



BOWLING GREEN  
*Ohio!*

BGSU®

# EAST WOOSTER STREET CORRIDOR STUDY

## Community Open House

December 10, 2015



POGGEMEYER  
DESIGN GROUP

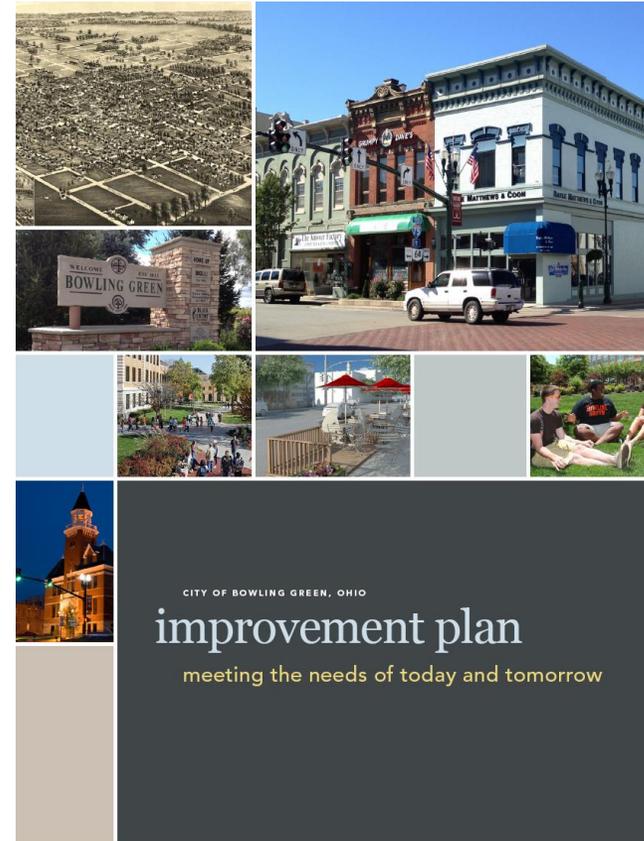
**EDGE**

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

# Master Plans

## Bowling Green State University Campus Environment and Site Infrastructure

September 15, 2014



## City of Bowling Green Improvement Plan

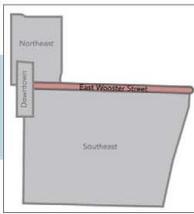
October 20, 2014



# East Wooster Actions

What/How	Why (7 Principles)							Who	
	1	2	3	4	5	6	7	Public	Private
<p>1</p> <p>Commission a detailed design study to replace the center turn lane on E. Wooster with a generous center median with street trees and ornamental shrubs. Maintain left turn lanes at intersections and consolidated drive entries (serving multiple properties). Fund through:</p> <ul style="list-style-type: none"> <li>• City Capital Improvement Projects</li> <li>• ODOT projects</li> <li>• Special improvement district</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>2</p> <p>On both sides of E. Wooster, create attractive streetscape with tall, broad-canopy street trees, way finding signs (in conjunction with the downtown), decorative pedestrian lighting, and complete sidewalks. Accomplish through:</p> <ul style="list-style-type: none"> <li>• Partnership with adjacent businesses (Arbor Day volunteer project, low interest loans)</li> <li>• City Capital Improvement Projects</li> <li>• BGSU</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>3</p> <p>Create a strong "gateway" entry feature near the I-75 interchange. Consider:</p> <ul style="list-style-type: none"> <li>• Multiple rows of canopy and ornamental trees</li> <li>• Sculpture</li> <li>• Lighting.</li> </ul>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>4</p> <p>Change zoning along E. Wooster (see Downtown actions).</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>5</p> <p>On the north side of E. Wooster, create sidewalks and bike/ped paths from the Stroh Center to Thurstin, consistent with the BGSU Master Plan and in concert with the BG 7 Principles.</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>6</p> <p>Screen parking lots along E. Wooster. By working with property owners, with adequate lead time, to become compliant with the Streetscape Buffer Yard requirements of the zoning code, including decorative fencing, trees and shrub landscaping.</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p>7</p> <p>From Mercer to Dunbridge create a special gateway type of zoning to create a corridor that allows for a distinctive character: signage, landscaping, building form and placement, maximum parking, etc.</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓

# E Wooster



## Improvements

combine **pedestrian and bike path** to make a functional and aesthetically-pleasing corridor and increase economic vitality



**low walls or plantings** would help screen unattractive surface parking



- GOALS**
- 1** Create positive first impressions
  - 2** Harness local flavor and character
  - 3** Encourage health and fitness

adding **street trees and a planted median** gives a unique Bowling Green signature to the arrival experience



**strong gateway** features (planting, sculpture) create a striking 'first impression' of Bowling Green

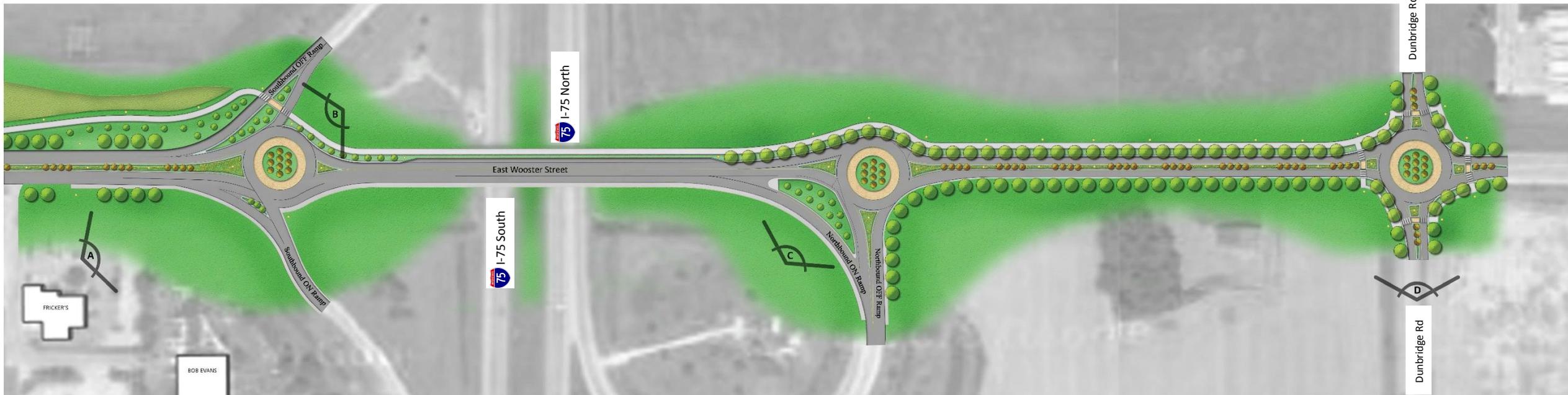


# Vision Plan - Overall



- Edges and gateways
- Pedestrian circulation
- Bike routes
- Parking
- Quadrangles and courtyards
- Green reserve

# Corridor Study Concept Plan



A  
4

B  
4

C  
4

D  
4

# Corridor Study Concept Plan



A  
3

B  
3

C  
3

D  
3

# Corridor Study Concept Plan



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A  
2

B  
2

C  
2

D  
2

# Corridor Study Concept Plan



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Zone 1



November 14, 2015

A  
1

B  
1

C  
1

D  
1

# Outside of Right-of-Way Considerations

## Zone 1 – Main Street to Thurstin/Manville (Transitional Business/Downtown Zone)

1. Revise B-5 Zoning Requirements
  - a. Encourage building placement near the front and parking in the rear.
  - b. Establish specific screening standards for parking lots.
  - c. Establish specific bufferyard standards.
  - d. Establish a maximum lot coverage for impervious areas.
  - e. Recommend installation of brick paver strip along frontage of property.
2. Enhance east end of this zone on City and BGSU owned properties at Wooster & Thurstin/Manville.
3. Encourage use of Heritage 2000 themed furniture and fixtures.

# Outside of Right-of-Way Considerations



## Zone 2 – Thurstin/Manville to Mercer (University Zone)

1. Create a new zoning district to facilitate desired development. Transitional district between B-5 area and the “highway commercial district” east of Mercer and between BGSU and residential.
  - a. Control signage. Encourage existing businesses to voluntarily conform to new sign standards.
  - b. Control parking lot placement.
  - c. Prohibit stand-alone surface parking lots.
  - d. Establish specific screening standards for parking lots.
  - e. Establish specific bufferyard standards.
  - f. Establish a maximum lot coverage for impervious areas.
2. Screen BGSU parking lots fronting on E. Wooster Street.
3. Encourage use of BGSU masterplan furniture and fixtures.

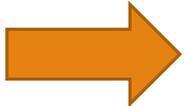
# Outside of Right-of-Way Considerations

## Zone 3 – Mercer to Dunbridge (Highway Commercial Zone)

1. Create a “Highway Commercial” overlay district.
  - a. Control signage. Encourage existing businesses to voluntarily conform to new sign standards.
  - b. Establish specific screening standards for parking lots.
  - c. Develop parking lot screen wall design criteria.
  - d. Establish specific bufferyard standards.
  - e. Establish a maximum lot coverage for impervious areas.
  - f. Establish a maximum number of parking spaces.
2. Prohibit stand-alone surface parking lots.
3. Construct eye catching feature on north side of Wooster.

Note: Parking lots and signage can be addressed by revising those sections of the zoning code in lieu of new zoning districts or overlay districts. Requirements for each can be specific to each zoning district just as setbacks, building heights, etc. vary by district.

# Corridor Study

- Related Updates
  - Pedestrian Study (ODOT Funded) – 2016 Completion
  - I-75 / E. Wooster Interchange Upgrades – 2018 Construction
  - Downtown Pavement Reconstruction – 2019 Construction
- Next Step  Public Open House

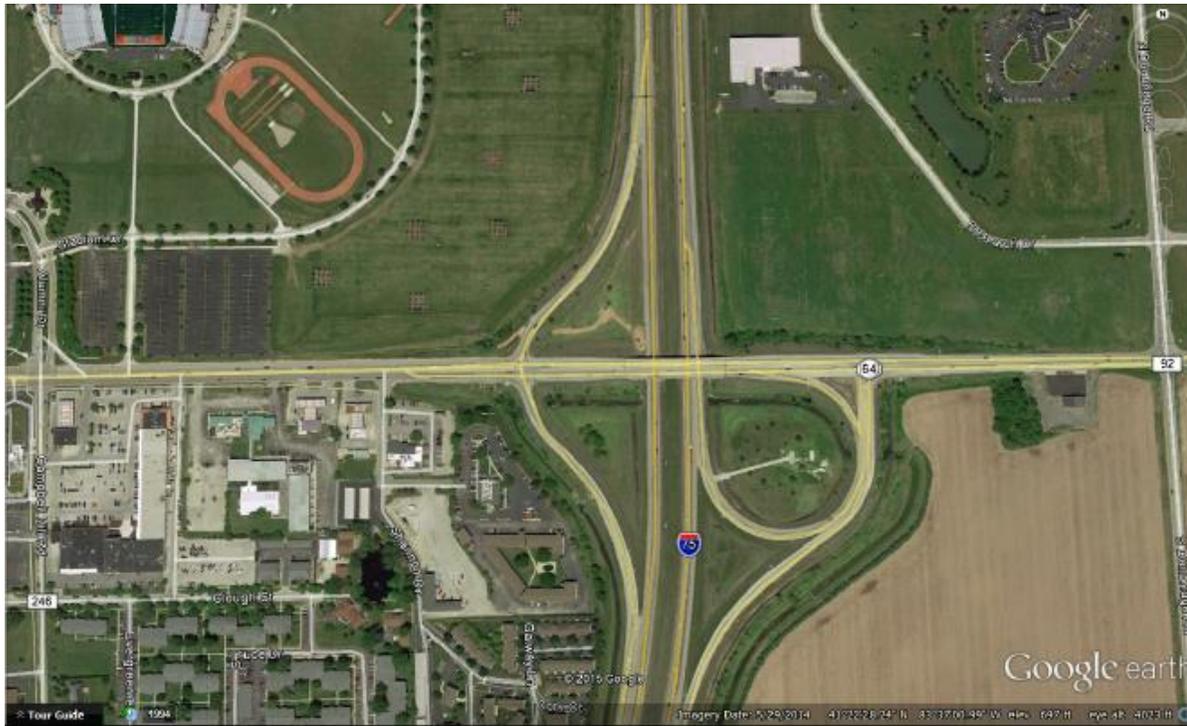
# Corridor Study



	Multi-Use Path	Median Island	Round- abouts	Decorative St. Lights	Decorative Signal Poles	Aesthetic Upgrades & Landscaping	Resurfacing	Total
Zone 1	NA	NA	NA	\$ 440,000	NA	\$ 250,000	NA	\$ 690,000
Zone 2	\$ 175,000	\$ 475,000	NA	\$ 840,000	\$ 600,000	\$ 925,000	\$ 335,000	\$ 3,350,000
Zone 3	\$ 200,000	\$ 1,200,000	\$ 1,900,000	\$ 880,000	NA	\$ 1,400,000	\$ 365,000	\$ 5,945,000
	\$ 375,000	\$ 1,675,000	\$ 1,900,000	\$ 2,160,000	\$ 600,000	\$ 2,575,000	\$ 700,000	\$ 9,985,000
Zone 2 includes Thurstin, S. College, and Mercer intersections (signal pole upgrades)								
Zone 3 includes Alumni/Campbell Hill and Dunbridge Intersections (roundabouts)								
(No R/W acquisition included)								

# Corridor Study

↓ North from BG



I-75 & East Wooster Street (Exit 187)  
Bowling Green, Ohio



US-23 & Geddes Road (Exit 39)  
Ann Arbor, Michigan