

Project Purpose

The purpose of the Downtown Streetscape Master Plan is to provide a streetscape design that is consistent with and promotes the City's image and preserves the history of Bellbrook while providing for vibrant, welcoming public spaces that encourage community building that will guide both short-and long-term infrastructure and streetscape investments.

The Downtown Streetscape Master Plan is a single streetscape plan report assessing the effectiveness and physical condition of the existing streetscape, identifying new ideas and opportunities for enhancements, and prioritizing future investments based on input from City staff, project stakeholders, the general public, the City's Comprehensive Plan, and the professional knowledge and expertise of the design team.

Included within the report are recommendations for location, style, and scale of streetscape amenities, materials, plantings, lighting and supporting infrastructure. The Downtown Streetscape Master Plan also includes a three year Phasing Plan, an Opinion of Probable Construction Costs estimated for each phase to be utilized for budgeting, and Grant Funding Sources that could potentially be garnered for project implementation funding.

The Downtown Streetscape Master Plan study area includes Main Street, from Pavilion Lane to the North to Maple Street to the South, and Franklin Street from Little Sugarcreek to the West to Washington Mill Road to the East.

Existing Downtown Streetscape Summary

Safety

- Along West Franklin Street, a high level of pedestrians are crossing mid-block, at Winters Bellbrook Library and the Dairy Shed, without a crosswalk.
- There is a lack of bike lane signage and markings alerting drivers to cyclists in the roadway.
- On-street parking extends into the vehicular stacking lane along Main Street at the southeast corner of the Franklin Street intersection.
- Existing planters with tall evergreen trees block views.
- There are no pedestrian crossings across Main Street or Walnut Street to connect to Bellbrook Park.
- ADA accessible curb ramps are lacking at intersections along Franklin and Main Streets.
- Lighting is not pedestrian scale along the streetscape.

Parking

- 124 existing on street parking spaces.
- On street parking spaces aren't always striped creating inefficient parking along the streetscape.
- Parking signage isn't clear, creating confusion of where on street parking is and is not permitted.

Roadway

- Wide striped shoulders make the roadway feel large, increase travel speeds, and is pedestrian unfriendly.
- Wide access points into driveways are pedestrian unfriendly and in some cases unnecessary.
- Curbs vary in height and material whilst some are damaged or don't exist.
- There is a lack of bike lane signage and markings alerting drivers to cyclists in the roadway.

Pedestrian Connectivity

- Crosswalks are located at most intersections and are defined by white parallel lines.
- No pedestrian crosswalks are located across Main Street or Walnut Street to provide connectivity to Bellbrook Park.
- Two curb ramps are located along Main Street at W. Walnut Street, however, they do not have ADA detectable warning pads.
- The bikepath at the southeast corner of Bellbrook Park does not have a curb ramp wide enough for a bike path.
- No pedestrian connectivity at the intersection of E. Franklin and Washington Mill Road or Little Sugarcreek Road and W. Franklin Street.

Project Goals

The goal of the Downtown Streetscape Master Plan is to bring new life to the downtown area and focus efforts and investment in furtherance of this goal. Therefore, the City's goals for public infrastructure in the downtown streetscape include:

- Preserve the character and history of The City of Bellbrook.
- Provide vibrant, welcoming public spaces that encourage community building and accommodate persons of all ages and demographics throughout the year.
- Enhance walkability and connectivity from residential neighborhoods while increasing visibility and effectiveness of public crossings into the Downtown District.
- Improve sidewalks with enhancements to be more inviting to pedestrians while ensuring ADA accessibility and compliance.
- Provide community branding and improved informational signage including gateways.
- Provide landscape that includes trees and native vegetation that is multi-functional, including addressing stormwater management and biodiversity concerns.
- Integrate Bellbrook Park to interface with proposed streetscape.
- Add, upgrade, and enhance amenities such as streetlights, benches, recycling receptacles, and litter receptacles.
- Increase visibility and usage of existing on street parking.
- Develop a cost effective plan that can be implemented in phases.

Existing Downtown Streetscape Summary Continued

Drainage

- Open drainage channels between the road and the sidewalk in areas along Franklin Street create an unpleasant pedestrian experience and aesthetic.
- Stormwater gathers at the northwest corner of Main and Franklin Streets.
- Concrete flumes located along N. Main Street are not aesthetically pleasing.

Lighting

- Lighting is currently geared towards vehicular traffic and is unattractive.
- Lighting is not pedestrian scale along the streetscape, however, there is one traditional style lamp post.
- Lighting fixtures are not equipped with electric outlets for holiday décor, banners, or planters.

Sidewalk Pavement

- Sidewalks are narrow and vary in width throughout the streetscape.
- Concrete sidewalks are cracking, have inconsistent jointing patterns, and are uneven creating tripping hazards.
- ADA curb ramps are not located at all intersections.
- Tree lawns between the roadway and the sidewalk reduce the amount of pedestrian amenity space along the streetscape.

ADA Compliance

- ADA accessible curb ramps are lacking at intersections along Franklin and Main Streets.
- The asphalt bike path at the northeast intersection of N. Main and Walnut does not have a curb ramp wide enough for a bike path.

Streetscape Experience

- The tree lawn has a very steep slope from N. Main Street down to the bike trail adjacent to Bellbrook Park making pedestrians and cyclists feel exposed, unsafe, and uncomfortable.
- There is a lack of sidewalk pedestrian amenity space for dining and resting areas along the streetscape.

Access

- On street parking is limited due to the number and spacing of access points along the roadway.

Existing Downtown Streetscape Summary Continued

Streetscape Amenities

- Bike racks have a custom design and providing City branding. There is a lack of biking infrastructure, bike racks, located along the streetscape.
- Benches are sponsored and have a consistent traditional style.
- Litter receptacles have a consistent traditional style but do not have rain covers or allow for recycling.
- Streetscape furnishings are not located in the most strategic locations.
- Planters are provided throughout the streetscape that are planted by the Garden Club and maintained by the City.
- Some planters have evergreen trees that block sight distance views and are safety concerns.

Street Trees

- Areas along the streetscape do not provide for consistent shade for pedestrian comfort.
- Some trees along the streetscape are overgrown, dying, or growing into power lines and need to be removed.

Branding

- City branding is lacking along the streetscape.
- The streetscape is lacking gateway elements at either end of Franklin Street.

Existing Downtown Streetscape Summary Continued

Utilities

- Overhead utility wires are present along the streetscape.
- Span Wire for traffic signals create clutter and should be removed.

History

- The historic monument sign in Bellbrook Park tells an interesting story, however, it is on the back of the monument in a grass area without a plaza or ADA accessibility.
- Historic buildings are marked by inconspicuous plaques.
- Historic artifacts such as a water pump and wheels are displayed along the streetscape.

Wayfinding and Signage

- No gateway signage welcoming travelers into the downtown streetscape is present along Franklin Street at Washington Mill Road and Little Sugarcreek Road.
- No informational signage provided throughout downtown such as a map of the downtown area and attractions.

SCALE: 1" = 80'-0"

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The Downtown Streetscape Master Plan study area includes Main Street, from Pavilion Lane to the North to Maple Street to the South, and Franklin Street from Little Sugarcreek to the West to Washington Mill Road to the East.

Proposed Downtown Streetscape Summary

Safety

- Along West Franklin Street provide a raised mid-block aesthetic crosswalk with flashing beacons at the Winters Bellbrook Library and the Dairy Shed.
- Provide sharrows and bike signage along Franklin and Main Streets to notify drivers of potential cyclists.
- Remove on-street parking at the southeast corner of the Main and Franklin Street intersection to allow for proper vehicular stacking at the intersection. Provide a space for 'parking only' signage for the closest spot to the business affected.
- Provide shorter plantings in the planters to avoid blocking views.
- Provide pedestrian connectivity across Main and Walnut Streets to Bellbrook Park.
- Ensure all crosswalks have ADA compliant curb ramps.
- Provide pedestrian level lighting along the streetscape.

Parking

- 119 proposed on street parking spaces.
- On street parking spaces should be clearly marked on the pavement.
- Add parking signs to delineate where parking is allowed and restricted in the downtown.

Roadway

- Provide sharrows, shared lane markings, in the roadway and bike signage along Franklin and Main Streets to alert drivers of potential cyclists.
- Narrow the wide shoulders to create more pedestrian streetscape amenity space and to help lower speeds on the roadway.
- Narrow access points into driveways where it won't interfere with truck traffic to gain more pedestrian amenity area.
- Provide concrete curbs where they are asphalt, damaged, or absent.
- Stop bars to be placed 8' from crosswalks for added safety.

Pedestrian Connectivity

- Along West Franklin Street provide a raised mid-block crosswalk with flashing beacons at the Winters Bellbrook Library and the Dairy Shed.
- On Franklin Street extend the sidewalks east to the intersection of Washington Mill Road and west to Little Sugarcreek Road.
- Provide aesthetic crosswalk markings such as piano key/ladder markings or painted asphalt to enhance visibility and safety.
- Provide crosswalks to create pedestrian connectivity across N. Main Street and Walnut Street to Bellbrook Park.
- Provide a wider curb ramp to accommodate the bike path along Main Street.
- Provide crosswalks at the intersection of E. Franklin and Washington Mill Road and Little Sugarcreek Road and W. Franklin Street.

Proposed Downtown Streetscape Summary Continued

Drainage

- Installation of storm sewers would be beneficial in creating more pedestrian amenity space and create an attractive streetscape environment.

Lighting

- Provide pedestrian scale lighting to improve the pedestrian safety, increase streetscape walkable hours, and aesthetics.
- Pedestrian scale lighting shall allow for City branded banners and electrical outlets for holiday décor.
- Provide aesthetic vehicular roadway lighting.

Sidewalk Pavement

- Provide new concrete sidewalks to create a consistent level pavement, width, and jointing pattern.
- Eliminate the tree lawn and expand the sidewalk to provide pedestrian amenity space, pavers and trees in grates.

ADA Compliance

- Provide ADA accessible curb ramps and detectable warning pads at all crosswalk and sidewalk intersections.
- Provide a larger ADA accessible curb ramp at the northeast corner of N. Main and Walnut for a bike path.

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- Provide vibrant, welcoming public spaces that encourage community building and accommodate persons of all ages and demographics throughout the year.
- Enhance walkability and connectivity from residential neighborhoods while increasing visibility and effectiveness of public crossings into the Downtown District.
- Improve sidewalks with enhancements to be more inviting to pedestrians while ensuring ADA accessibility and compliance.
- Provide community branding and improved informational signage including gateways.
- Provide landscape that includes trees and native vegetation that is multi-functional, including addressing stormwater management and biodiversity concerns.
- Integrate Bellbrook Park to interface with proposed streetscape.
- Add, upgrade, and enhance amenities such as streetlights, benches, recycling receptacles, and litter receptacles.
- Increase visibility and usage of existing on street parking.
- Develop a cost effective plan that can be implemented in phases.

Proposed Downtown Streetscape Summary Continued

Streetscape Experience

- New street trees along Main St. will create separation from the roadway and the bike path, making pedestrians and cyclists more comfortable.
- Provide additional sidewalk pedestrian amenity space for dining and resting areas along the streetscape.

Streetscape Amenities

- Provide more City branded bike racks along the streetscape and near Bellbrook Park.
- Provide more benches to create more frequent resting areas along the streetscape.
- Add rain covers to existing litter receptacles and provide additional trash and recycling receptacles.
- Provide additional locations for streetscape furnishings in strategic locations along the streetscape.
- Provide additional planter locations along the streetscape.
- Planting material for the planters shall ensure open views for pedestrian safety.
- Provide for additional street amenities to include tables, art, and sculpture opportunities.

Street Trees

- Provide a consistent tree canopy along the streetscape to enhance pedestrian comfort.
- Remove overgrown and dying trees.
- Proposed tree types shall tolerate the urban environment, limit sidewalk damage caused by roots.

Branding

- New banner flags on pedestrian street lights create branding opportunities.
- New gateway elements to be installed on Franklin St. near Dot's Market and Washington Mill Rd.

Utilities

- Remove overhead utilities and provide for underground utilities. If overhead utility wires remain, provide for a short tree variety to be placed underneath.
- Provide mast arm poles for intersection signals.

Proposed Downtown Streetscape Summary Continued

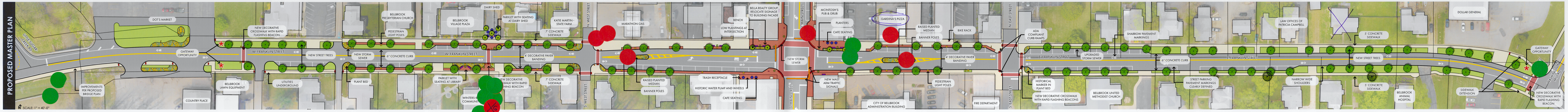
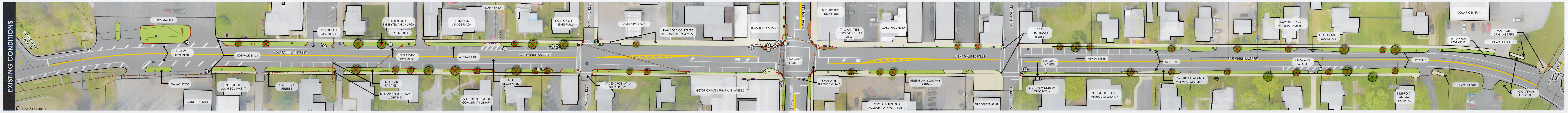
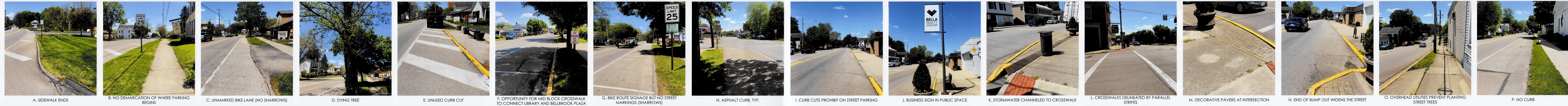
History

- Provide an ADA accessible plaza area to celebrate the historic Bellbrook Park monument sign.
- Historical markers could be placed in front of buildings along the streetscape for better pedestrian and vehicular visibility.

Wayfinding and Signage

- Provide gateway signage welcoming travelers into the downtown streetscape.
- Provide wayfinding and information signage throughout the downtown streetscape.

SCALE: 1" = 80'-0"



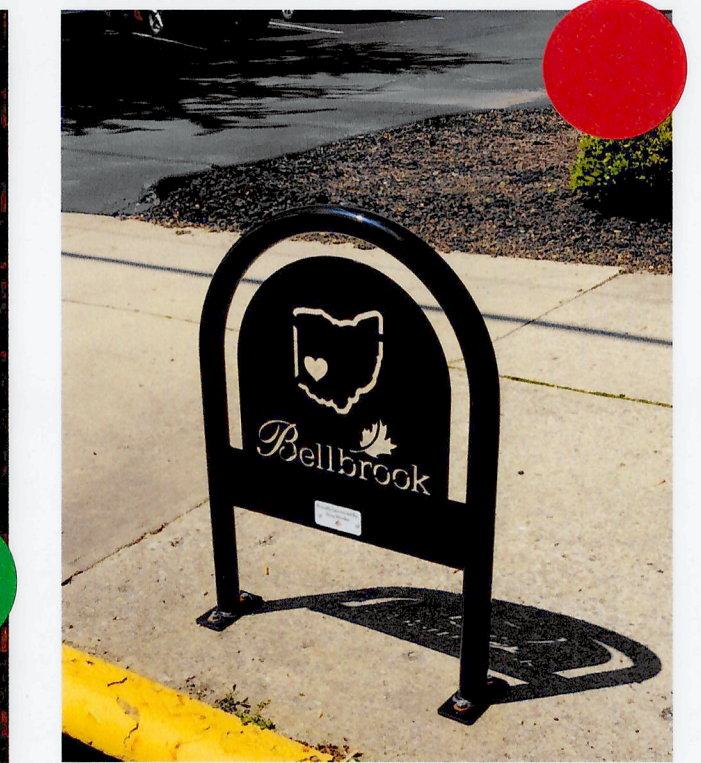
DECORATIVE BANNER POLE



FORMS AND SURFACES URBAN RENAISSANCE LITER AND RECYCLING RECEPTACLE WITH CUSTOM BRANDING



HISTORICAL MARKER AND FURNISHINGS TO COMMEMORATIVE PLACE



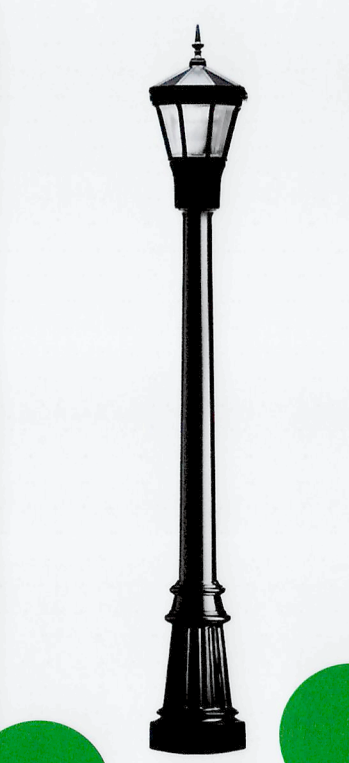
EXISTING BIKE RACK TO REMAIN



LANDSCAPE FORMS SORELLA PLANTERS WITH CUSTOM BRANDING



EXISTING BENCH TO REMAIN



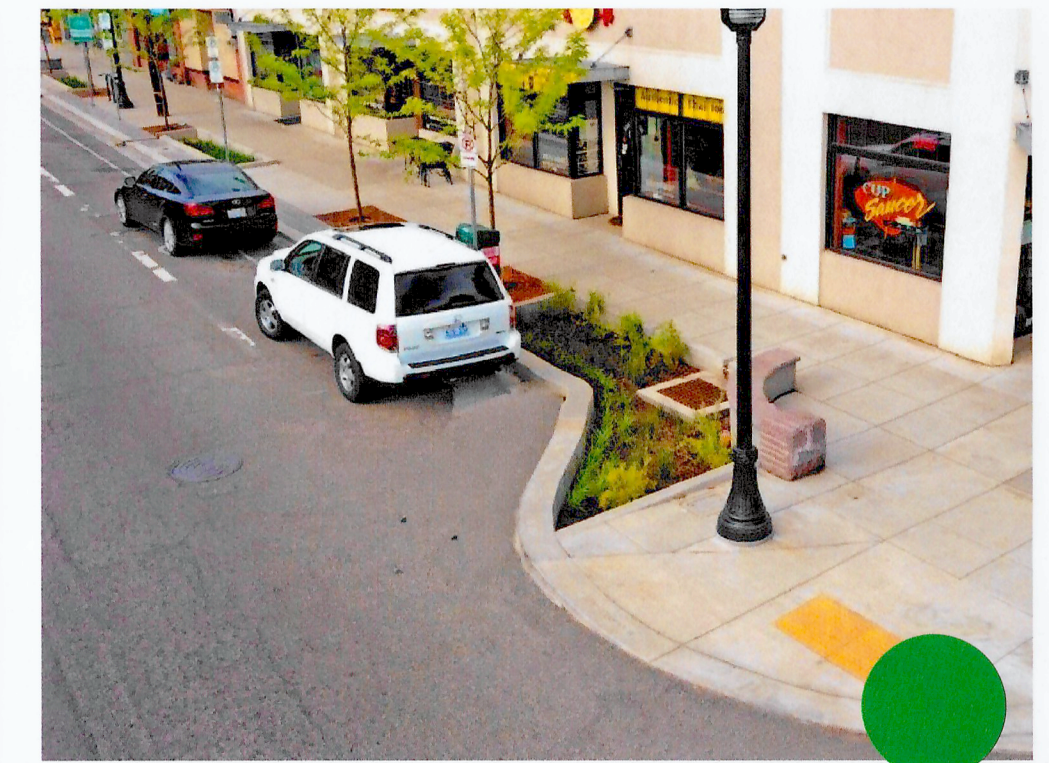
STREET LIGHT POLE



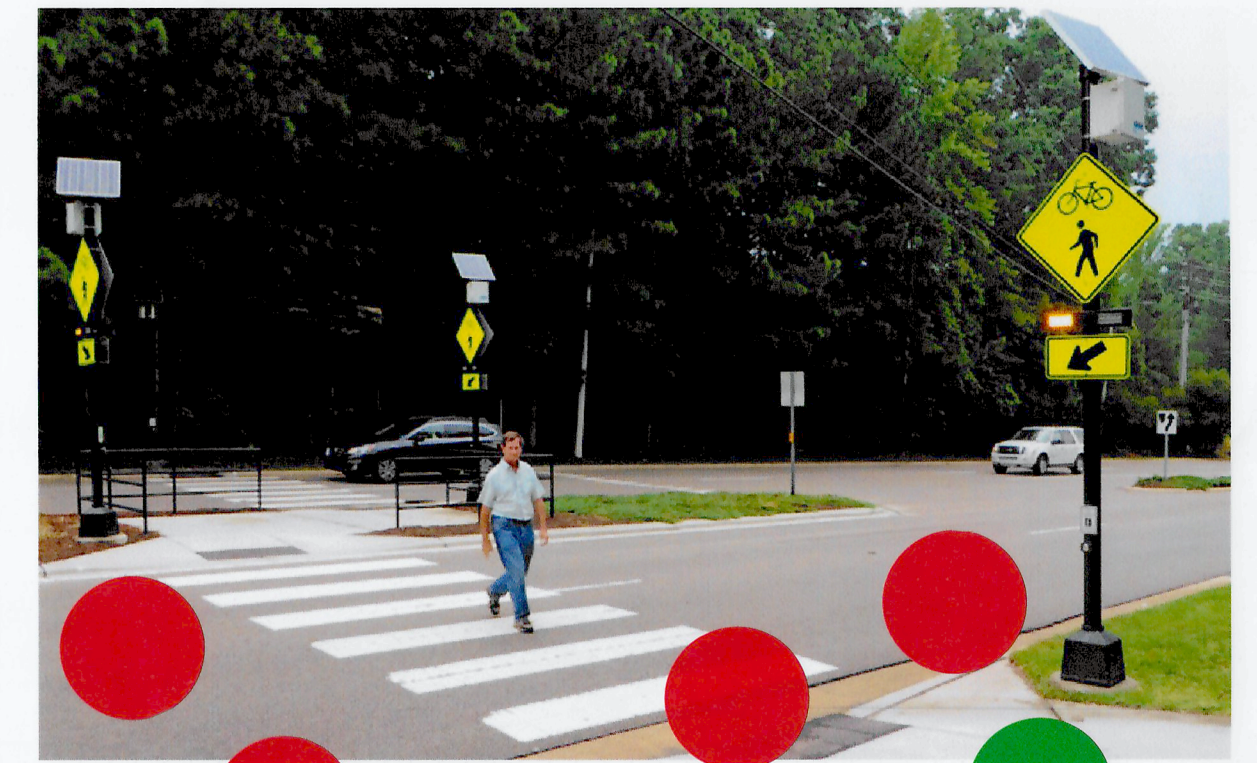
STREET CORNER ASPHALT CROSSWALK AND BRICK PAVERS



SHARROW BIKE LANE MARKINGS



BUMP OUTS CREATE PROTECTED ON-STREET PARKING



RAPID FLASHING BEACONS



STREET CORNER RED BRICK PAVERS

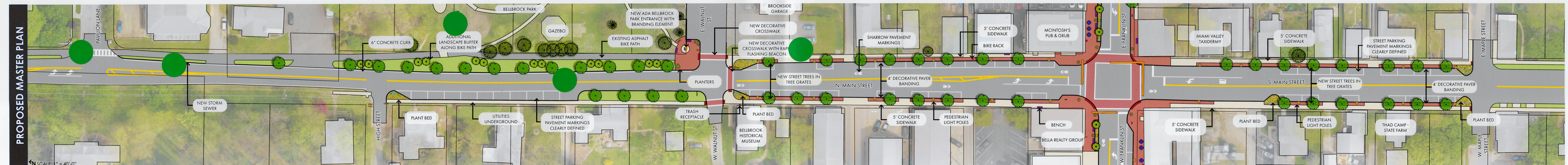
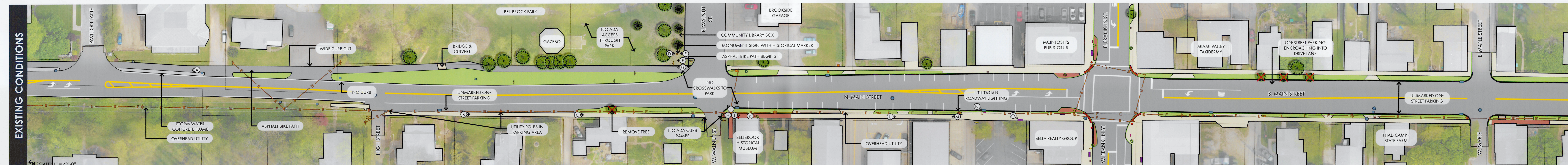


TREE GRATES

- KEY
- UTILITY POLES
 - LIGHT POLES
 - FIRE HYDRANTS
 - CONCRETE
 - STORM DRAINS
 - TREE LAWN
 - PAVERS
 - BENCHES
 - PLANTERS
 - SIGNS
 - TRASH CANS
 - BIKE RACKS
 - ADA WARNING MAT
 - RAPID FLASHING BEACONS



A. STORMWATER CONCRETE FLUME B. UTILITY POLE IN THE ROAD C. TREE TOO LARGE FOR ITS PLANTING LOCATION D. BELLBROOK PARK MONUMENT SIGN WITH HISTORICAL MARKER E. BELLBROOK PARK MONUMENT SIGN WITH HISTORICAL MARKER F. BELLBROOK BIKEWAY SIGN G. STEEP HILL WITH NO BUFFER BETWEEN BIKE PATH AND ROAD H. NO ADA WARNING MAT AT CROSSWALK I. NO CROSSWALKS TO BELLBROOK PARK J. EXISTING LITTER RECEPTACLE K. TREE LAWN OF TURF AND AGGREGATE MULCH L. CURB CUTS LIMIT ON STREET PARKING M. OVERHEAD UTILITY WIRES ARE PRESENT ALONG THE STREETScape N. EXISTING BIKE RACKS PROVIDE BRANDING O. EXISTING BENCHES



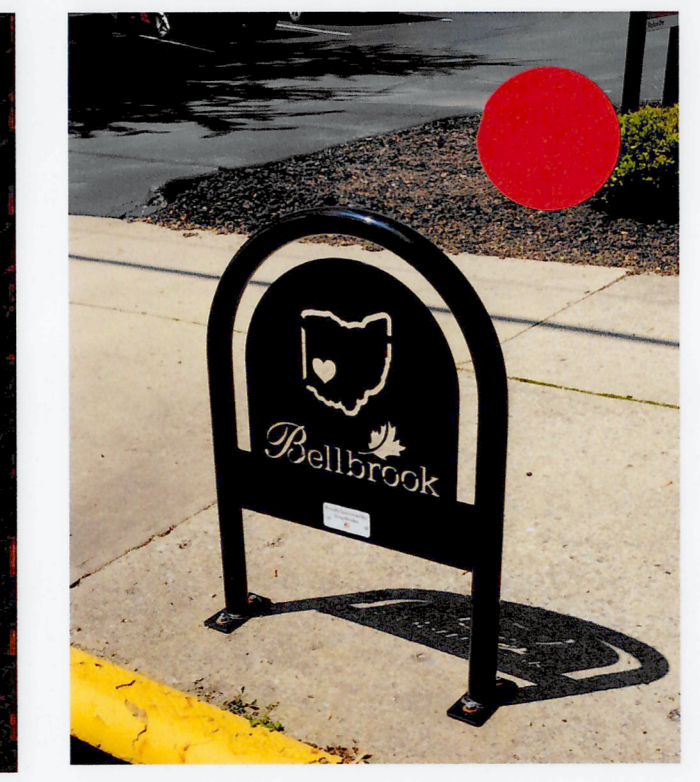
DECORATIVE BANNER POLE



FORMS AND SURFACES URBAN RENAISSANCE LITTER AND RECYCLING RECEPTACLE WITH CUSTOM BRANDING



HISTORICAL BUILDINGS AND FURNISHINGS TO HAVE NEW COMMEMORATIVE PLAQUES



EXISTING BIKE RACK TO REMAIN



SCAPEFORMS SORREL PLANT WITH CUSTOM BRANDING



EXISTING BENCH TO REMAIN



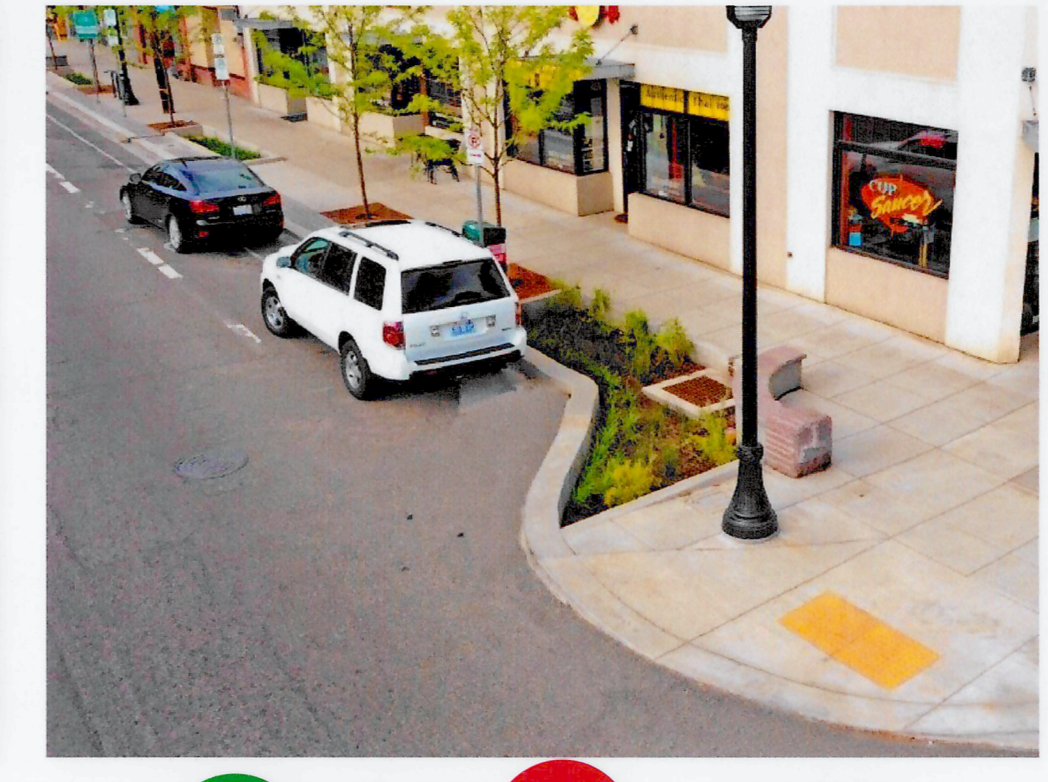
LIGHT POLE



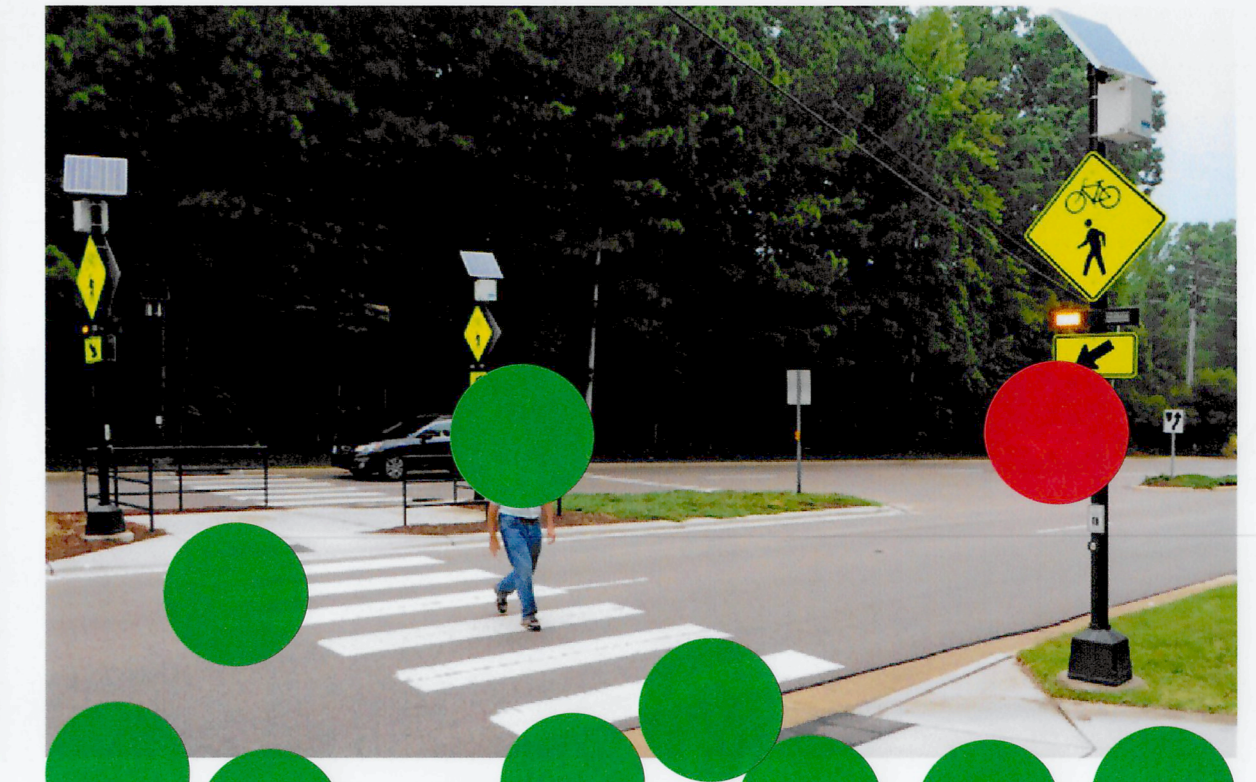
STAMPED ASPHALT CROSSWALK



SHARROW BIKE LANE MARKINGS



BUMPOUTS CREATE PROTECTED ON STREET PARKING



RAPID FLASHING BEACON



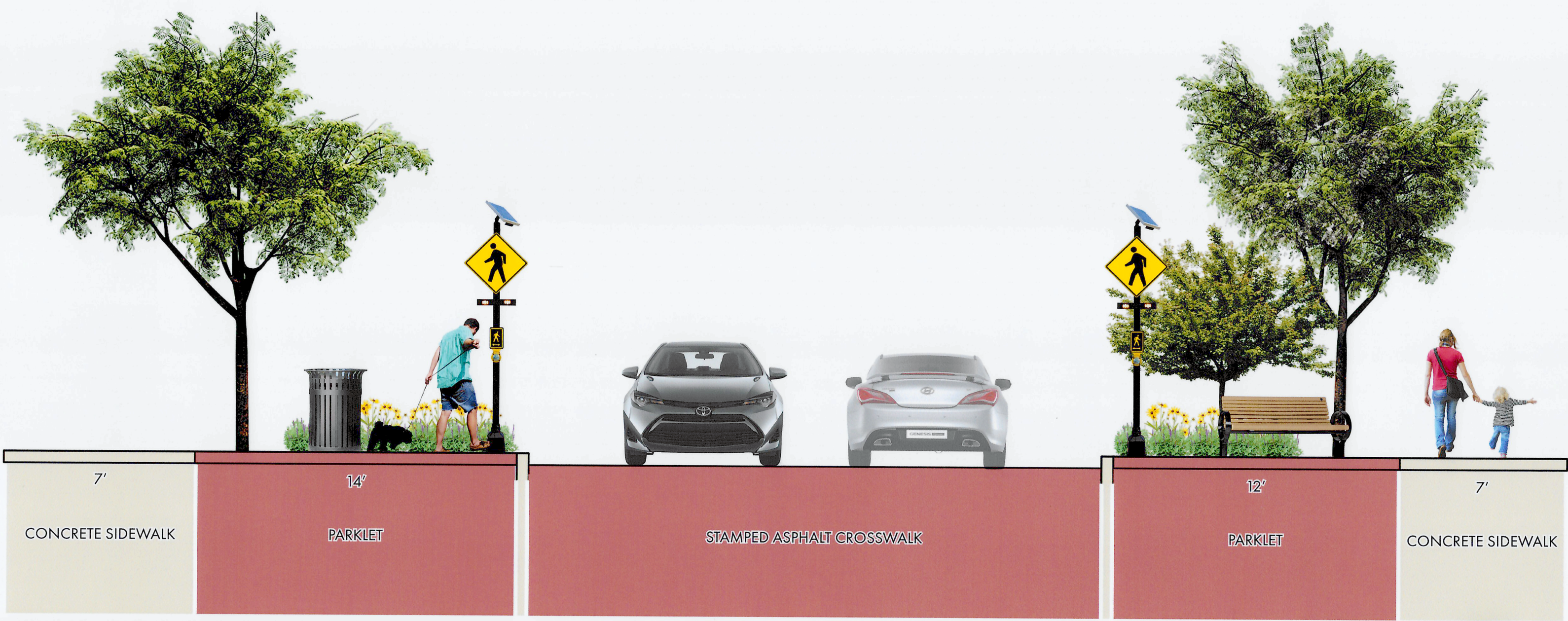
DECORATIVE RED BRICK PAVERS



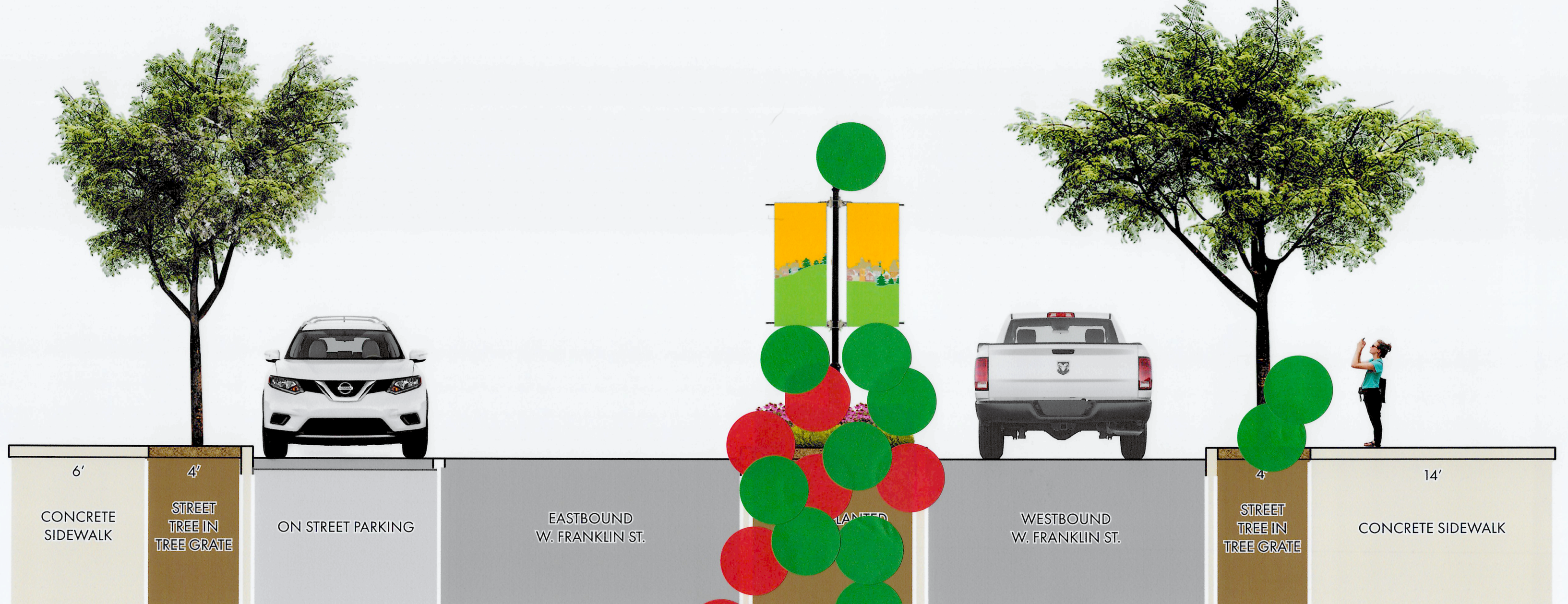
TREE GRATES

KEY

■ UTILITY POLES	■ BENCHES
■ LIGHT POLES	○ PLANTERS
■ FIRE HYDRANTS	■ SIGNS
■ CONCRETE	■ TRASH CANS
■ STORM DRAINS	■ BIKE RACKS
■ TREE LAWN	■ ADA WARNING MAT
■ PAVERS	■ RAPID FLASHING BEACONS



SECTION LOCATION: PROPOSED MID BLOCK CROSSWALK ON W. FRANKLIN ST. NEAR WINTERS-BELLBROOK COMMUNITY LIBRARY



SECTION LOCATION: W. FRANKLIN ST. NEAR MARATHON GAS STATION



SECTION LOCATION: S. MAIN ST.



SECTION LOCATION: E. FRANKLIN ST. NEAR MAIN ST INTERSECTION

STREETSCAPE SECTIONS

CITY OF BELLBROOK DOWNTOWN STREETSCAPE MASTER PLAN



BANNER POLE



MONUMENT SIGN



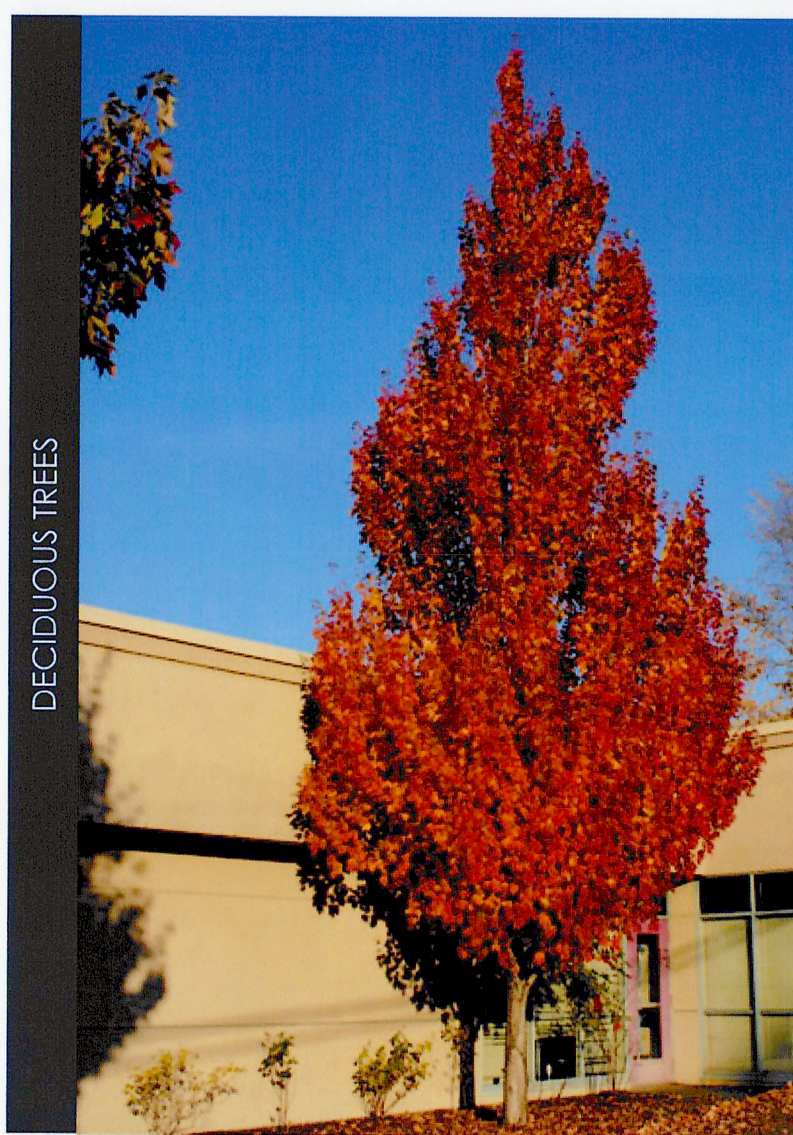
MONUMENT SIGN



CHANGEABLE BANNER



GATEWAY SIGN



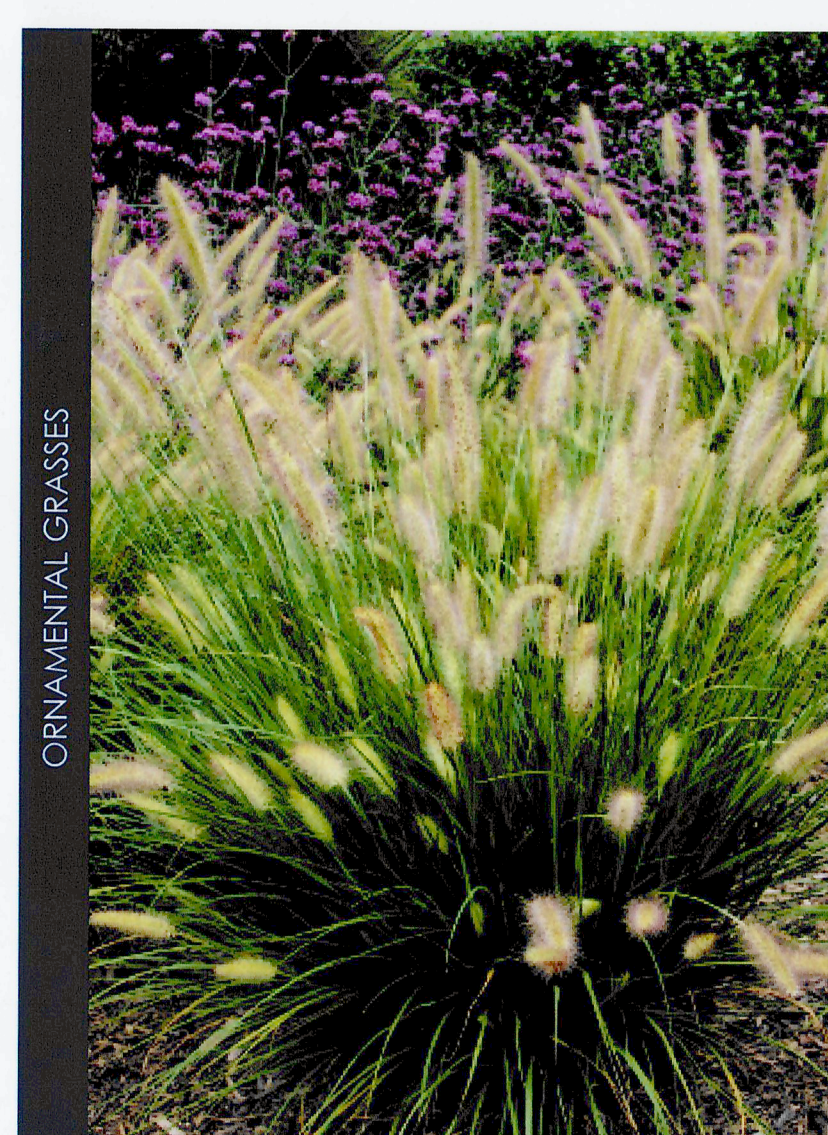
ARMSTRONG MAPLE



GREEN VASE ZELKO



AUTUMN GOLD GINKGO
(NON FRUIT BEARING)



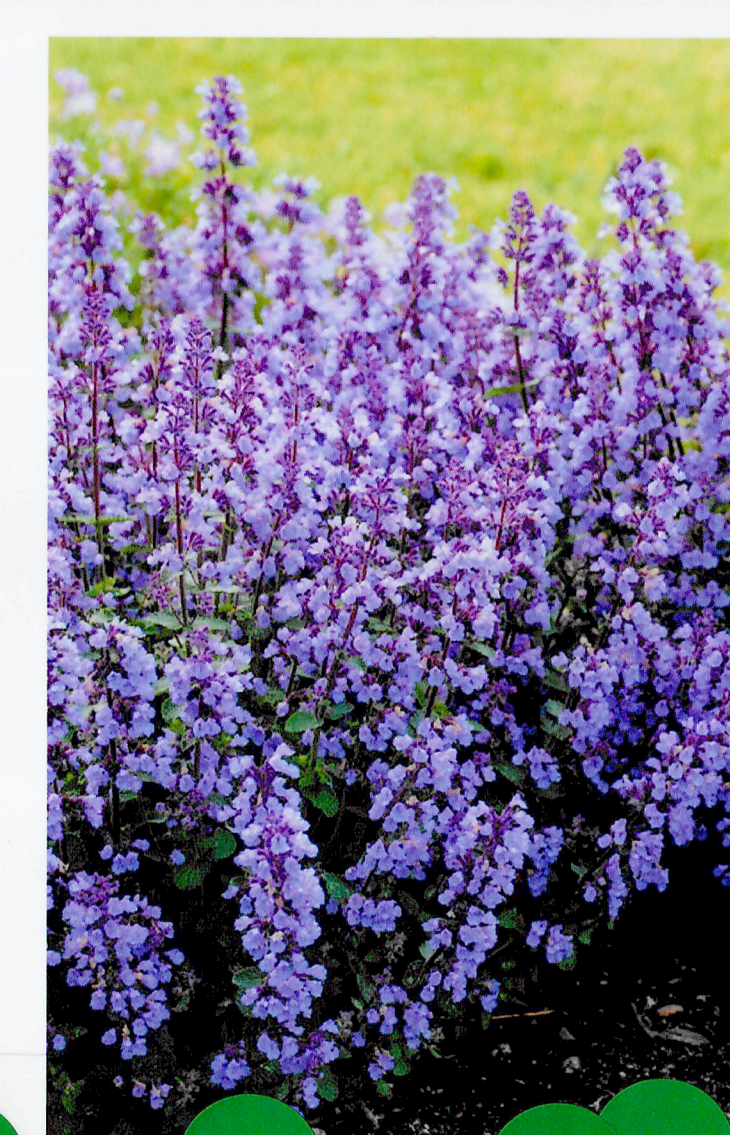
DWARF FOUNTAIN GRASS



LITTLE BLUESTEM GRASS



BLACK EYED SUSAN



CATMINT



VARIEGATED LIRIOPE

GATEWAY SIGN & LANDSCAPING OPTIONS
CITY OF BELLBROOK DOWNTOWN STREETScape MASTER PLAN