



IMAGINATION PARK

A VISION FOR WEST THIRD STREET

Mansfield, Ohio
November 2023

PREPARED FOR:
RICHLAND AREA CHAMBER & ECONOMIC DEVELOPMENT
THE CITY OF MANSFIELD

EDGE

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FIELD9:
architecture

ACKNOWLEDGMENTS

The vision for Imagination Park was made possible by the input and guidance provided by a diverse group of neighborhood stakeholders. Major contributors to this plan include representatives from the following organizations.

*Richland Area Chamber & Economic Development
The City of Mansfield
Mansfield/Richland County Public Library
Renaissance Performing Arts Association
Buckeye Imagination Museum
Richland County Foundation
Downtown Mansfield, Inc.
Richland County Regional Planning Commission
OhioHealth
Mansfield Arts Center
North End Community Improvement Corporation
Wayfinders Ohio
Idea Works Ohio
Mansfield Metropolitan Housing Authority
Grace Episcopal Church
First Christian Church*

INTRODUCTION

West Third Street represents a special opportunity to create a vibrant connection between the Imagination District and the Carrousel District in Downtown Mansfield. The potential of this street was demonstrated through the installation of a linear “pop-up” park installation in September of 2021. The temporary installation provided evidence that an activated linear park space along Third Street could calm vehicular traffic, provide critical pedestrian connectivity, and provide spaces for daily use and programmed events. The following plan illustrates how this street could be permanently improved to realize this vision.

The Richland County Development Group assembled a broad range of stakeholders to guide the creation of this plan. Through a series of meetings, the following goals were established for the park.

CONNECT & ACTIVATE

Create a place that improves district connectivity while providing flexible spaces for a variety of impromptu and programmed activities.

CELEBRATE & ATTRACT

Celebrate the “Imagination Brand” and attract visitors to the district by highlighting cultural destinations.

COMFORT & BEAUTIFY

Visually and physically soften the experience by reducing asphalt and increasing green space.

DURABLE & MAINTAINABLE

Provide material selections and design details that are both durable and maintainable.

PLAN FRAMEWORK

In order to create an enhanced pedestrian zone along West Third Street, vehicular pavement will be reduced. Approximately 12-feet of pavement along the south side of the street will become part of this new pedestrian area. The pedestrian zone will generally range from 20-feet to 25-feet in width. One westbound lane and one eastbound lane will remain. In select locations, property owners along the south side of the street may contribute to the usable space of the park with additional greenspace, plantings, and pedestrian connections. Along the north side of West Third Street, Streetscape improvements will include accessible walkways, planters, and street trees.

The vision for Imagination Park is organized around the major cultural anchors of the district. While the east to west movement of pedestrians along the corridor will provide connectivity to the Carrousel District and the core of downtown, the lateral connections to major destinations are also critically important. The “East Gateway” provides a threshold into Imagination Park while having immediate adjacency to the Mansfield Library. The “Rain Garden Walk” provides a memorable connection to the Renaissance Theatre area. The “Renaissance Gateway” provides a front door to the main pedestrian walk into the theatre. The “Museum Gateway” will reinforce the entrance to the Buckeye Imagination Museum.



EAST GATEWAY

The eastern threshold into Imagination Park greets visitors with a unique pedestrian space that promotes gathering for small groups while allowing for a comfortable walking experience. The custom bleacher seating creates an impromptu outdoor classroom that could be used for programs offered by the library, the Buckeye Imagination Museum, or other small group programs. The tree canopy establishes a shady respite within the urban context. Additional features of this zone include the following:

- 1 Intersection improvements at West Third Street and Mulberry Street including enhanced crosswalks with specialty pavement.
- 2 Entry plaza at the southwest corner of West Third Street and Mulberry Street that includes a platform bench and public art opportunities.
- 3 Specialty seating/custom bleachers with shade trees and specialty lighting.
- 4 Library parking lot modifications. Coordinate with the library on more efficient vehicular circulation while screening parked automobiles with plantings.
- 5 Rain garden to manage stormwater from West Third Street.





EAST GATEWAY



RAIN GARDEN WALK

The Rain Garden Walk provides a comfortable connection between the East Gateway and the Renaissance Gateway. Stormwater from West Third Street will be captured and stored throughout a terraced rain garden system. Plant materials including shade trees will fill these rain garden areas and provide a physical and visual barrier between the pedestrians within the park and vehicles in West Third Street. Additional amenities include:

- 1 Terraced Rain Garden with plantings and shade trees.
- 2 Pedestrian node with benches/site furniture.
- 3 Specialty paving to reinforce the primary walk and seating nodes.
- 4 Plantings to screen parking areas.



RAIN GARDEN WALK





RENAISSANCE GATEWAY

A highlight of Imagination Park is the Renaissance Gateway. This space will improve connectivity to the Renaissance Theatre while celebrating this central location with a plaza and shade structure. Major features include:

- 1 A shade structure and small plaza that can be used for small gatherings and programmed events. Larger events could utilize this area as a stage in conjunction with a portion of the Renaissance Theater parking lot.
- 2 Mid-block crossing including a signature crosswalk and specialty lighting. This crossing will provide connection to the food truck area on the north side of West Third Street.
- 3 Consider pedestrian connection to the Renaissance Theatre entrance while still maintaining existing parking spaces. This may be accomplished with simple pavement re-stripping and crosswalk marking.
- 4 Plantings to screen parking areas.
- 5 Plantings and shade trees.





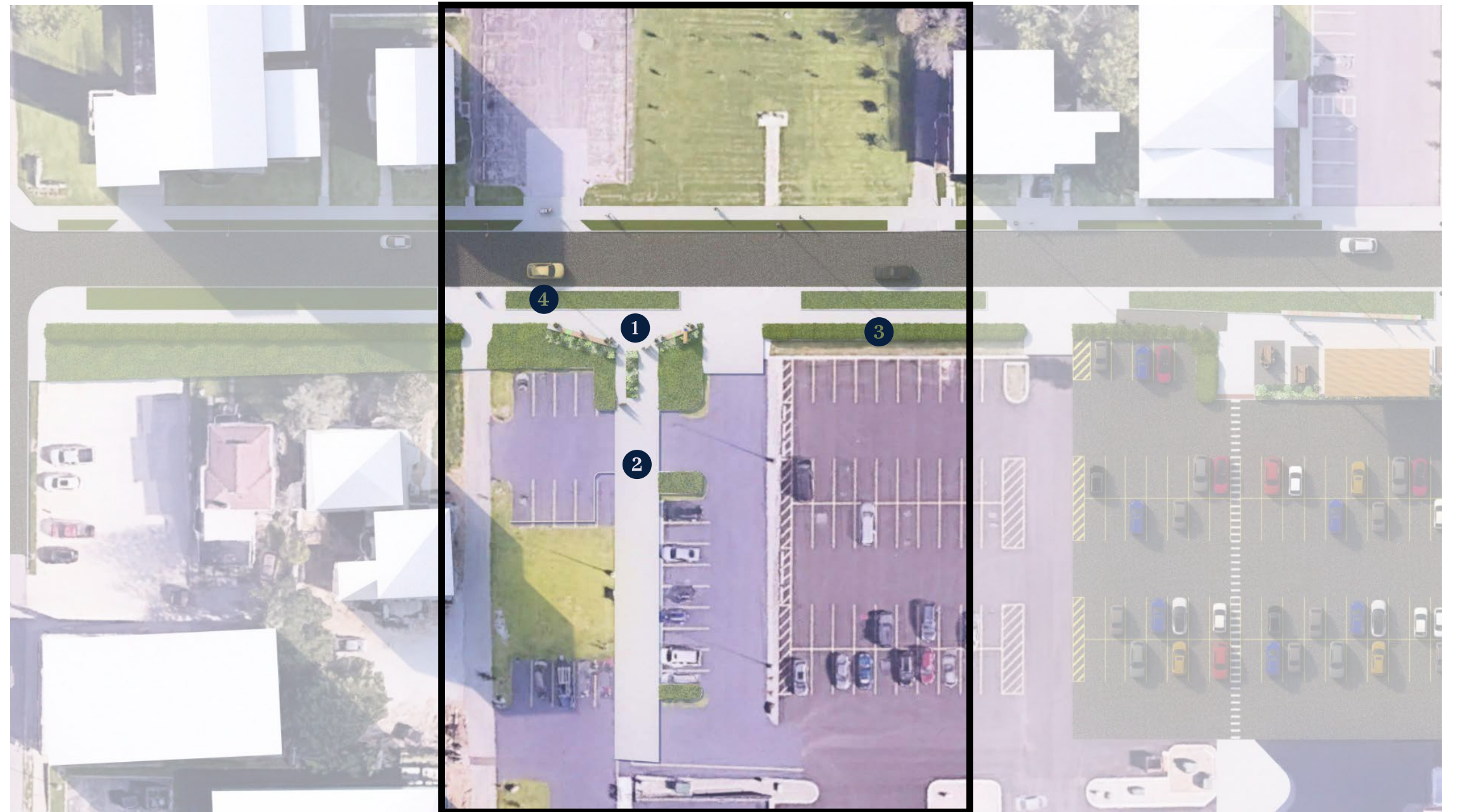
RENAISSANCE GATEWAY



MUSEUM GATEWAY

This zone will reinforce the connection to the Buckeye Imagination Museum and the recently constructed playground. Special features include:

- 1 Pedestrian entrance and seat walls.
- 2 Pedestrian sidewalk/crosswalk leading to the Museum entry.
- 3 Plantings to screen parking areas.
- 4 Plantings and shade trees.

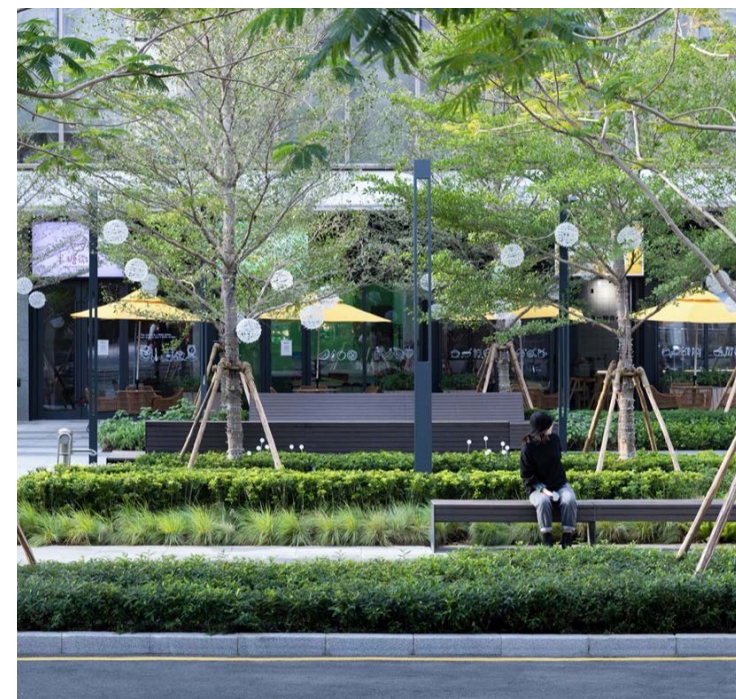
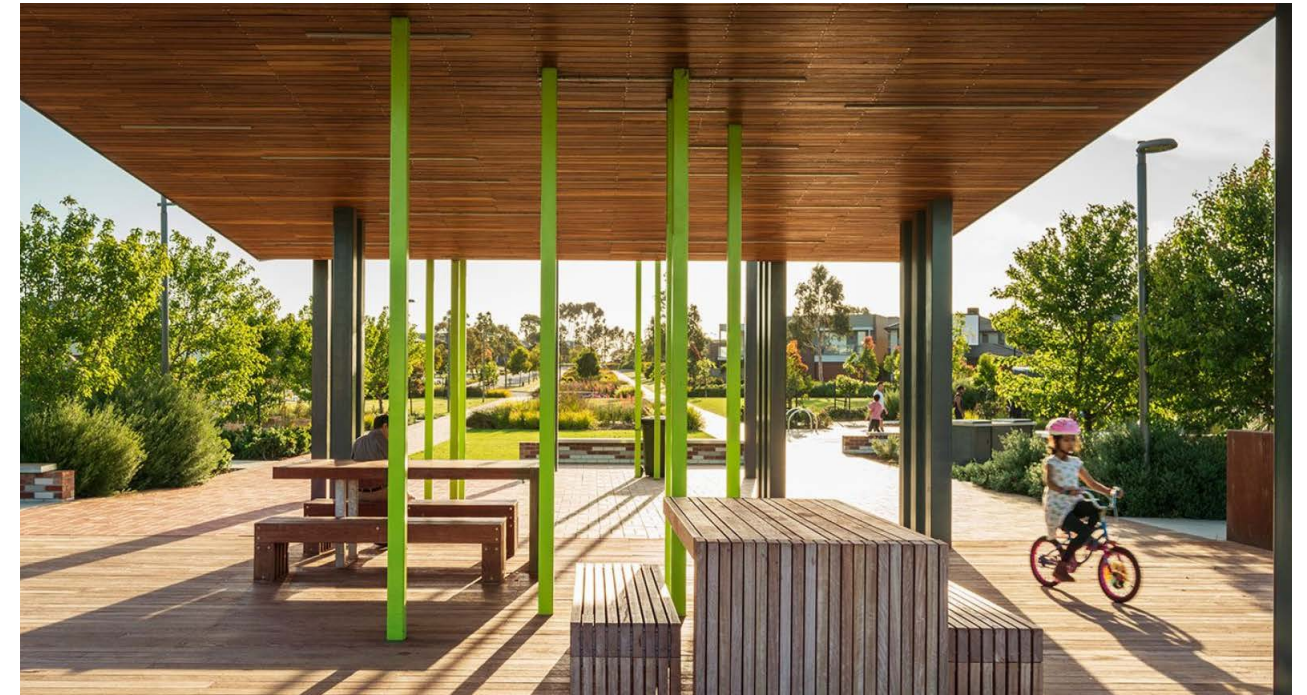


MUSEUM GATEWAY



IMAGINATION PARK CHARACTER AND MATERIALS

The palette of materials and design details should be respectful of the history of Downtown Mansfield while celebrating the unique brand of the Imagination District. This can be accomplished with traditional materials used in more contemporary and playful applications. The following collection of images demonstrates how materials such as wood, concrete, granite, and clay pavers can be used with modern detailing. Plant materials can also reinforce this approach with informal groves of trees and larger masses of plants with seasonal interest.



IMPLEMENTATION

As part of the creation of the Imagination Park vision, the project team prepared a preliminary implementation budget. The following identifies the potential project costs to rebuild West Third Street, including infrastructure improvements, from Mulberry Street to Bowman Street.

Construction Cost: \$3,840,000
Soft Costs: \$730,000
Design Contingency: \$915,000
Total Project Cost: \$5,485,000

The above estimate is based upon 2023 pricing.
Current industry estimates for yearly pricing escalation:
2024: 3 - 5%
2025: 2 - 5%