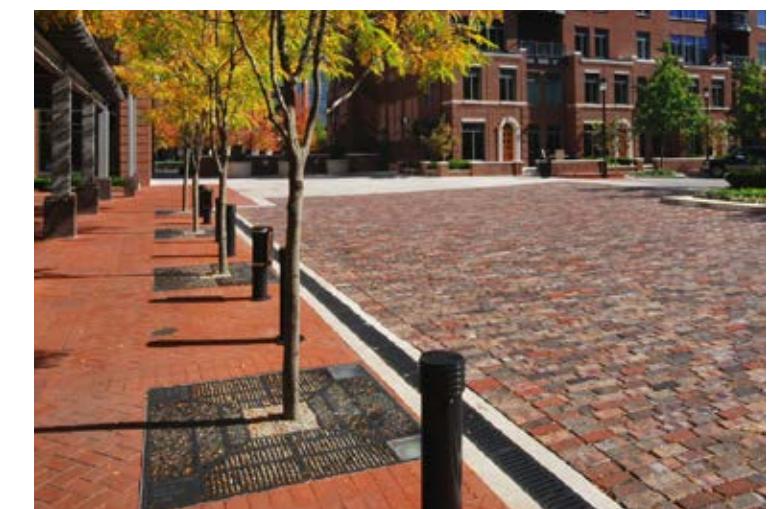
THE MALL

"ON CENTRAL" - EVENT USE



THE MALL

"ON CENTRAL" - DAYTIME USE



THE MALL

"ON CENTRAL" - DAYTIME USE



THE MALL

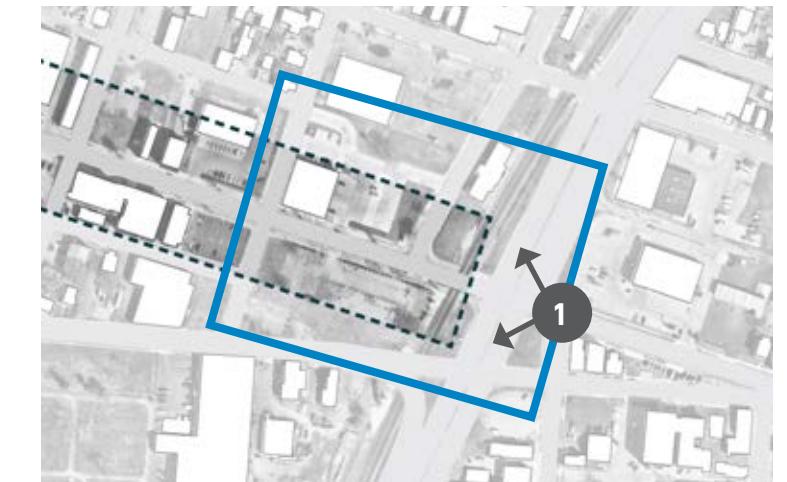
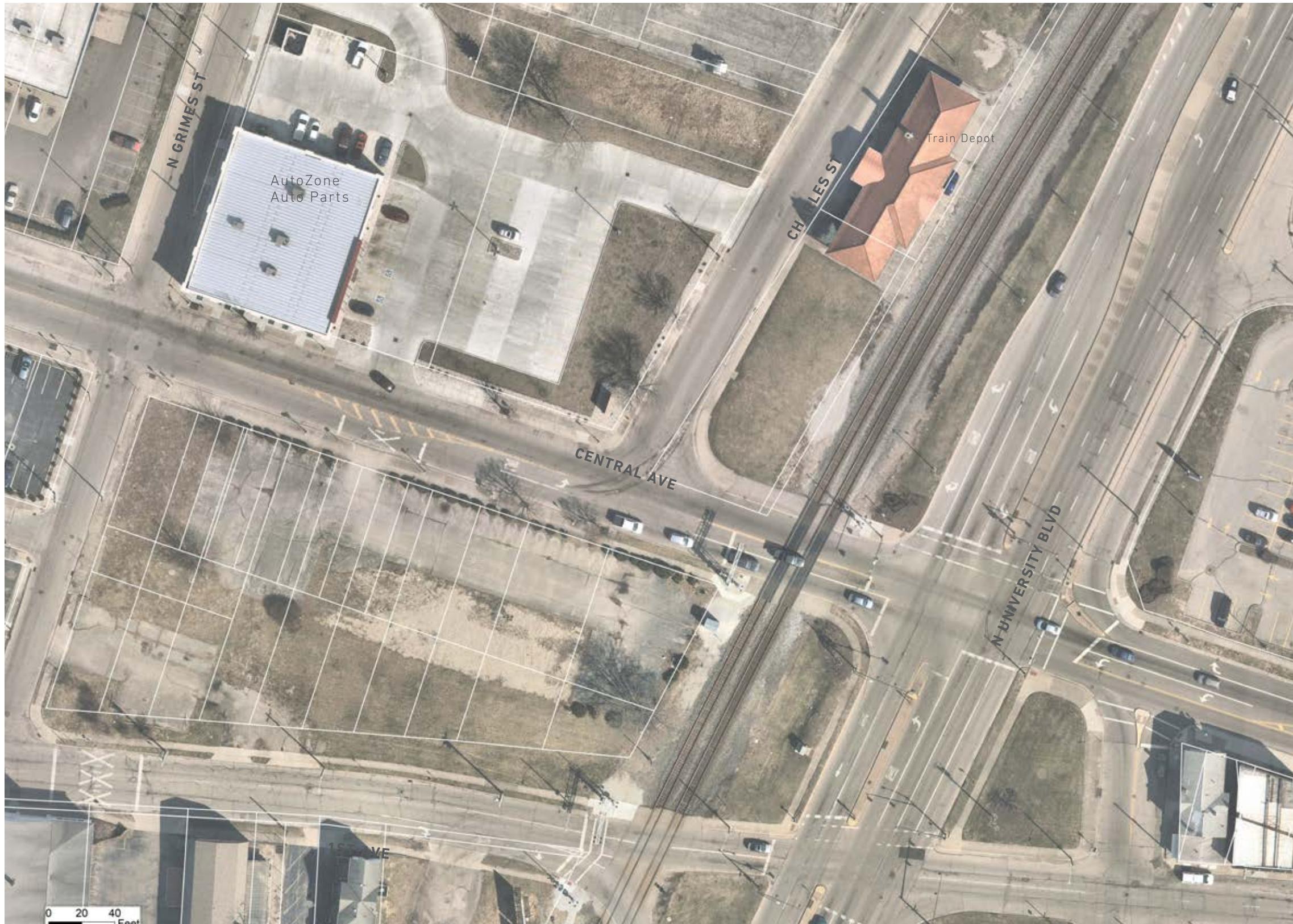
“ON CENTRAL”



BEFORE

UNIVERSITY BOULEVARD GATEWAY

TRAIN DEPOT



UNIVERSITY BOULEVARD GATEWAY

TRAIN DEPOT



- 1 Rail station pocket park
- 2 Gateway paving and landscape enhancements
- 3 Ground floor retail and mixed-use infill



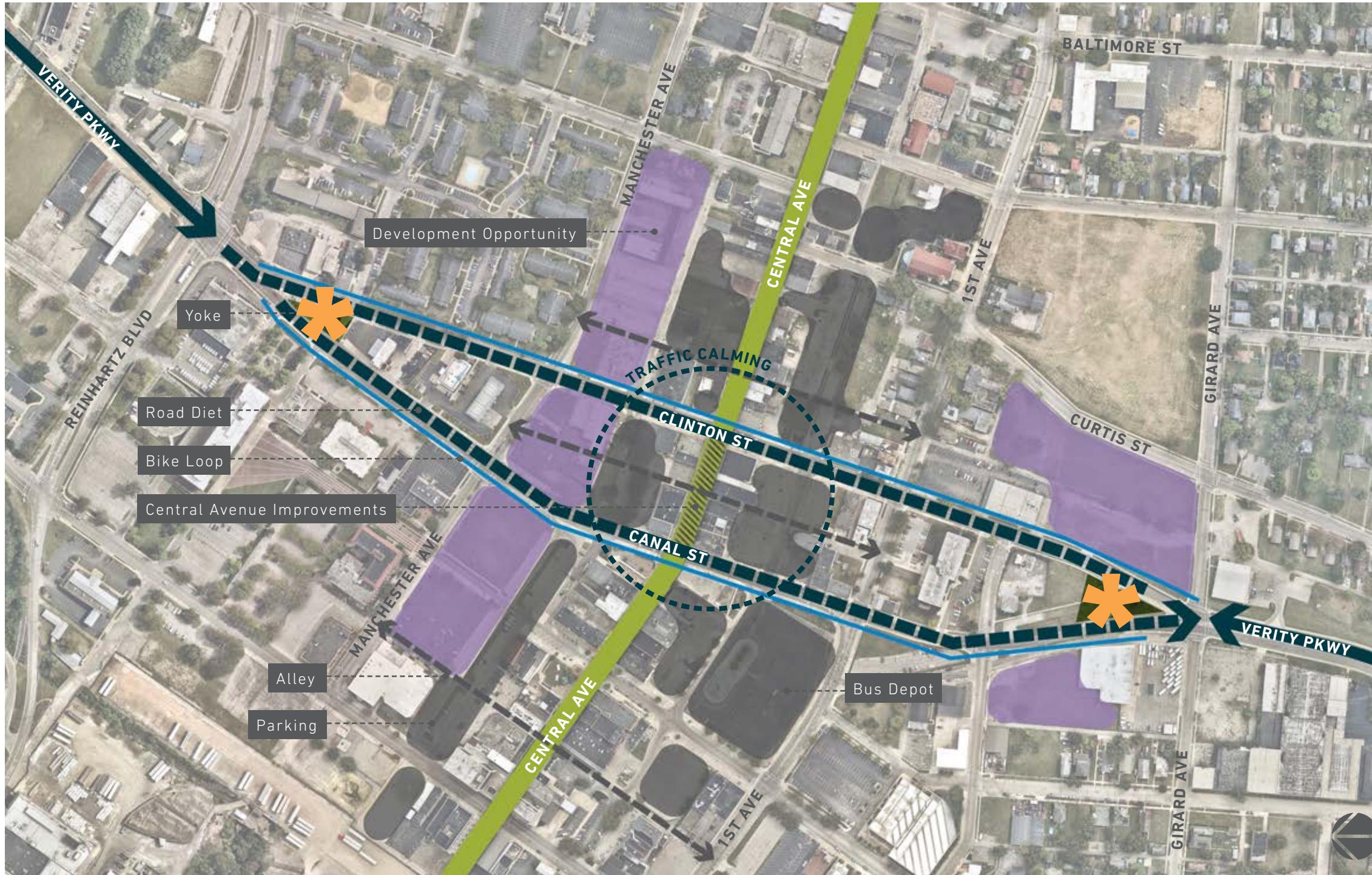
Best practice example of a train stop gateway in Manassas, VA.



STATE ROUTE 4

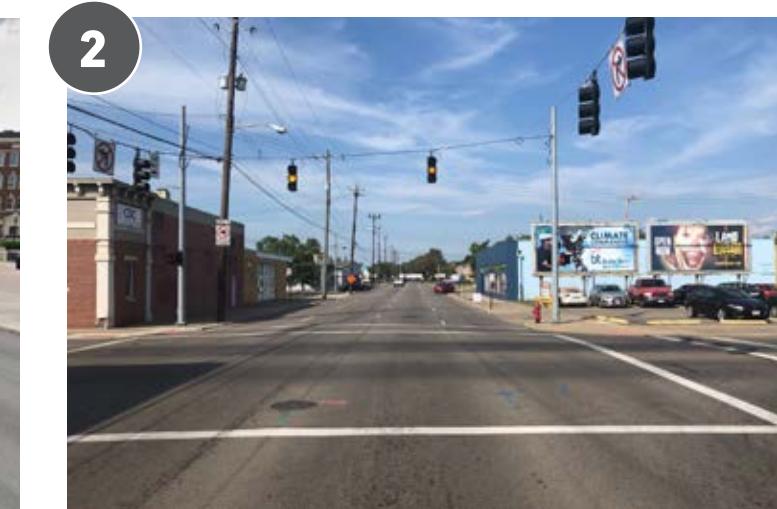
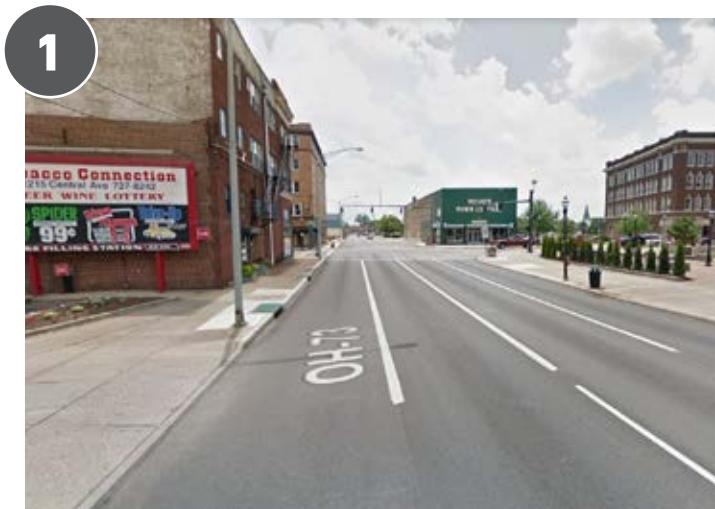
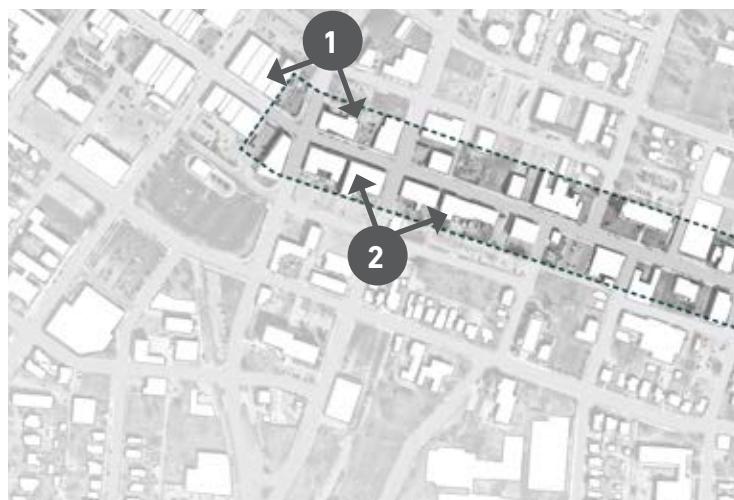
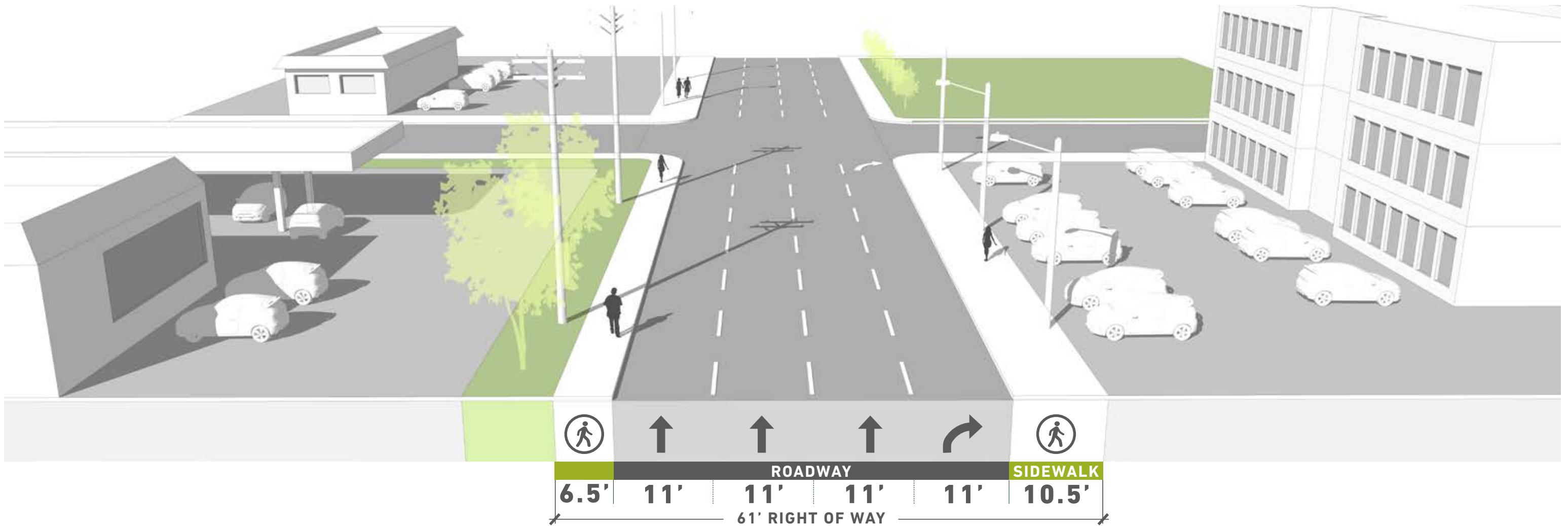
STATE ROUTE 4

ISSUES AND OPPORTUNITIES



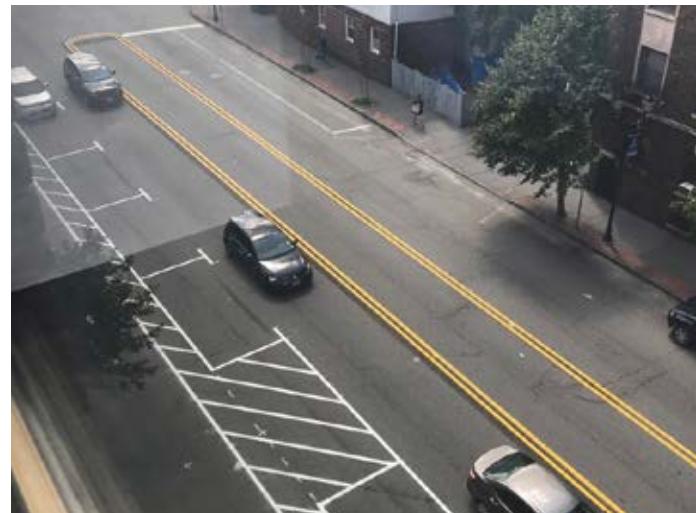
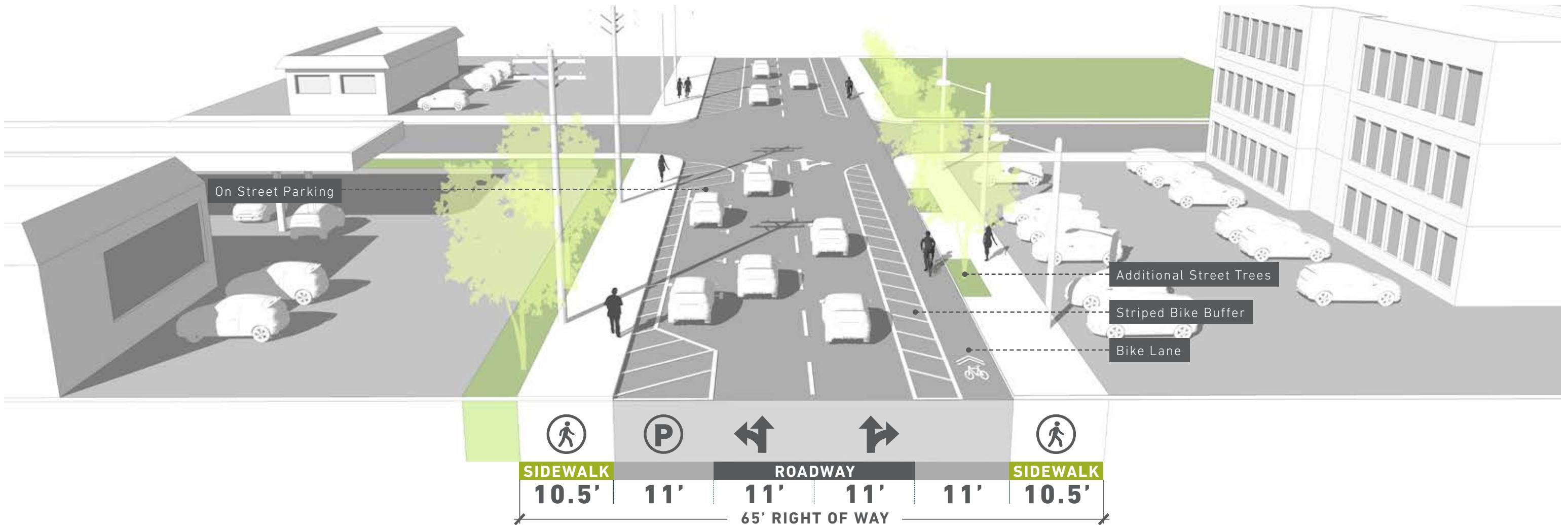
TYPICAL STREET SECTION

EXISTING CONDITIONS



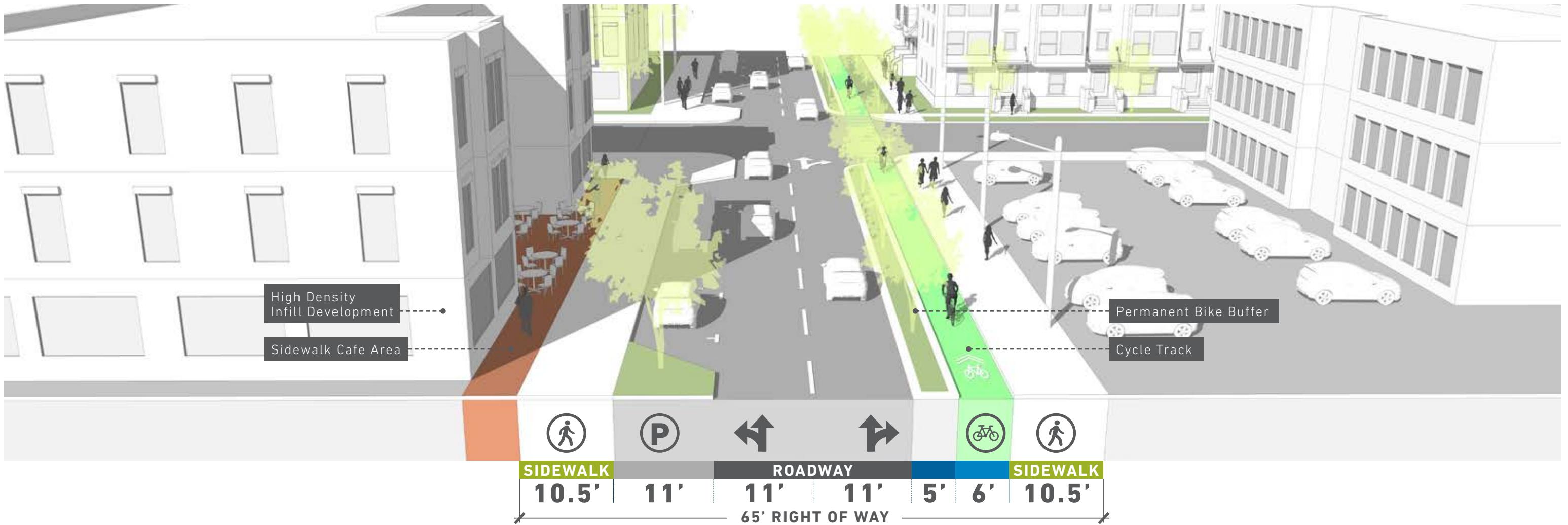
TYPICAL STREET SECTION

PROPOSED INTERIM CONDITIONS



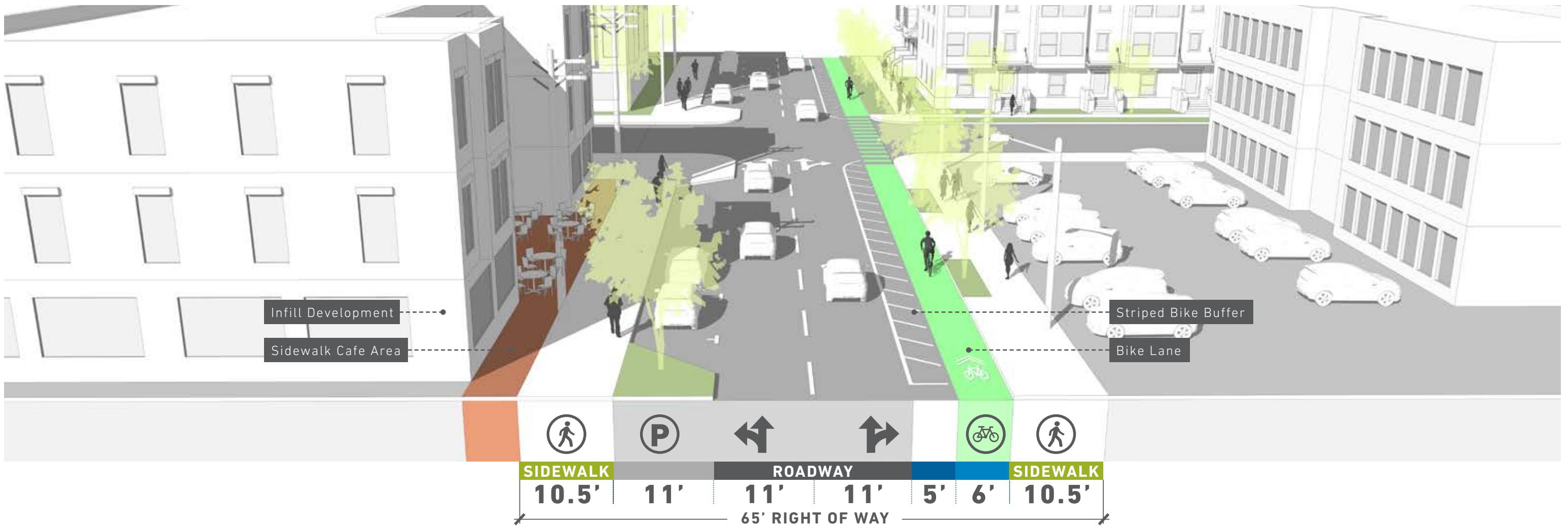
TYPICAL STREET SECTION

PROPOSED CONDITIONS - OPTION 1



TYPICAL STREET SECTION

PROPOSED CONDITIONS - OPTION 2



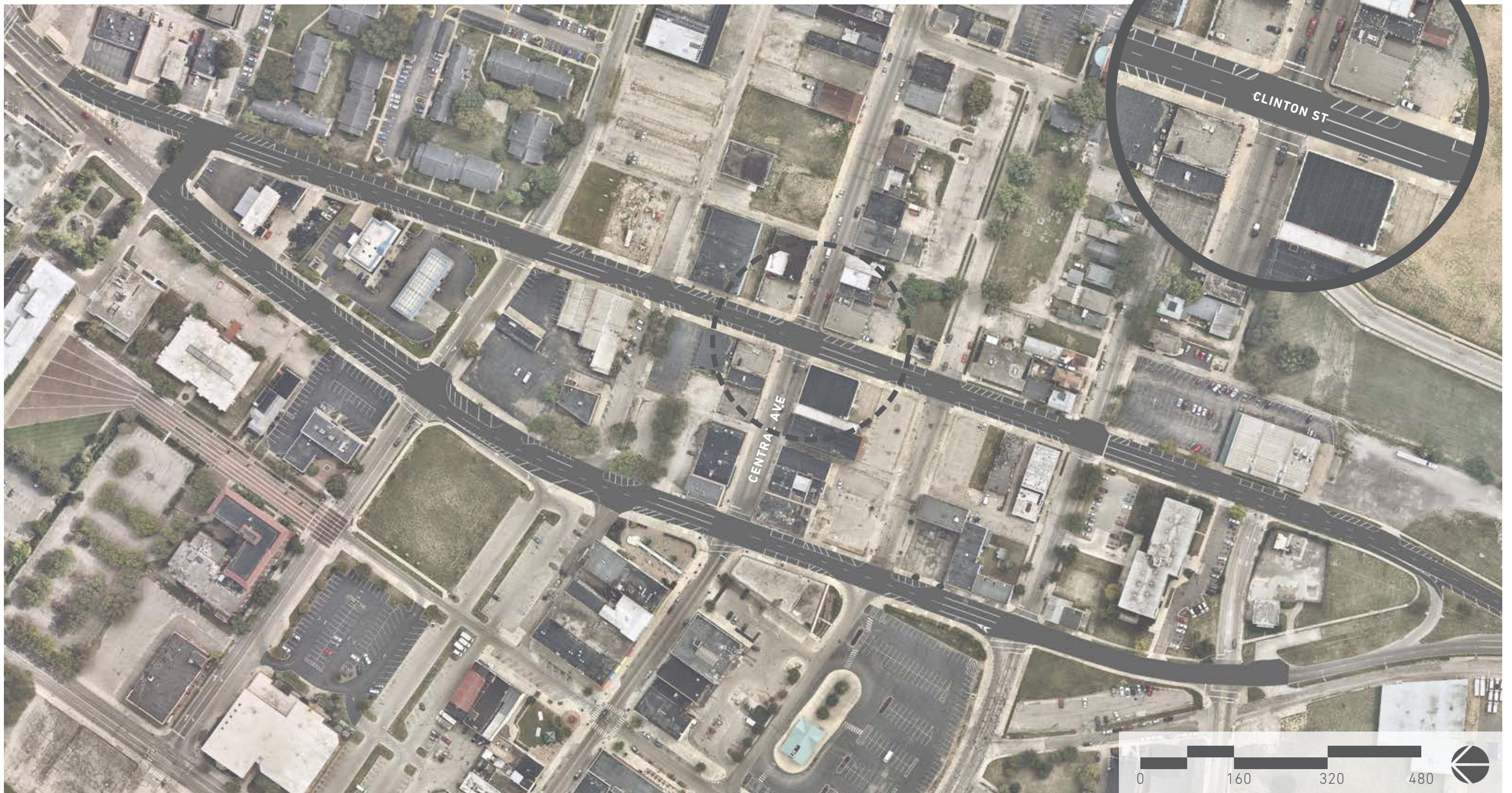
STATE ROUTE 4

PROPOSED CONDITIONS



STATE ROUTE 4

INTERIM STRIPING PLAN



STATE ROUTE 4

POTENTIAL CONDITIONS



NEXT STEPS

Provide feedback on boards and select a preferred vision.

Detailed Design: 2020-2021

Construction: 2022

CENTRAL AVENUE IMPROVEMENTS



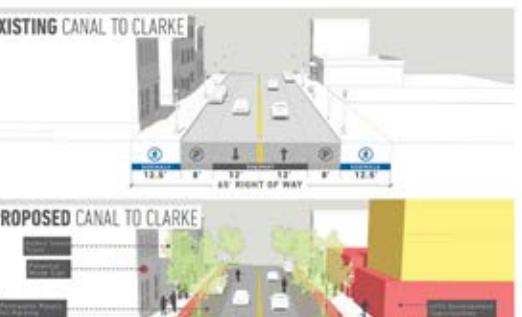
CHARACTER



RIVER CORRIDOR

HISTORIC COMMERCIAL
Multi-story, few building gaps

TYPICAL STREET SECTIONS



EXISTING CANAL TO CLARKE

PROPOSED CANAL TO CLARKE

THE MALL "ON CENTRAL"



RENDERING



USES



FESTIVAL USE

DAYTIME USE

DAYTIME USE

TEC ENGINEERING

CHARACTER



CENTRAL AVENUE IMPROVEMENTS 11.11.2019

STRAND ASSOCIATES MKSK LAWSON & ASSOCIATES NEAS TEC ENGINEERING