

Put-in-Bay Charrette

Oct. 19 - 22, 2012



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SUPPORTED BY:

Island Transportation
Chip Duggan, Duggan Family
Erie Cart Rental
Sharon Gray
The Brewery
Chris and Carl Krueger
Island Service Company
Hooligans
Eric Booker
Miller Boat Line
& The Market Family

Anita McCann
T&J's Smoke House
The Niese Family
Cameo Pizza
The Put-in-Bay Chamber of
Commerce
Island Resorts
Ty Winchester
Maggie Beckford
Mayor Ruth Scarpelli
The Village of Put-in-Bay

Put-in-Bay Charrette

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SUPPORTED BY:

Mastriana Endowment





What is this about?



This is about our village of Put-in-Bay and what we hope it will resemble years from now as development continues to reshape our community.

Over the past years, as prosperity revisited the island, a repeated concern has been voiced about the look and feel of the Village of Put-in-Bay. Not just the buildings, but also the green spaces, parking lots, signage and color palettes.



- Peter Huston



Put-in-Bay Charrette

PRODUCTS

DURING CHARRETTE WEEKEND

Catalogue examples of current conditions that reflect the desired and undesirable character for future development and investment in Put-in-Bay.

Create a comprehensive design resource that defines community preferences for buildings, green spaces, patios, public spaces, streetscape, parking and other important elements of the built environment.

RESULT OF CHARRETTE

May lead to development of design guidelines adopted by the community to influence the appearance of Put-in-Bay.









GOALS OF PROCESS

- Encourage well-designed buildings and sites;
- Preserve and enhance the character of an area;
- Promote economic activity and increase property values;
- Improve the image of designated districts;
- Promote environmental building design and material choices;
- Protect the environment;
- Support healthy living.

STRATEGIC PLANNING

- **Affordability** an issue
- Affordable **housing** a desire
- o **Visitor** population limitations (some weekends overwhelm the town)
- **Eco-tourism**
- o Places designated for bird-watching o Look at Kelley's Island for precedent for **Naturewalks**
- **Maintain residential areas – don't lose them to commercial expansion (which is slowly happening). *Village has 100 registered voters – **losing population**
- Encourage people to stay on island to **permanently** live
- Area between **Loraine** and **Catawba**

CONNECTIVITY

o **Parking**

- Need to encourage people to use **waterfront parks**, Perry memorial, etc.
- Encourage people to **disperse** further to see more of the island than just a few
- Need for **signage** directing people to other island sites

o **Kayaking** to other islands

o One of the busiest streets for walkers, but there are no **sidewalks**. Danger to people and cars

o Used to be **sidewalks**, but no longer

• **Main Street** dead-ends, then one must cut through a driveway and complex before getting to destination

o No **sidewalks** or lights

o **Sidewalks**

IDENTITY

- Some homes have **historical** markers
- Rhode's scholar program for '**birding**' on island
- Special **events** (chamber has something every weekend) (May-Oct) o Car racing
- The fact that it is an **island** makes it alluring; lack of islands in this part of the country
- Population is **aging**
- o **Ecology** / preservation - **Architecture**
- **Signage** on buildings and sidewalks - o **Lighting**
- Striving for a certain **ambience** or charm (though not necessarily a conforming style)
- Most visitors not necessarily **tourists**, but rather '**bar-hoppers**'
- o Still look at **Key West** building / zoning codes, since they keep it all in order in terms of design, setback, signage, etc.
- o **Quirky** elements like unique lighting, props, etc. (Keep Austin Weird)
- Color palette
- Despite consistency of street life, design standards; business owners want something **unique** to draw customers and offer something different
- Docks** • Marinas** • Roundhouse**
- Bike rentals building— a concrete and shed building w/ façade added, good "welcome mat"
- Make **Delaware Avenue** much more inviting
- Positive aspect – bathing beach (park area downtown)
- o Hanging baskets
- Encourage consistency of color (color palette)
- CONCRETE

ECONOMIC DEVELOPMENT

- Must have an established **income** to live on the island
- Need for more **retail, shops**, not so much alcohol-sale-based economy
 - shops/restaurants
- **Families**
 - o Things for **families** to do

IMPLEMENTATION

No current R-C **zoning** in town, though it is in the works on being put through

o Trash + recycling **removal** (dumpsters, etc.)

o Noise **abatement**

• **Simple** enough set of **rules** so that there isn't a constant struggle (similar to the Albany)

o Need a **non-imposing standard** for signage - Safety issue with so many sandwich boards

• **Incentive to maintain** store/shop/restaurant/bar exteriors

o **Special improvement district**

• One particular business owner is opposed to change; thinks the "filth and litter" look fine

o Broken sidewalks o Overgrown bushes o Unkempt trees

STRATEGIC
PLANNING

Design
Guidelines

Development

Affordability

IDENTITY

Charm
(define)

- Sense of Place
- Scale
- Typologies
- Quirky, but not cheap

Tourism

CONNECTIVITY

Waterfront
Connection

Wayfinding

Parking

ECONOMIC
DEVELOPMENT

Diversify

- Eco-tourism
- Families
- Parties
- Conventions
- Academics

Marketing

IMPLEMENTATION

Design
Review
Process

Maintenance

STRATEGIC PLANNING



COMMERCIAL DISTRICT *Extent*



— COMMERCIAL DISTRICT



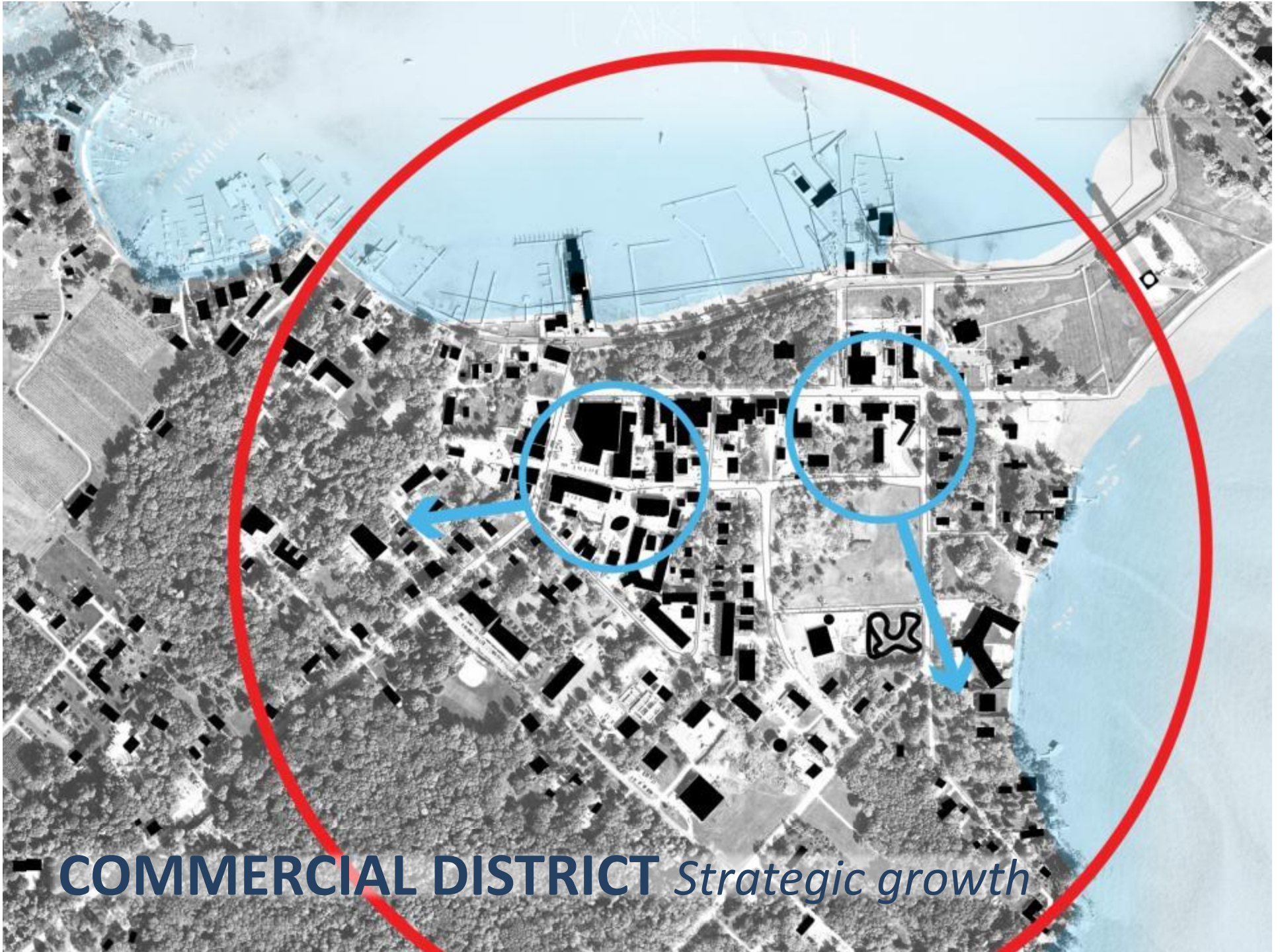
COMMERCIAL DISTRICT *Zoning (2011)*



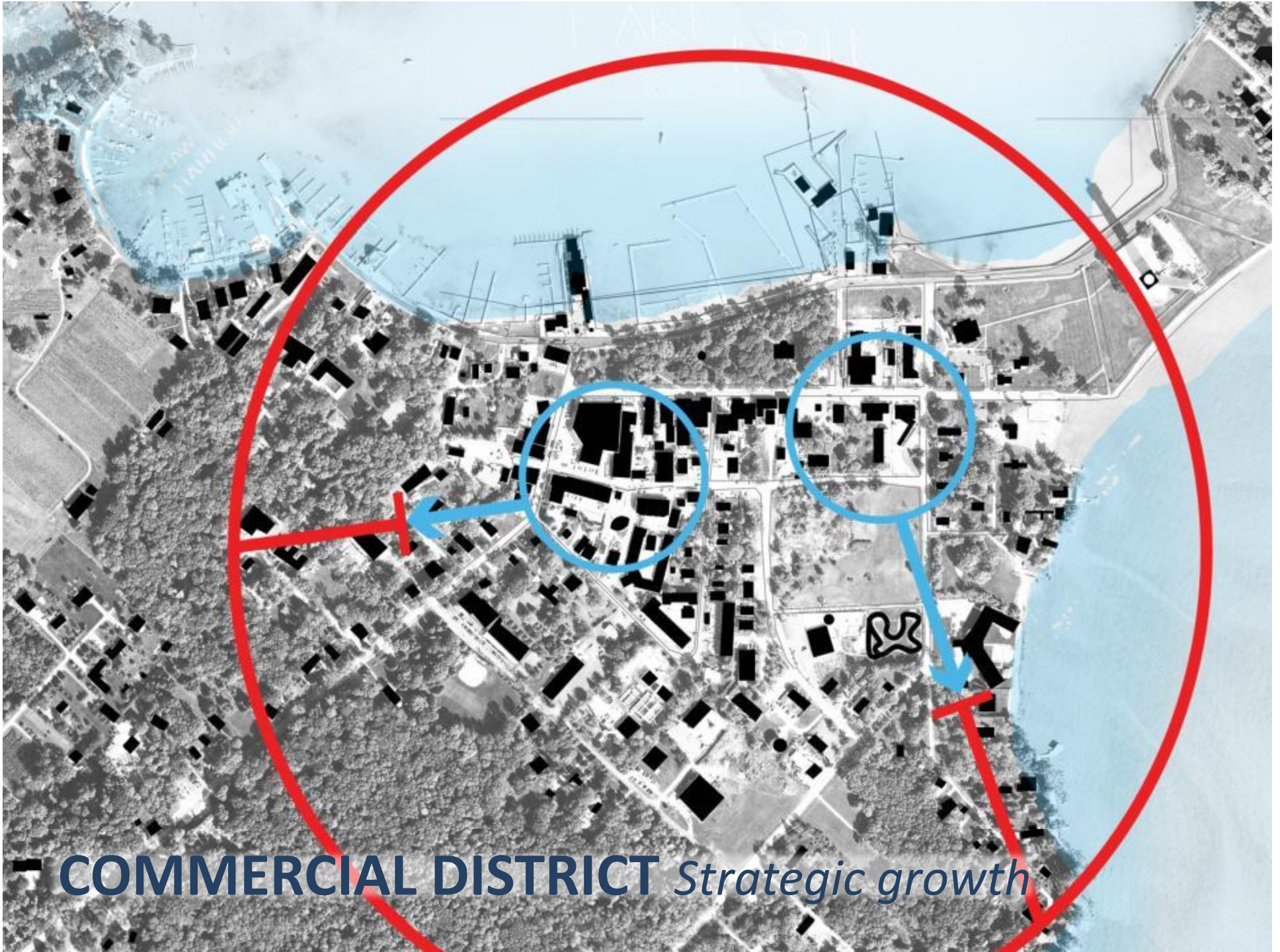
COMMERCIAL DISTRICT



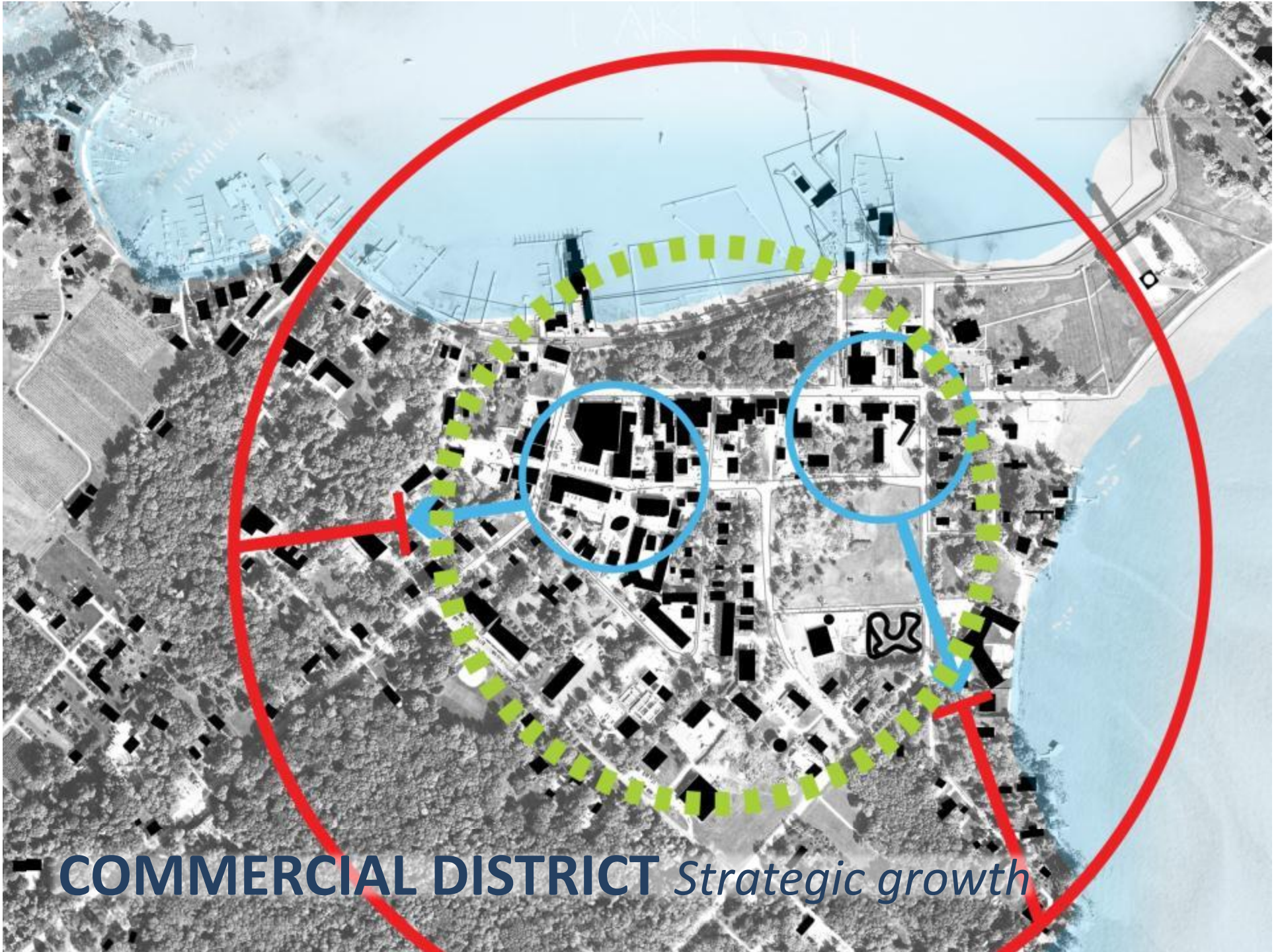
COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*



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COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*



COMMERCIAL DISTRICT *Strategic growth*

DESIGN GUIDELINES

1.0 Design Guidelines for All Properties

1. Architectural compatibility: buildings of many styles; need to be good neighbors
2. Preservation of views
3. High quality materials, durable construction
4. Preferred color palettes

2.0 New Construction

1. General principles for new construction
2. Commercial storefront buildings
3. Multi-family residential buildings
4. Hotels
5. Waterfront Facilities
6. Mixed Use Developments & Planned Unit Developments

3.0 Renovation, Alterations, & Additions

1. Historic considerations and restrictions
2. Commercial Storefront Buildings
3. Residential Buildings
4. Hotels
5. Waterfront Facilities

DESIGN GUIDELINES Draft Appendix

4.0 Site Considerations

1. Outdoor Plazas and Patios
2. Green Spaces
3. Lighting
4. Bicycle Storage and Parking
5. Fences and Edge Treatments
6. Screening for Building Equipment and Trash Dumpsters
7. Buffering noise and nuisance uses

5.0 Signage

1. Size and location
2. Sign typologies and preferred locations
3. Materials and colors



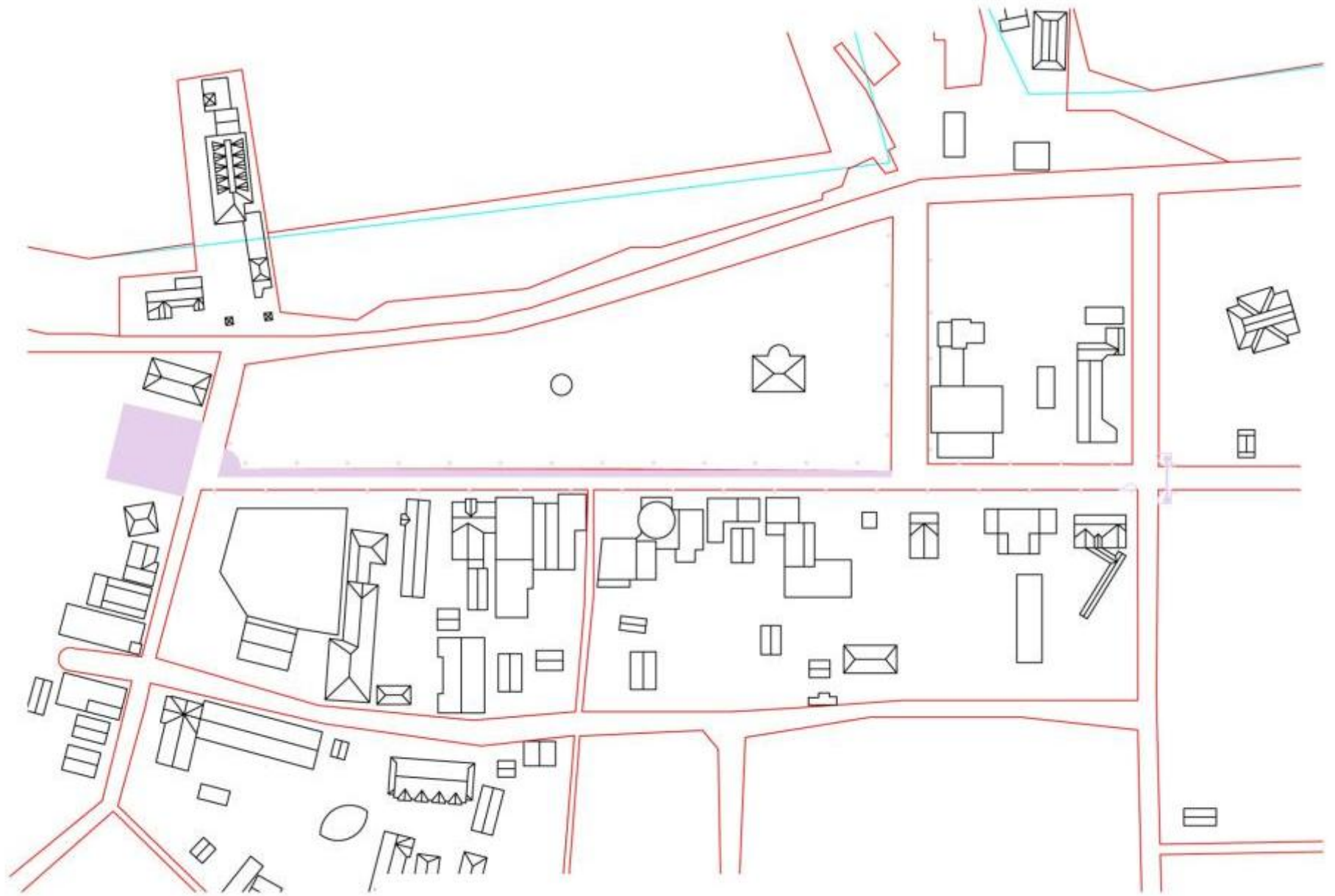
HISTORIC CORE *Character*



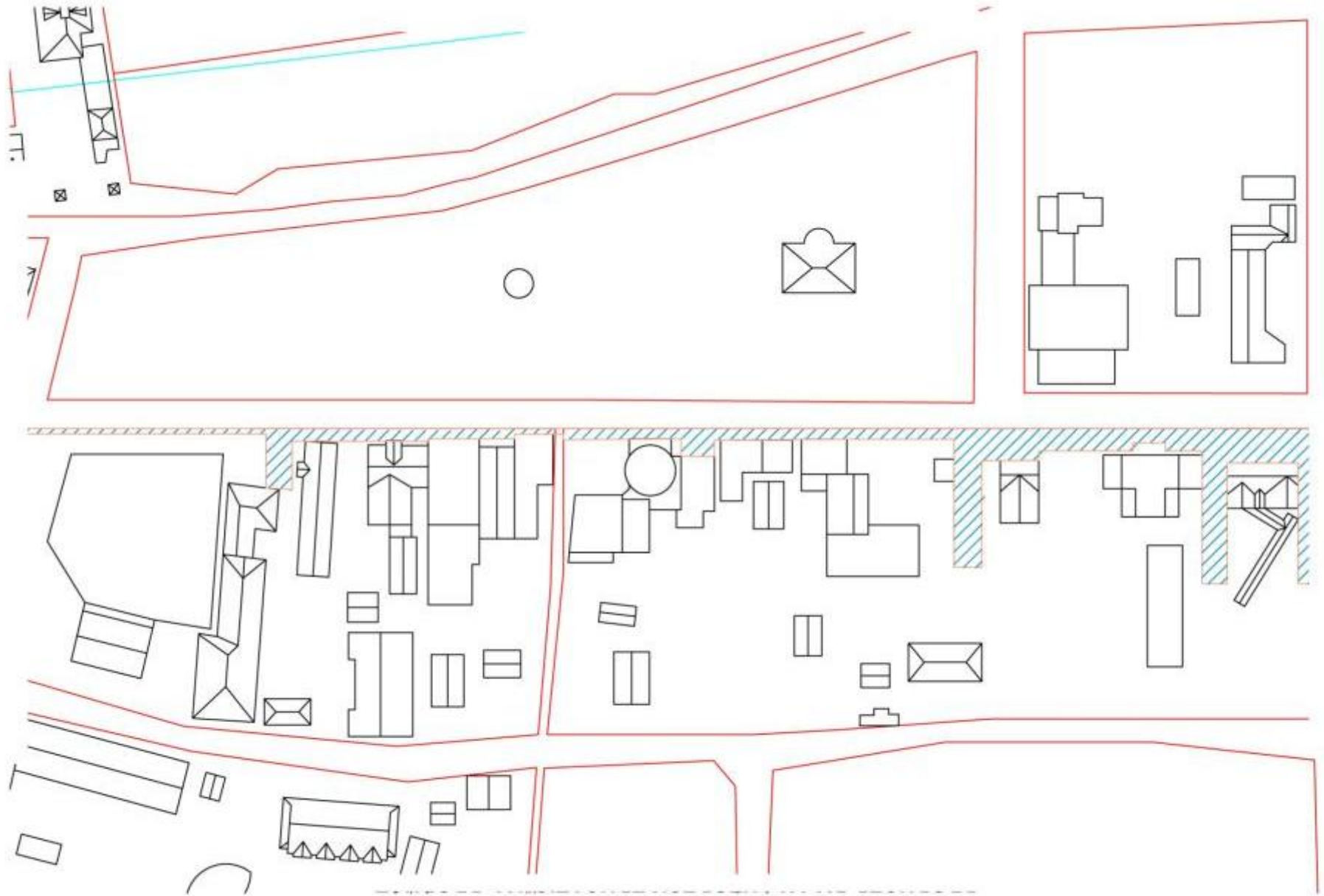
HISTORIC CORE *Circulation*



HISTORIC CORE *Connection*



HISTORIC CORE *Connection*



HISTORIC CORE *Setbacks*



Delaware Ave. - West



Delaware Ave. - East



Catawba Ave.

STREET ELEVATIONS

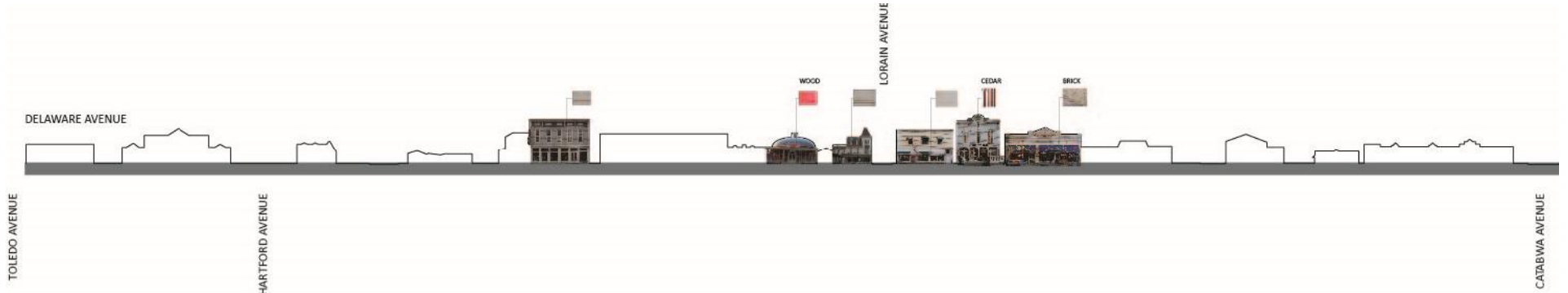


Delaware Ave. - West

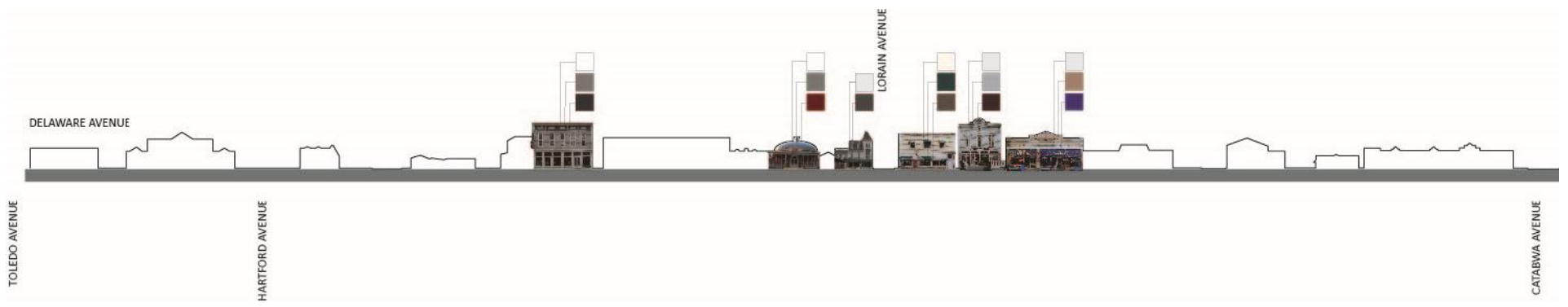


Delaware Ave. - West

GUIDELINES *Elevation potentials*



Materials

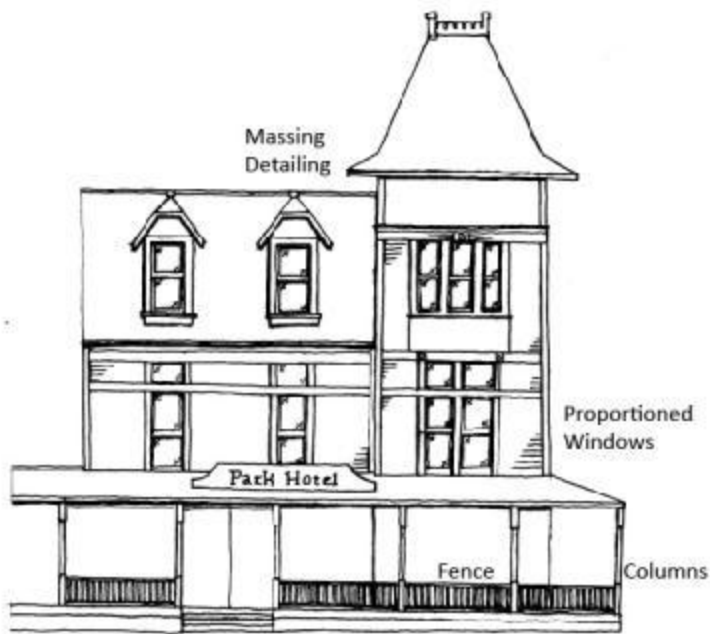


Color

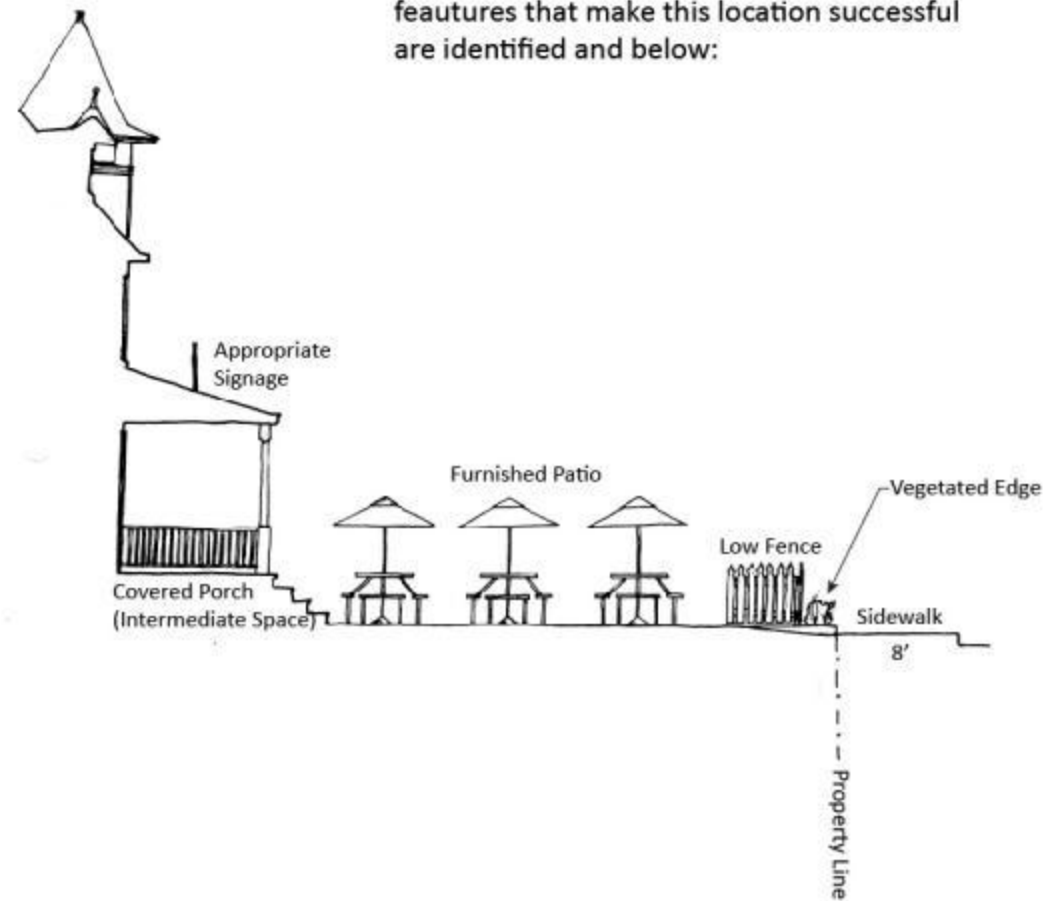
DELAWARE AVE. *Palettes*

Main Street: Patio Condition

Elevation



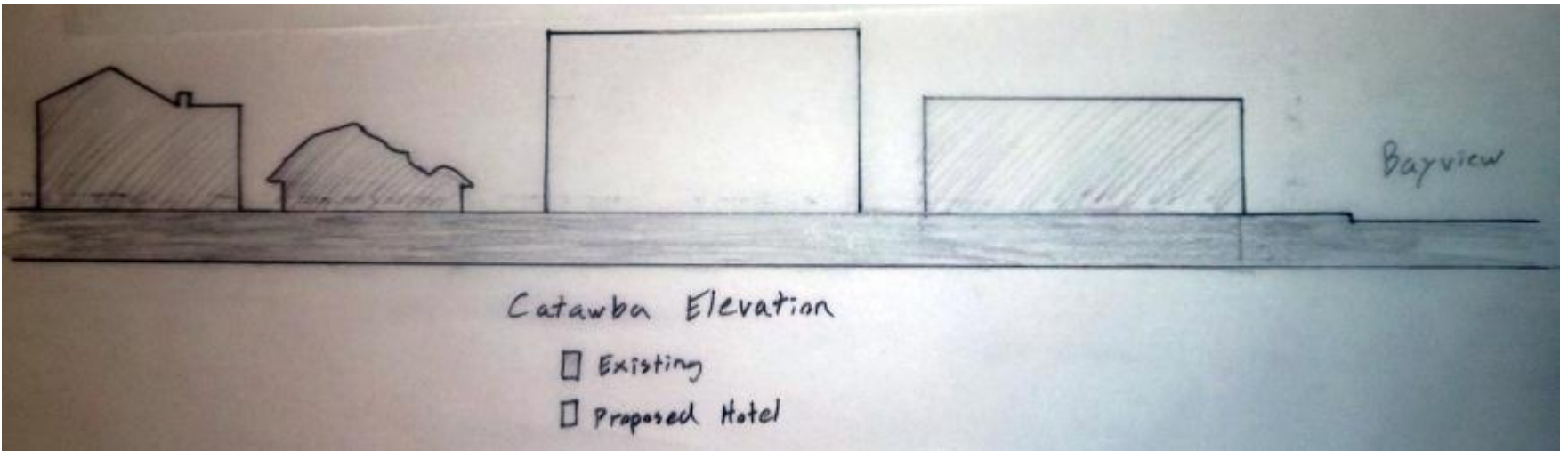
Section



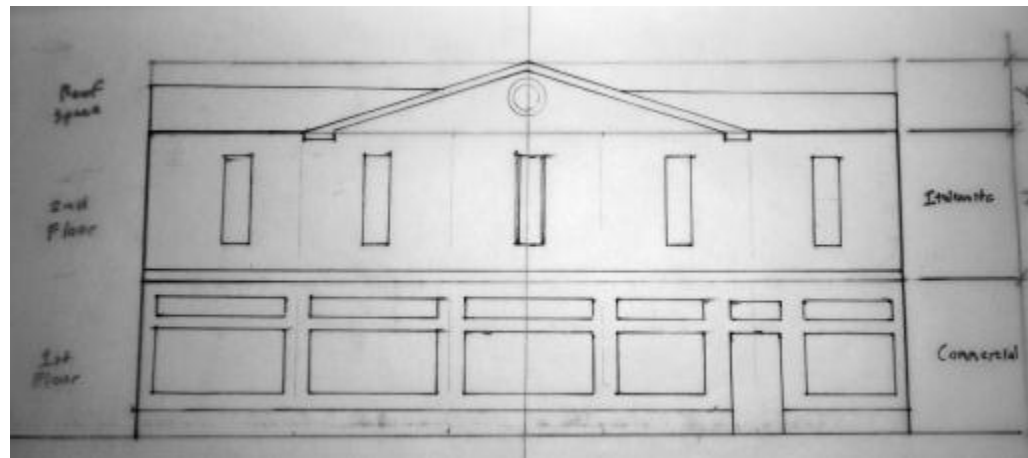
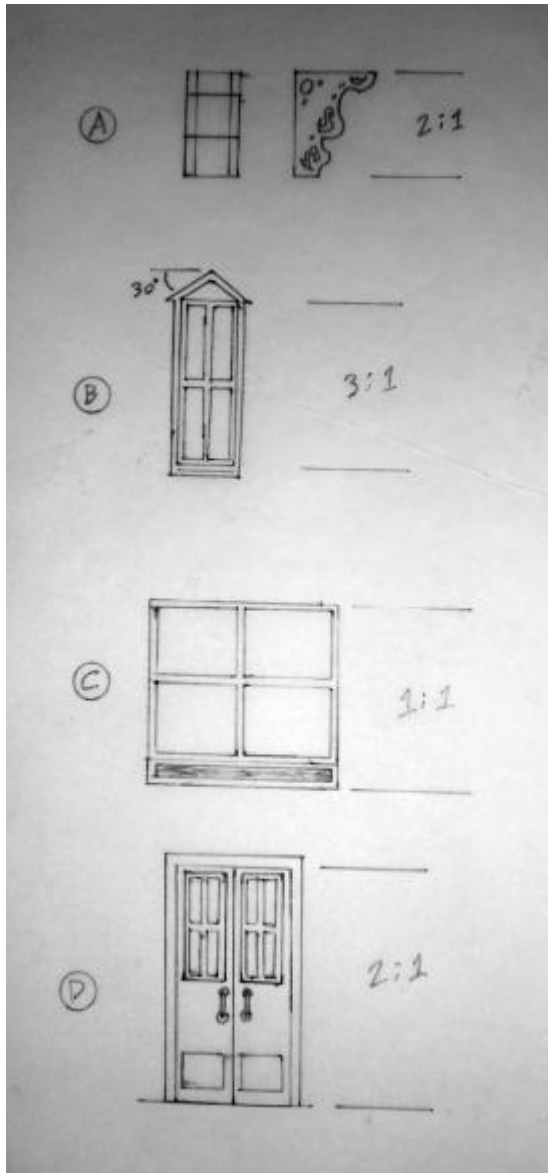
The Park Hotel is a good example of a well integrated patio on the Main Street. The key features that make this location successful are identified and below:

A lower fence with vegetation creates a more inviting approach to addressing the sidewalk when designing a site with building setback from the property line. Higher and more massive walls create a level of separation that is undesirable for the public domain.

GUIDELINES



GUIDELINES *New hotel massing*



GUIDELINES *Cohesive facade examples*



GUIDELINES *Beer Barrel before*



GUIDELINES *Beer Barrel issues*



GUIDELINES *Beer Barrel after*



GUIDELINES *Beer Barrel after*



GUIDELINES *Pasquale's before*



GUIDELINES *Pasquale's issues*



GUIDELINES *Pasquale's after*



PROPER SIGN ILLUMINATION

GUIDELINES *Hooligan's lighting*

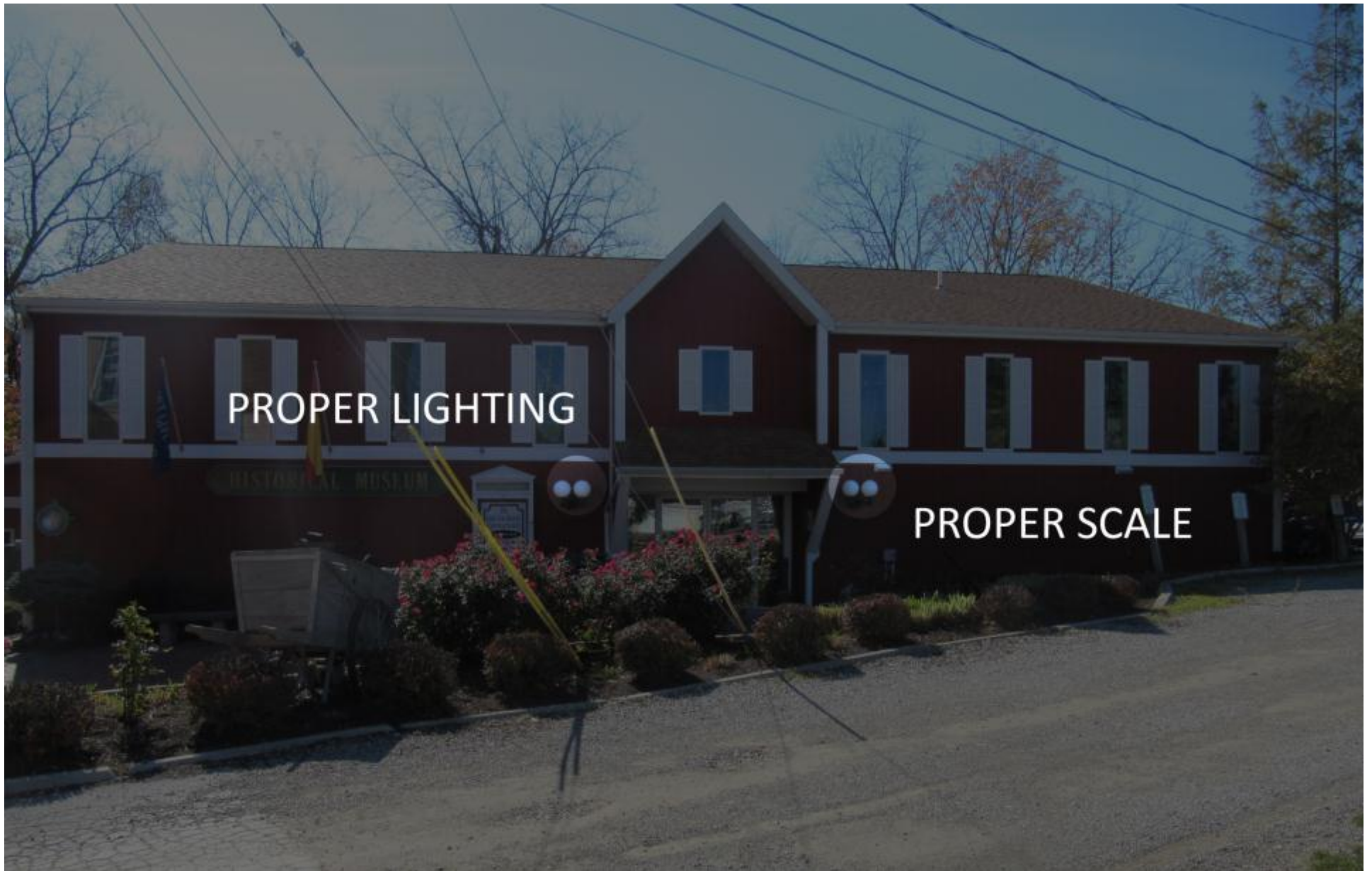


GUIDELINES *Hooligan's lighting*



POTENTIAL FOR PENDANT LIGHTING

GUIDELINES *Hooligan's lighting*



GUIDELINES *Museum lighting*



LORAIN AVE WALK *before*



insufficient
lighting

unmarked
entries

broad,
undefined
streets

narrow to no
sidewalks

missed
opportunities

LORAIN AVE WALK *issues*



LORAIN AVE WALK *after*



COURTYARD *before*



COURTYARD *issues*



COURTYARD *after*



West



East



RESIDENTIAL *Existing*

Lorraine Avenue Institutional



Bayview Historical



OTHER TYPOLOGIES *Existing*

Concord Institutional



Concord Residential



OTHER TYPOLOGIES *Existing*



Working

Proportionate windows

Defined entry

Parking not blocking structure

Facade detail

Evenly spaced window

Not Working

Disproportionate windows
Undefined entrance
Parking blocking building
Single roof pitch
Unevenly spaced windows



Working

Attention to detail
Covered entrances
Attention to materials



Not Working

Lack of detail

Lack of historic materials in character with surrounding context

Uninviting signage



Typologies

Within each typology, guidelines will maintain consistent design elements in regards to:

Window Height

Window Proportion

Window Placement

Porch Proportions

Roof Pitch

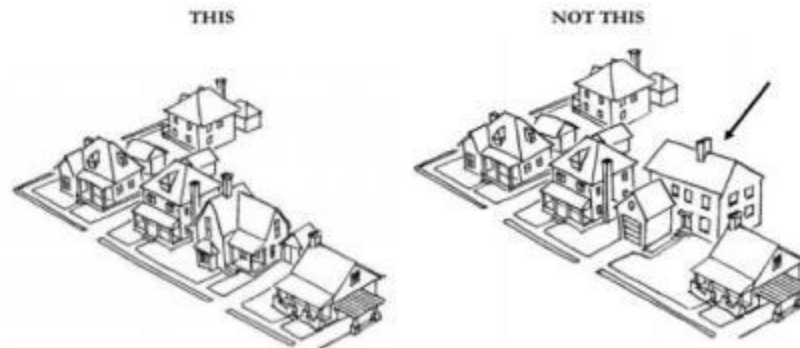
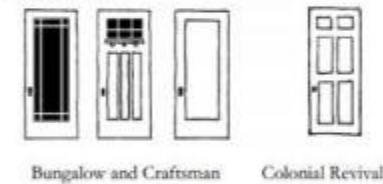
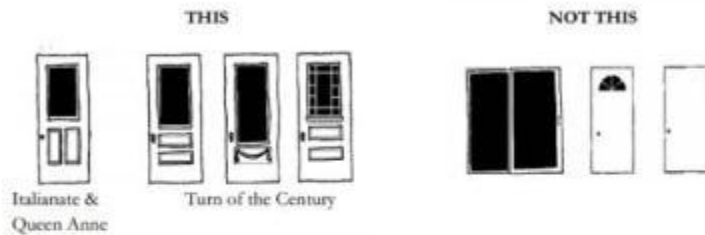
Setback from street

Entry ways









Parking

Materials

Vegetation



GUIDELINES

	THIS	NOT THIS
Scale & Proportion	<p>New buildings should relate in scale and proportion to adjacent historic buildings.</p> 	<p>Avoid buildings that are too large or too small in scale or massing to adjacent buildings.</p> 
Mass	<p>Break up boxlike forms into smaller, varied masses using porches, windows, roof forms common on historic buildings.</p> 	<p>Avoid single, monolithic forms that are not relieved by variations in mass.</p> 
Height	<p>Building height should be within the range of heights of area buildings. Step larger buildings down to smaller buildings.</p> 	<p>Avoid construction that greatly varies in height from buildings in the same block.</p> 
Rhythm	<p>Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street.</p> 	<p>Avoid "odd" window and door shapes and sizes and lack of rhythm in their placement.</p> 

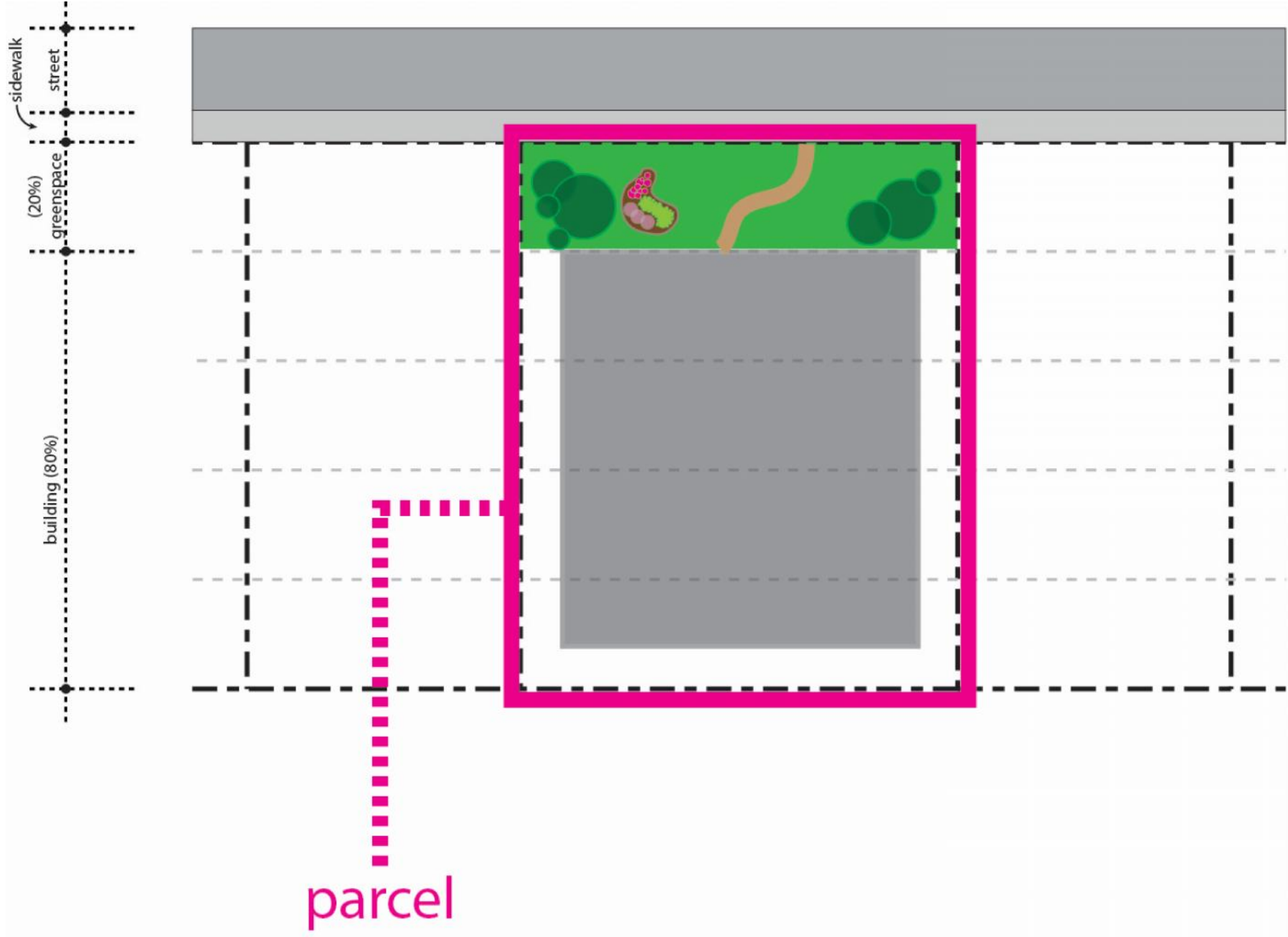
GUIDELINES



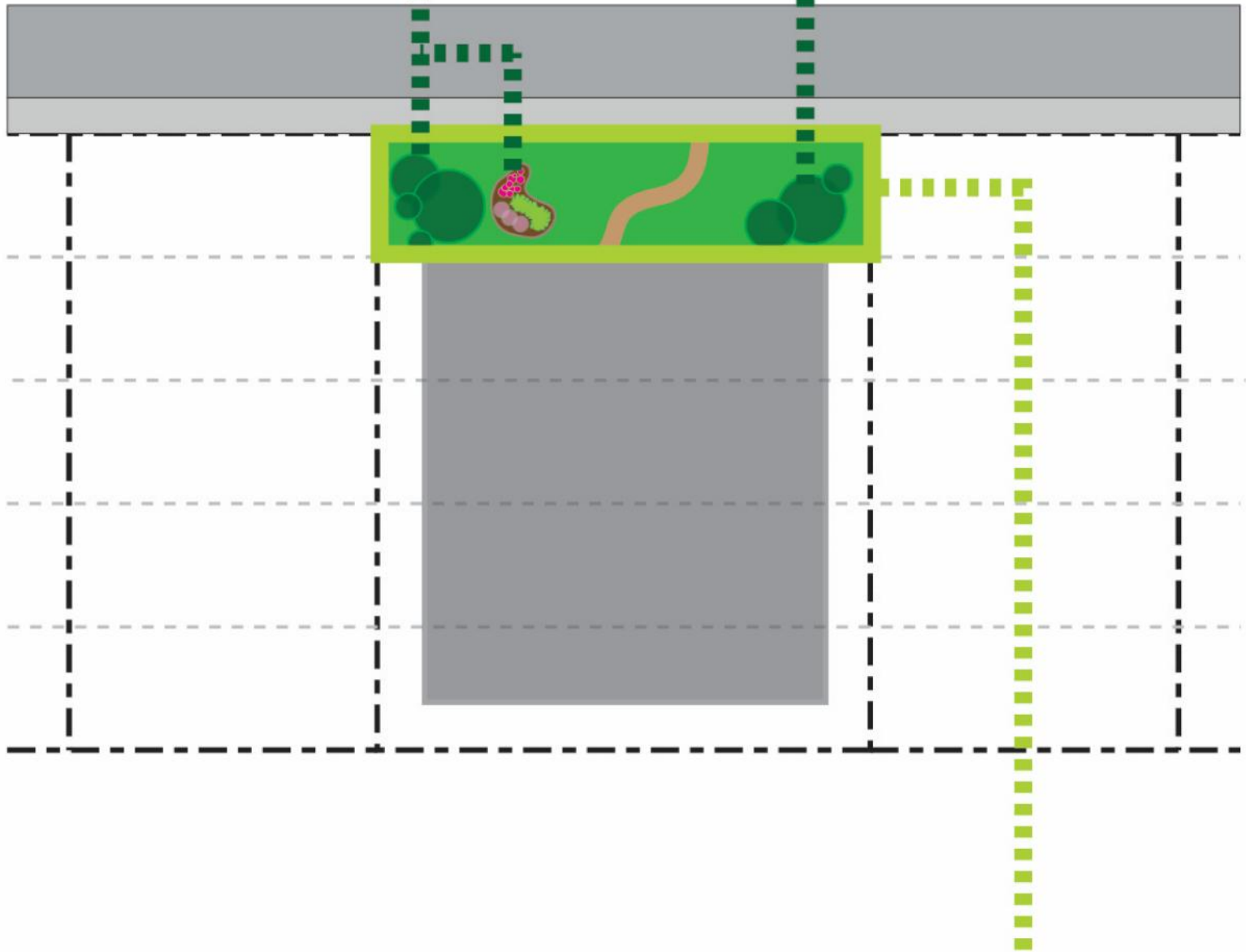
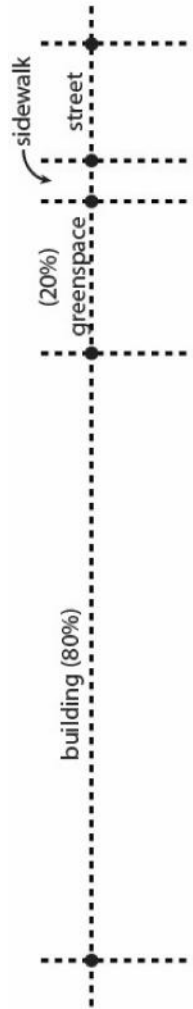
GREEN SPACE ORDINANCE *all C uses*



GREEN SPACE ORDINANCE *targets*



native plantings



20 % greenspace



EASTERN REDBUD



WITCH HAZEL



FLOWERING DOGWOOD

GREEN SPACE *tree options*



BLACKEYED SUSAN



QUEEN ANNE'S LACE



AMERICAN WATER WILLOW

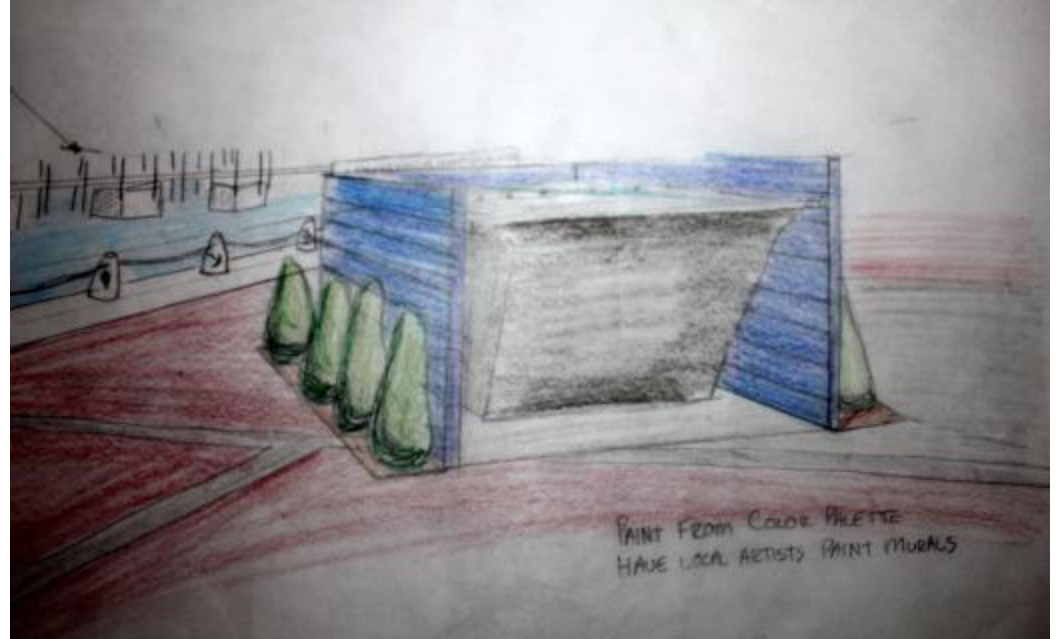


BUTTERFLY MILKWEED

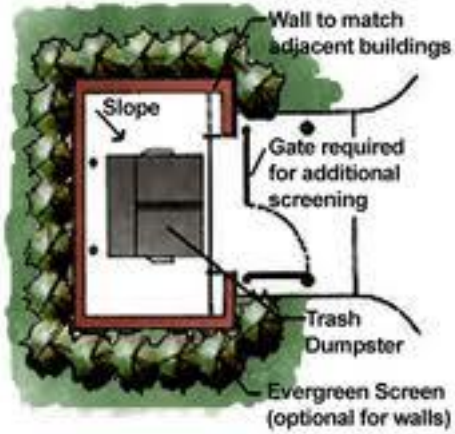
GREEN SPACE *native plant options*



NATIVE PLANTS *for waterfront landscapes*



SCREENING TREATMENTS *Dumpsters*



SCREENING TREATMENTS *Dumpsters*

DEVELOPMENT



ECO-VILLAGE

EAST POINT
CENTER

CONCORD
PLAZA

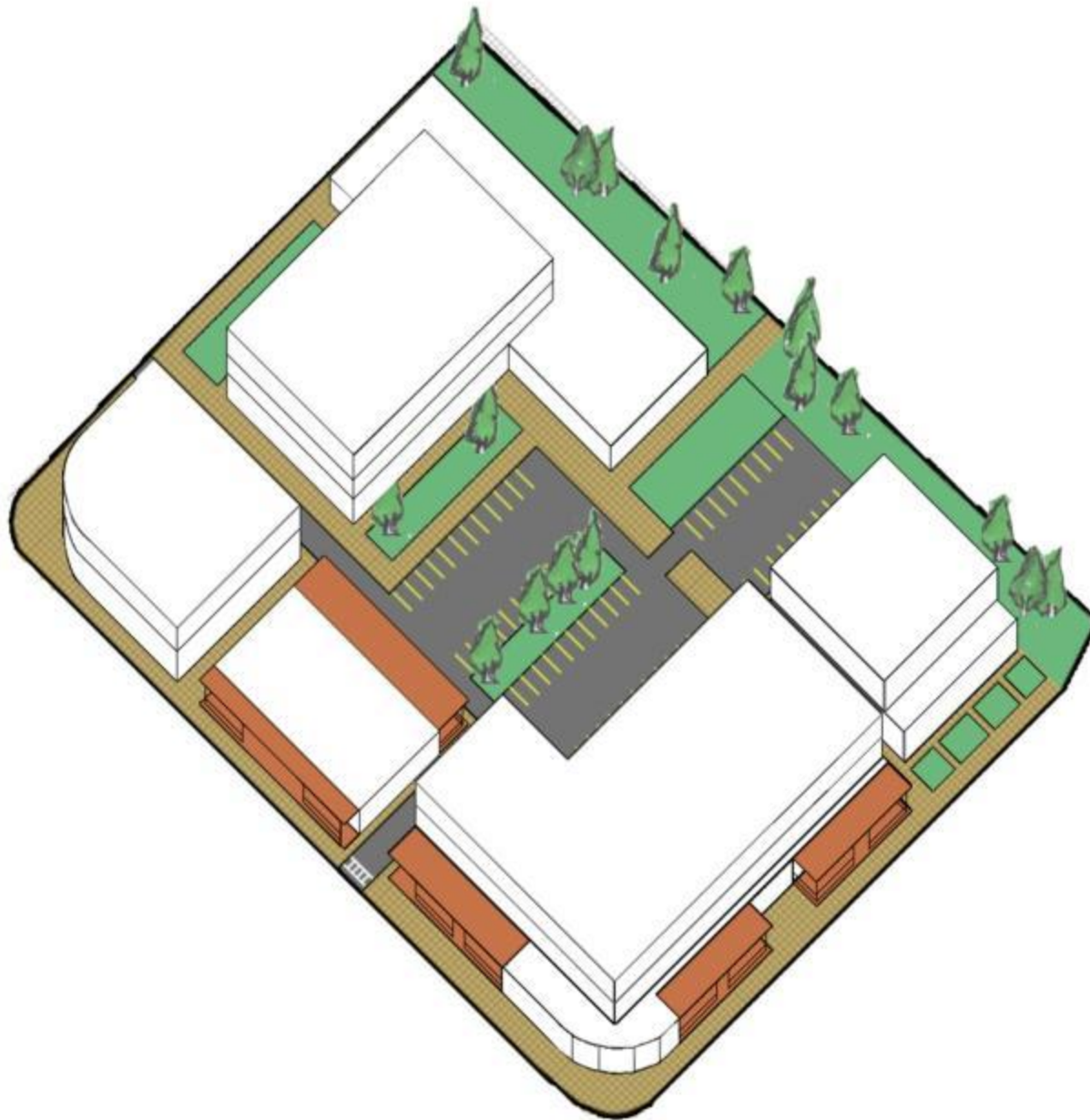
DEVELOPMENT *Potential*



EAST POINT CENTER *Site*



EAST POINT CENTER *Schematic Plan*



EAST POINT CENTER *Schematic Design*



EAST POINT CENTER *Precedent*



EAST POINT CENTER *Precedent*



EAST POINT CENTER *Precedent*

C



EAST POINT CENTER *Precedent*

Residential / Commercial



EAST POINT CENTER *Precedent*



ECO-VILLAGE

EAST POINT
CENTER

CONCORD
PLAZA

DEVELOPMENT *Potential*



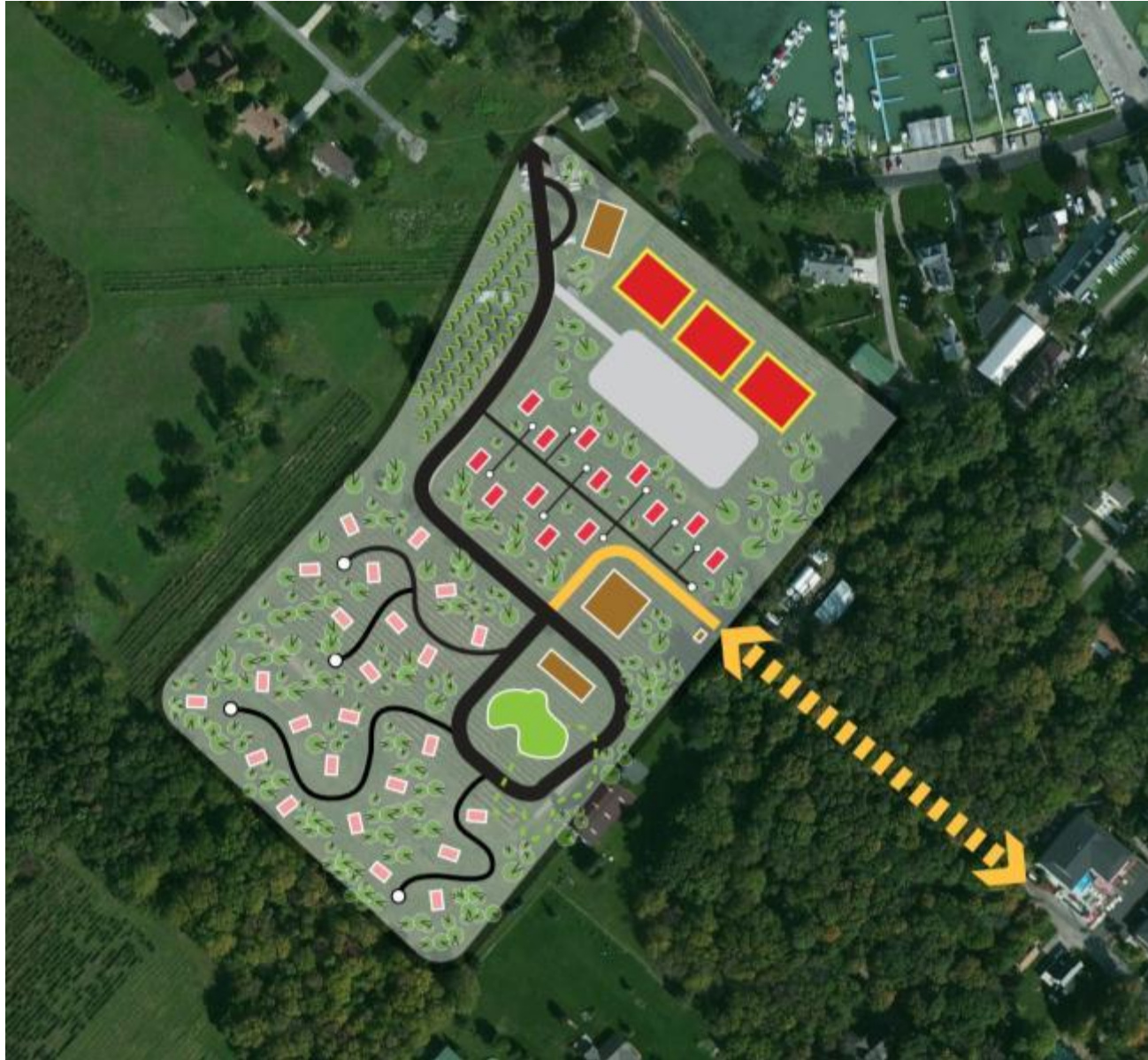
ECO-VILLAGE *Site*



ECO-VILLAGE *Precedent*



ECO-VILLAGE *Precedent*



ECO-VILLAGE *Schematic Plan*



ECO-VILLAGE *Schematic Section*



ECO-VILLAGE

EAST POINT
CENTER

CONCORD
PLAZA

DEVELOPMENT *Potential*



CONCORD PLAZA *Site*



CONCORD PLAZA *Site*



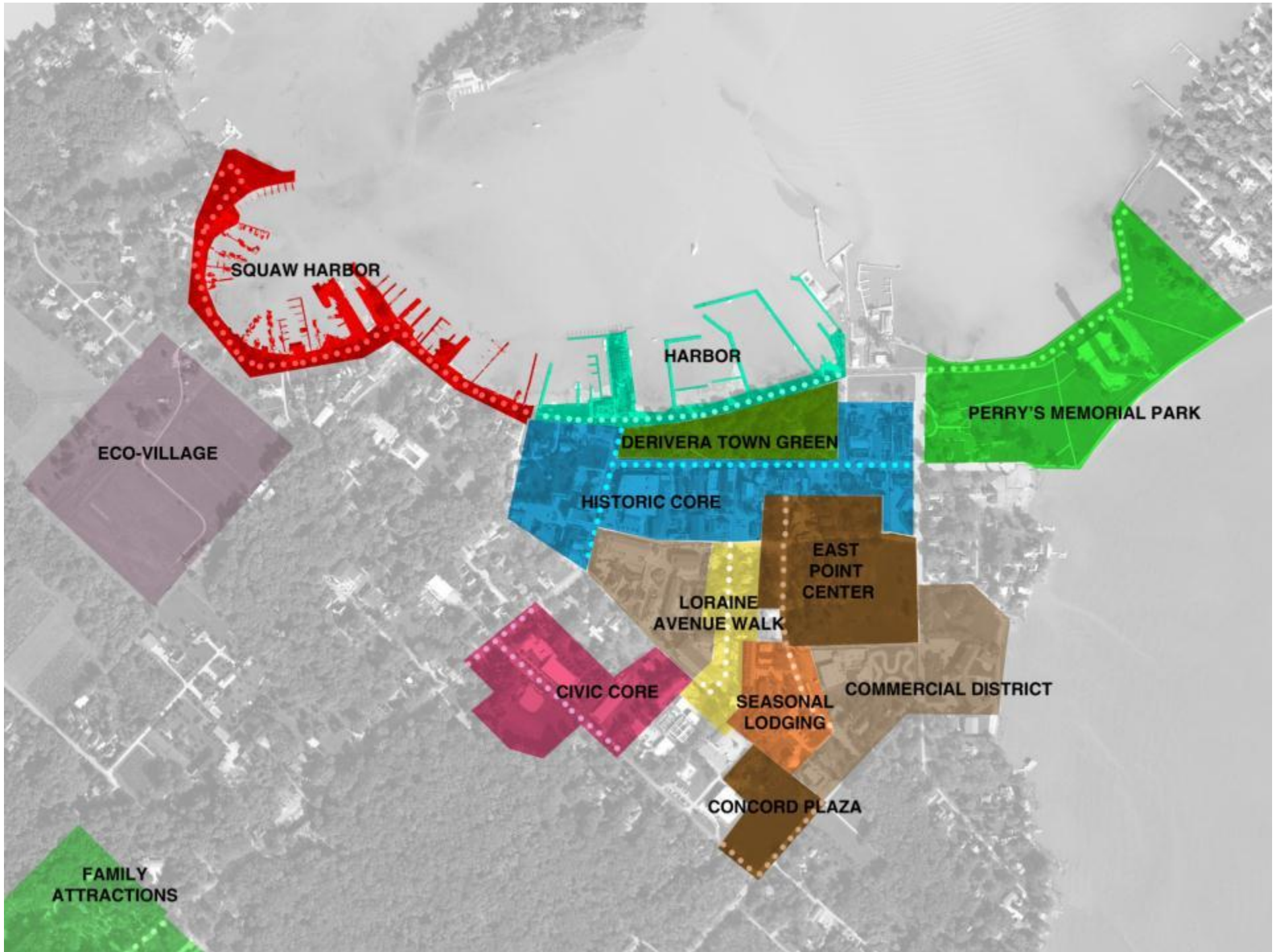
CONCORD PLAZA *Schematic Plan*



CONCORD PLAZA *Precedents*



CONCORD PLAZA *Precedents*



SQUAW HARBOR

ECO-VILLAGE

HARBOR

PERRY'S MEMORIAL PARK

DERIVERA TOWN GREEN

HISTORIC CORE

EAST POINT CENTER

LORRAINE AVENUE WALK

CIVIC CORE

SEASONAL LODGING

COMMERCIAL DISTRICT

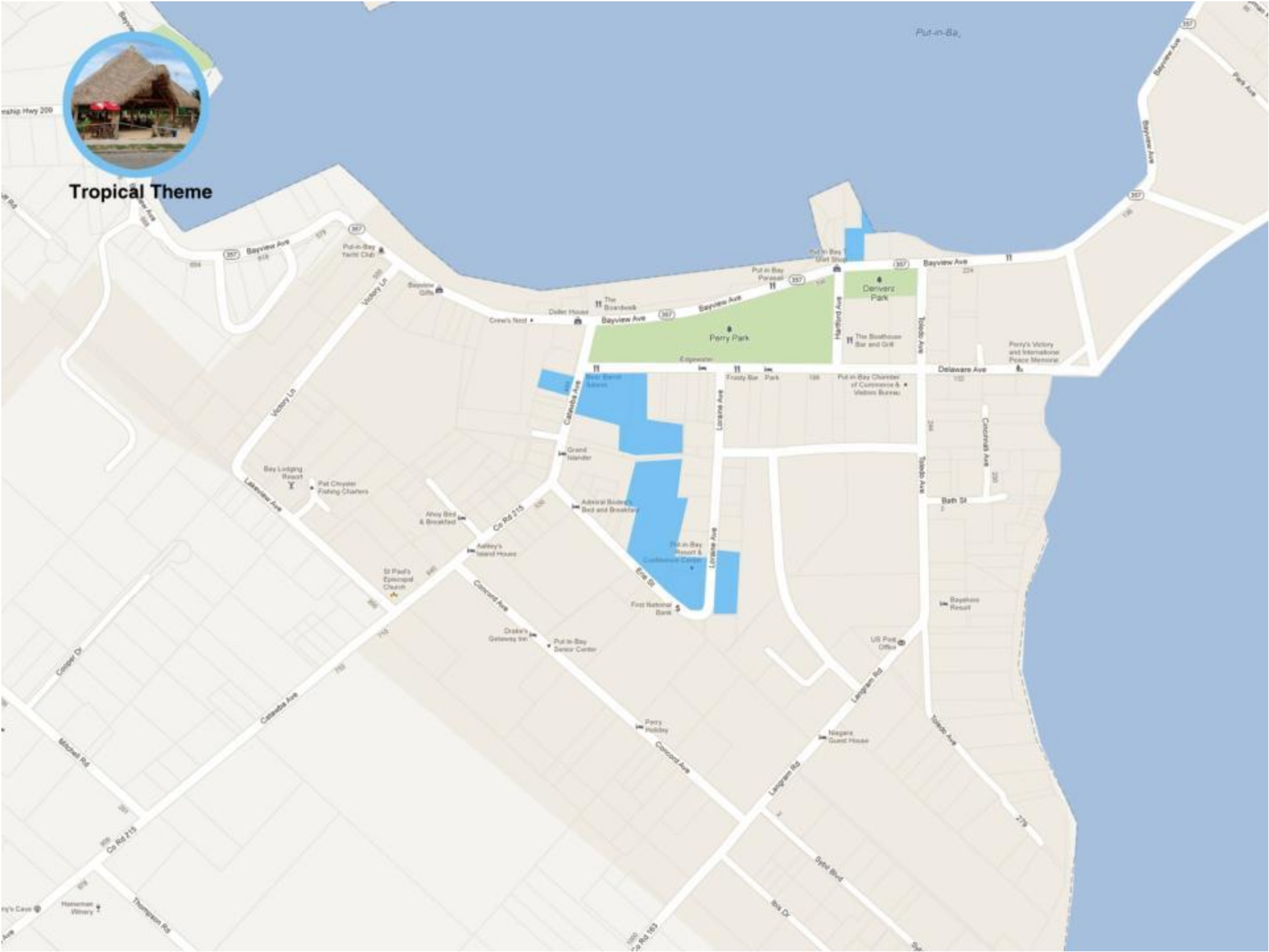
CONCORD PLAZA

FAMILY ATTRactions

IDENTITY



Tropical Theme

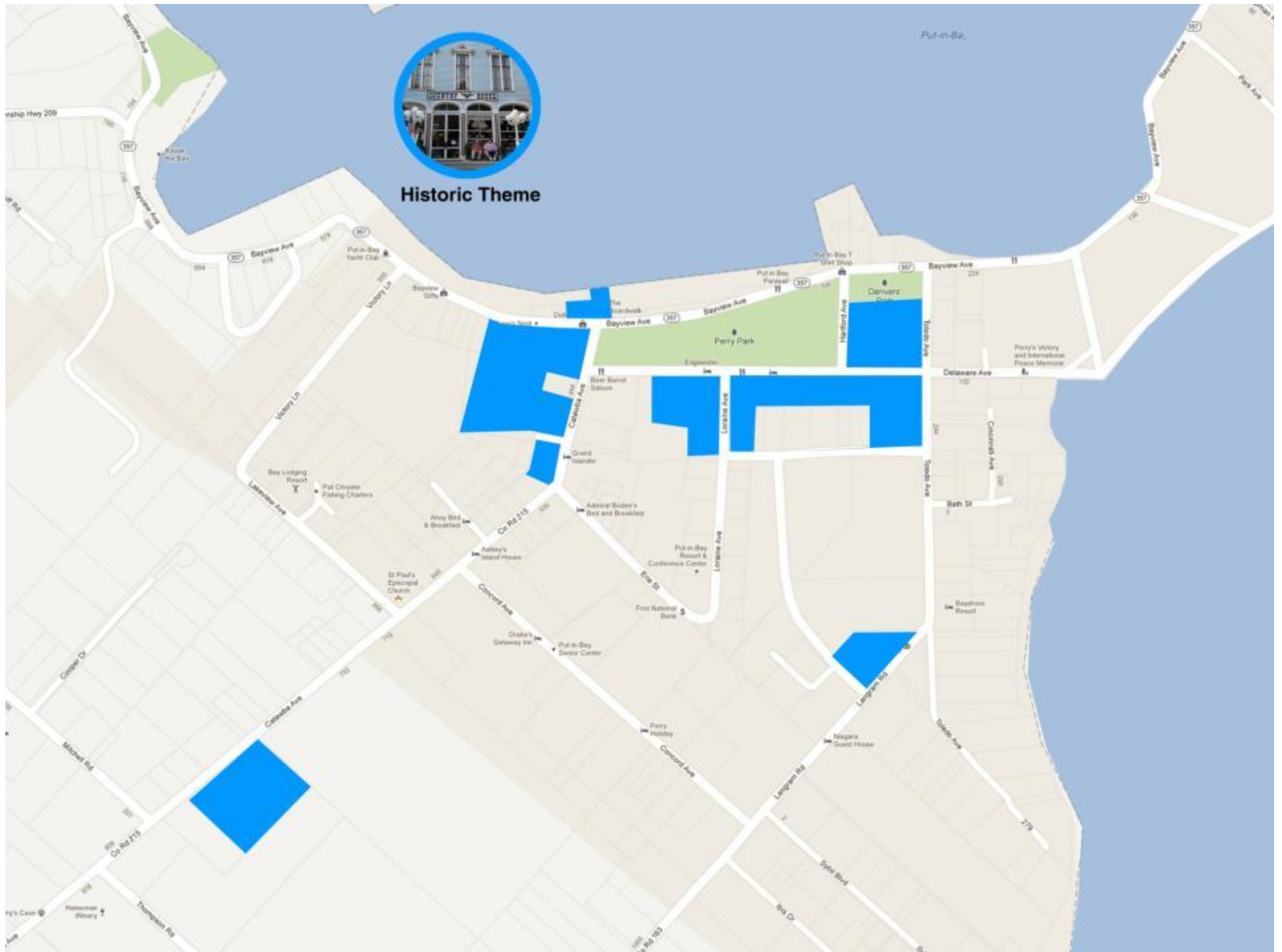




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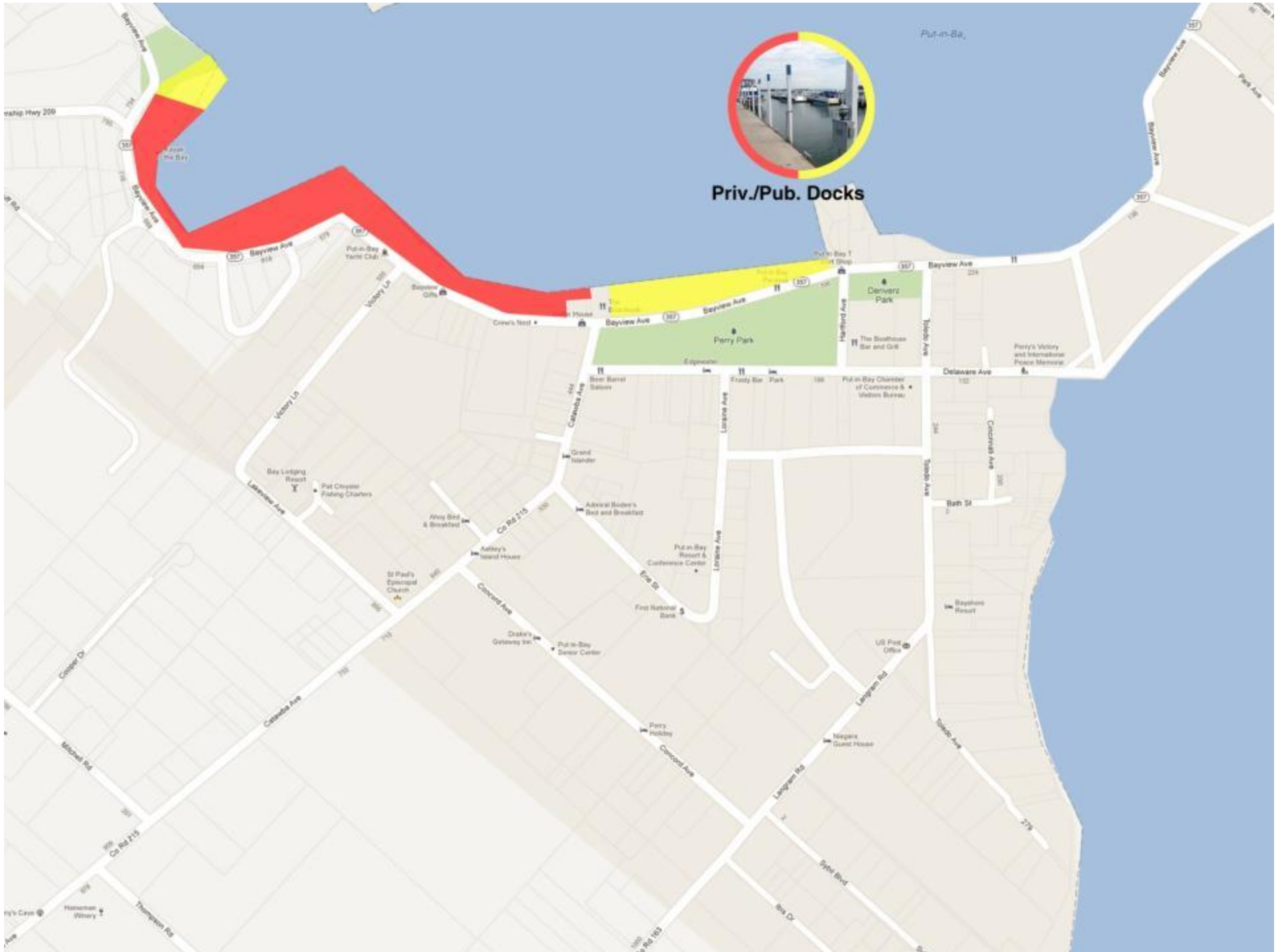
Historic Theme



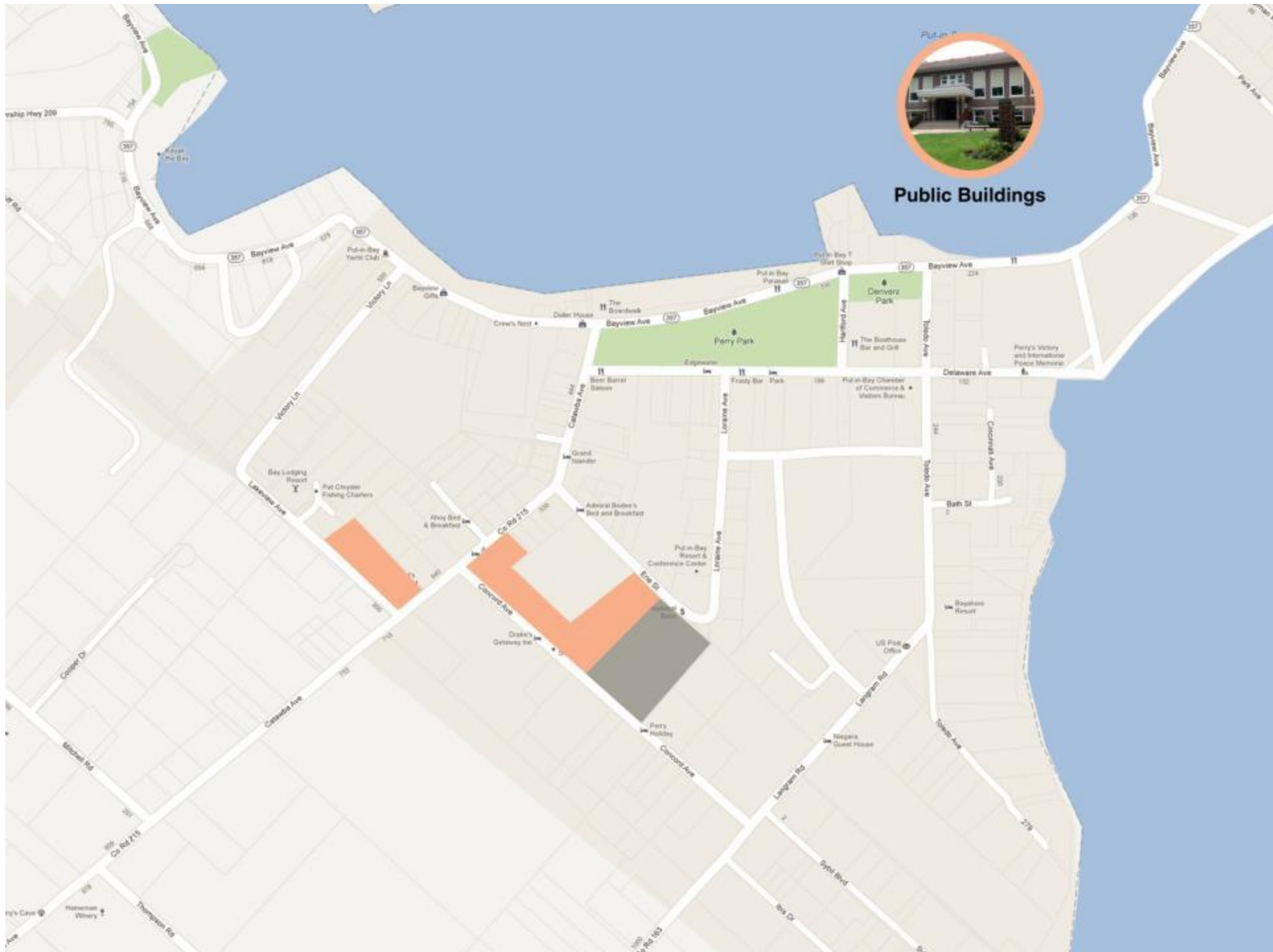


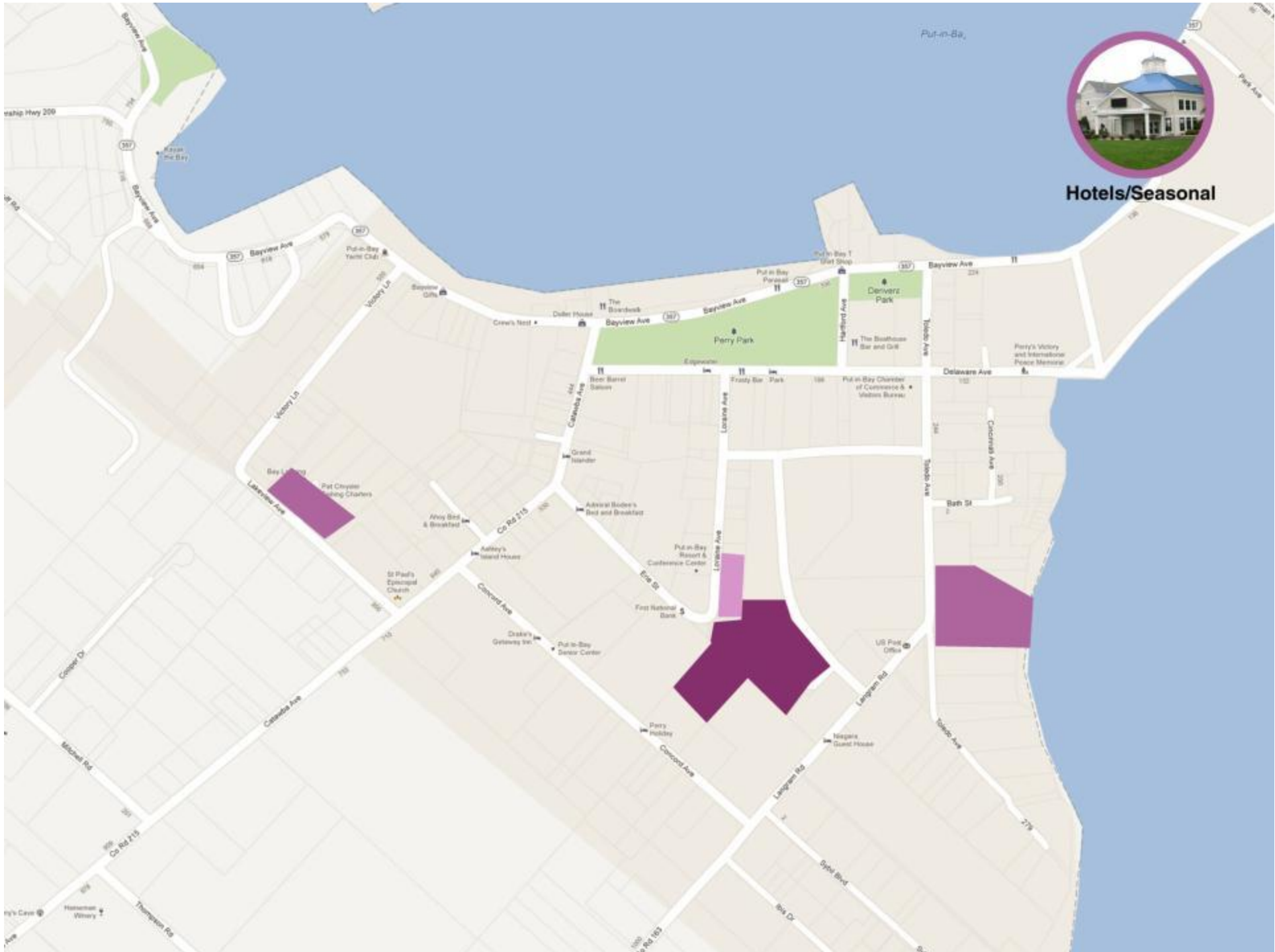
Resident/B&B





Priv./Pub. Docks





Hotels/Seasonal

Put-in-Bay

Perry Park

Derwent Park

Bayview Ave

Bayview Ave

Delaware Ave

Victory Ln

Admiral Borden's Bed and Breakfast

US Post Office

St Paul's Episcopal Church

Perry Holiday

Negans Guard House

Concord Ave

Langham Bldg

Camden Ave

Seaside Ave

Thompson Rd

Spill Bend

Concord Ave

Co Rd 103

Bay Dr

774

Highway 200

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

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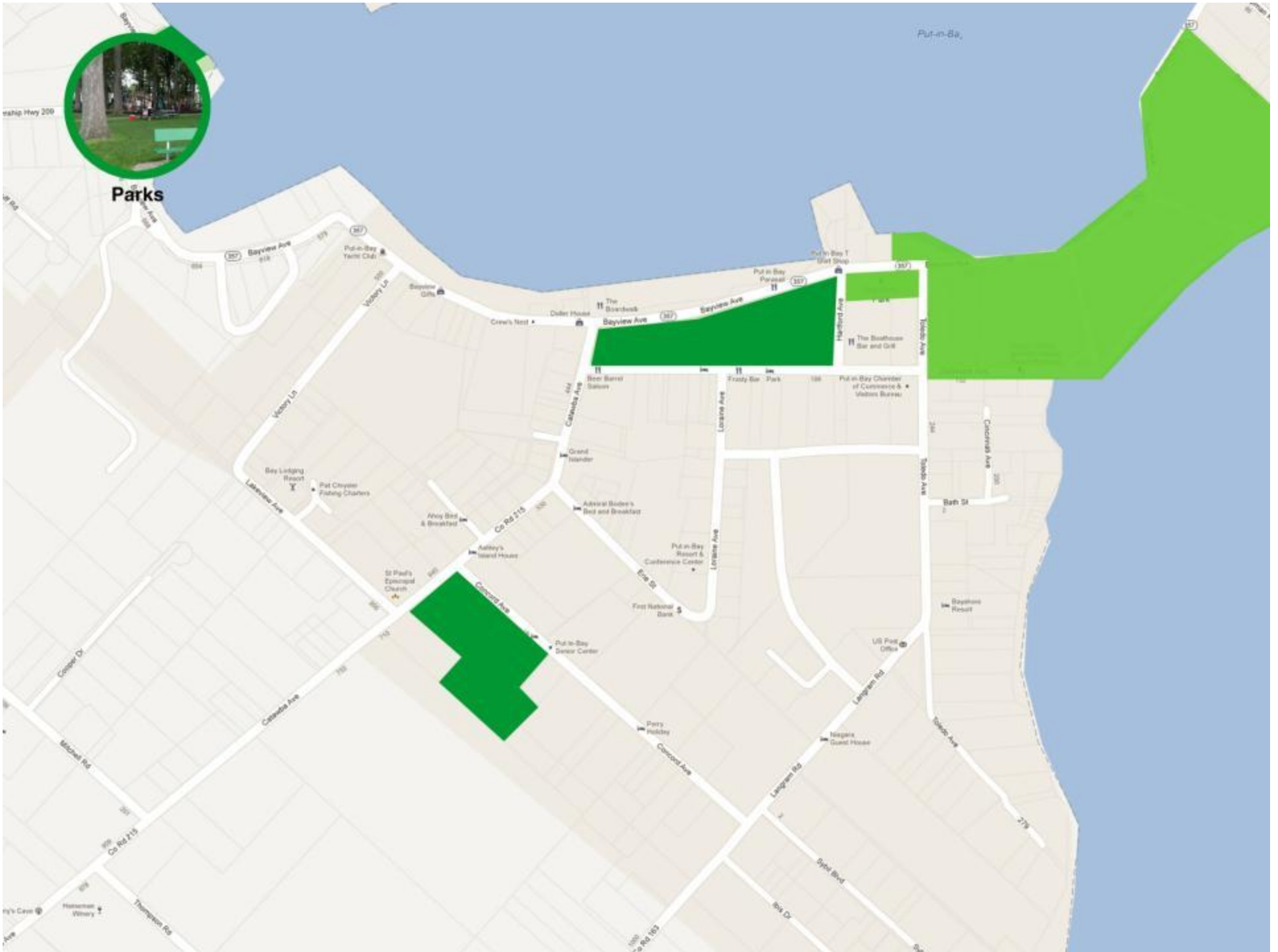
Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club

Put-in-Bay Yacht Club



Parks

Put-in-Bay

Ship Hwy 200

Bayview Ave

Victory Ln

Lakeside Ave

Concord Ave

Bayview Ave

Concord Ave

Concord Ave

Concord Ave

Bayview Ave

Concord Ave

Concord Ave

Concord Ave

Bayview Ave

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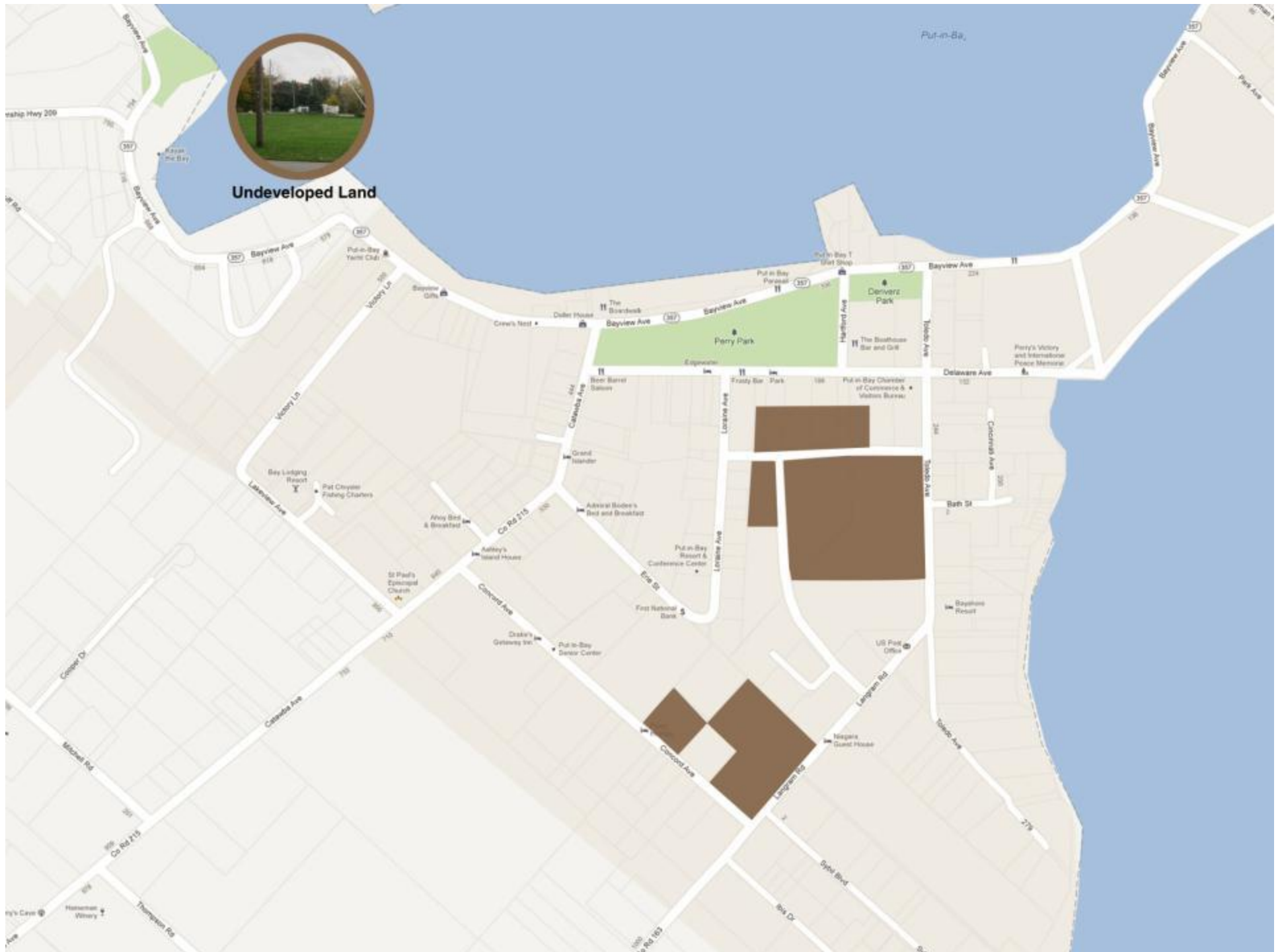
Thompson Rd

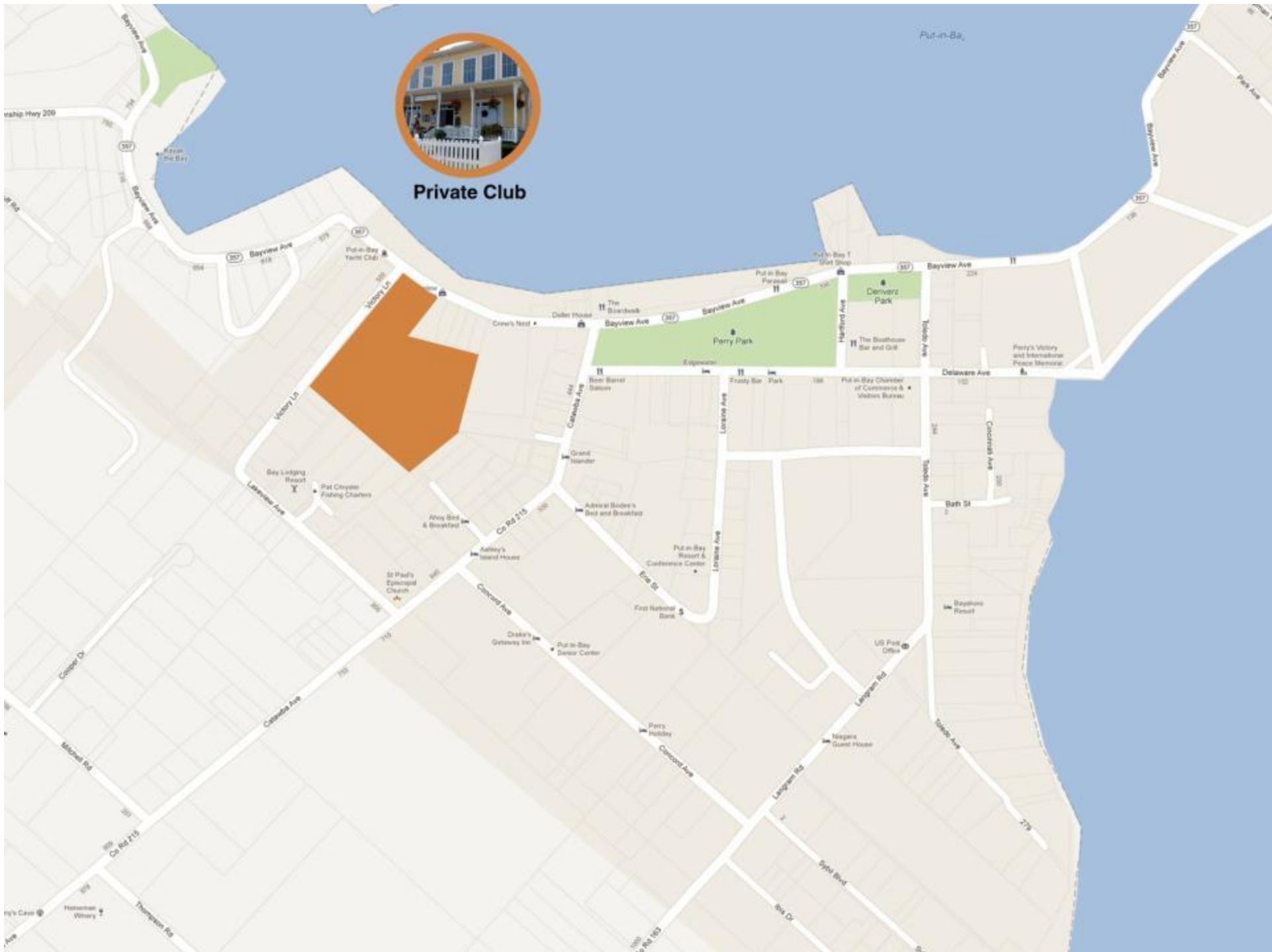
Thompson Rd

Thompson Rd

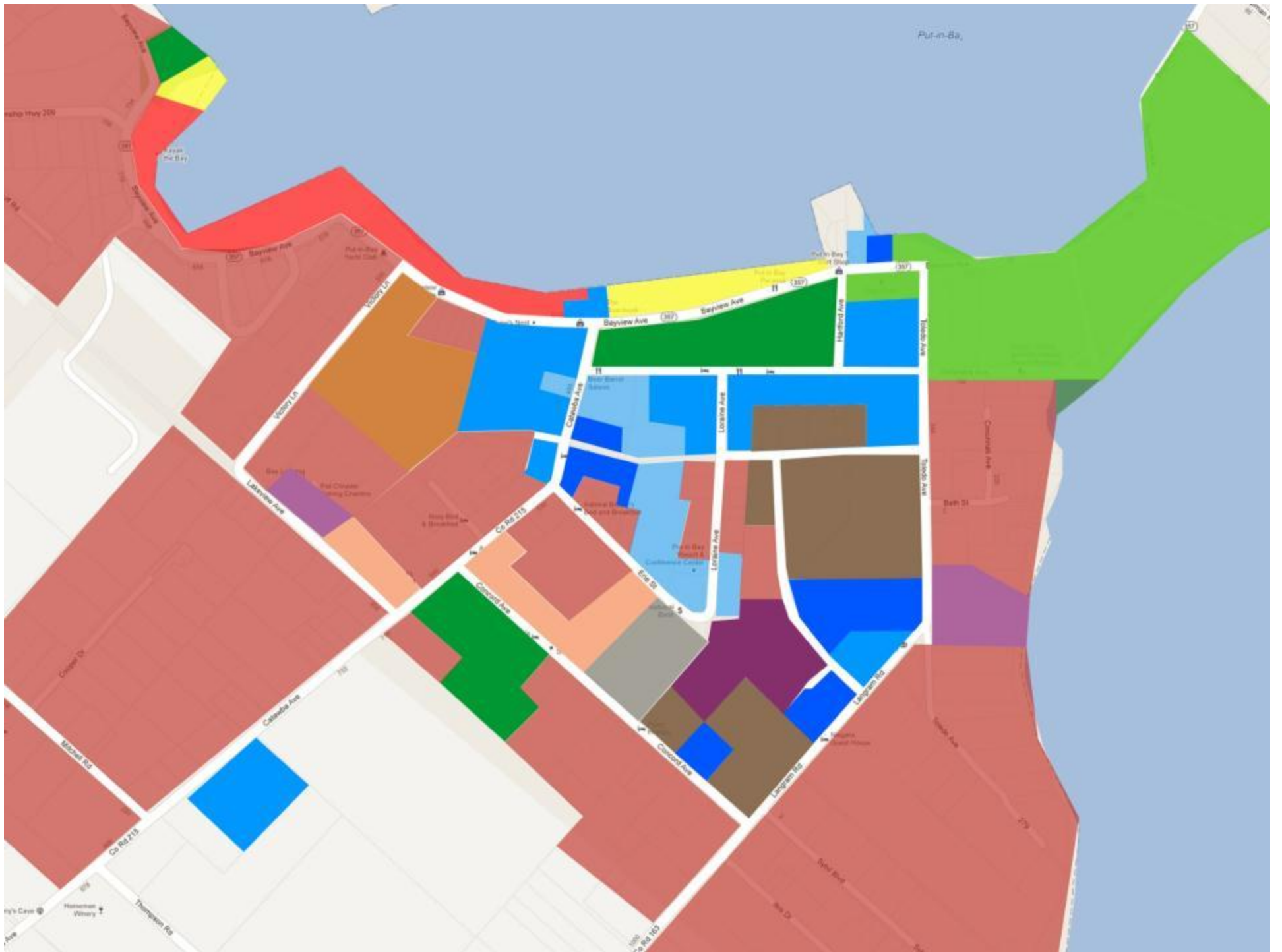
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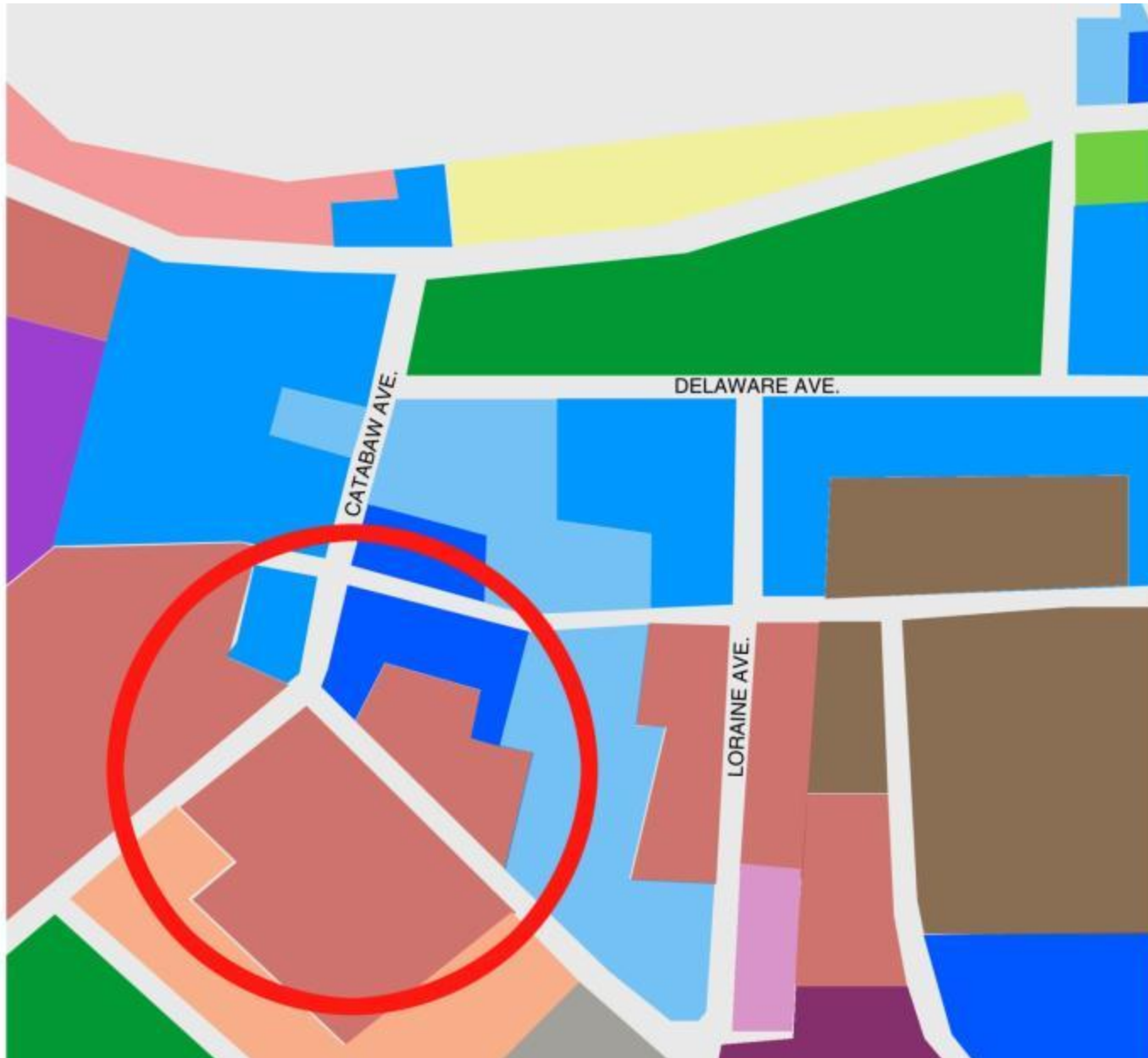
Thompson Rd





Private Club





Residential/B&B

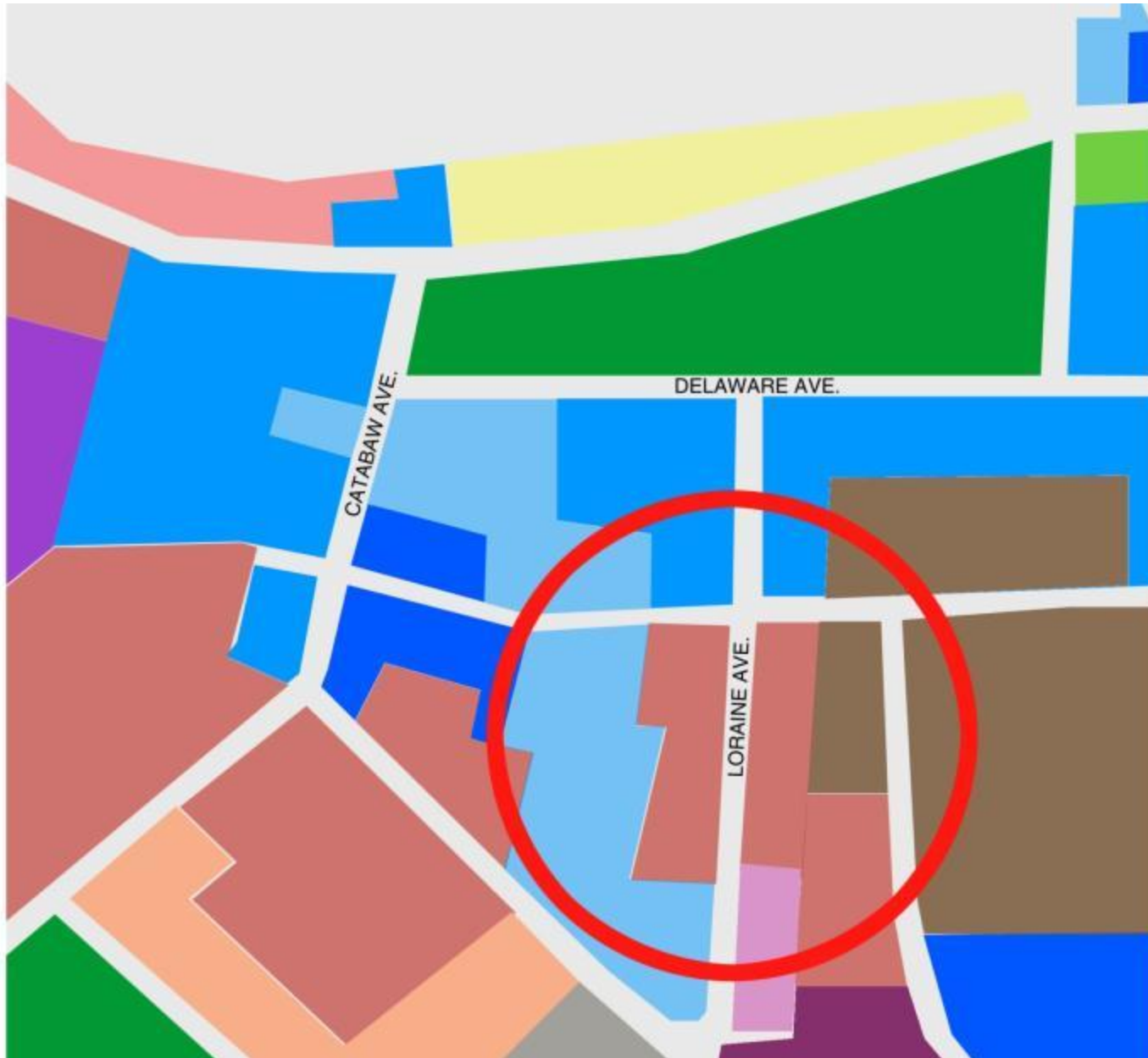


No Identity



Historic Theme

TRANSITION SPACE

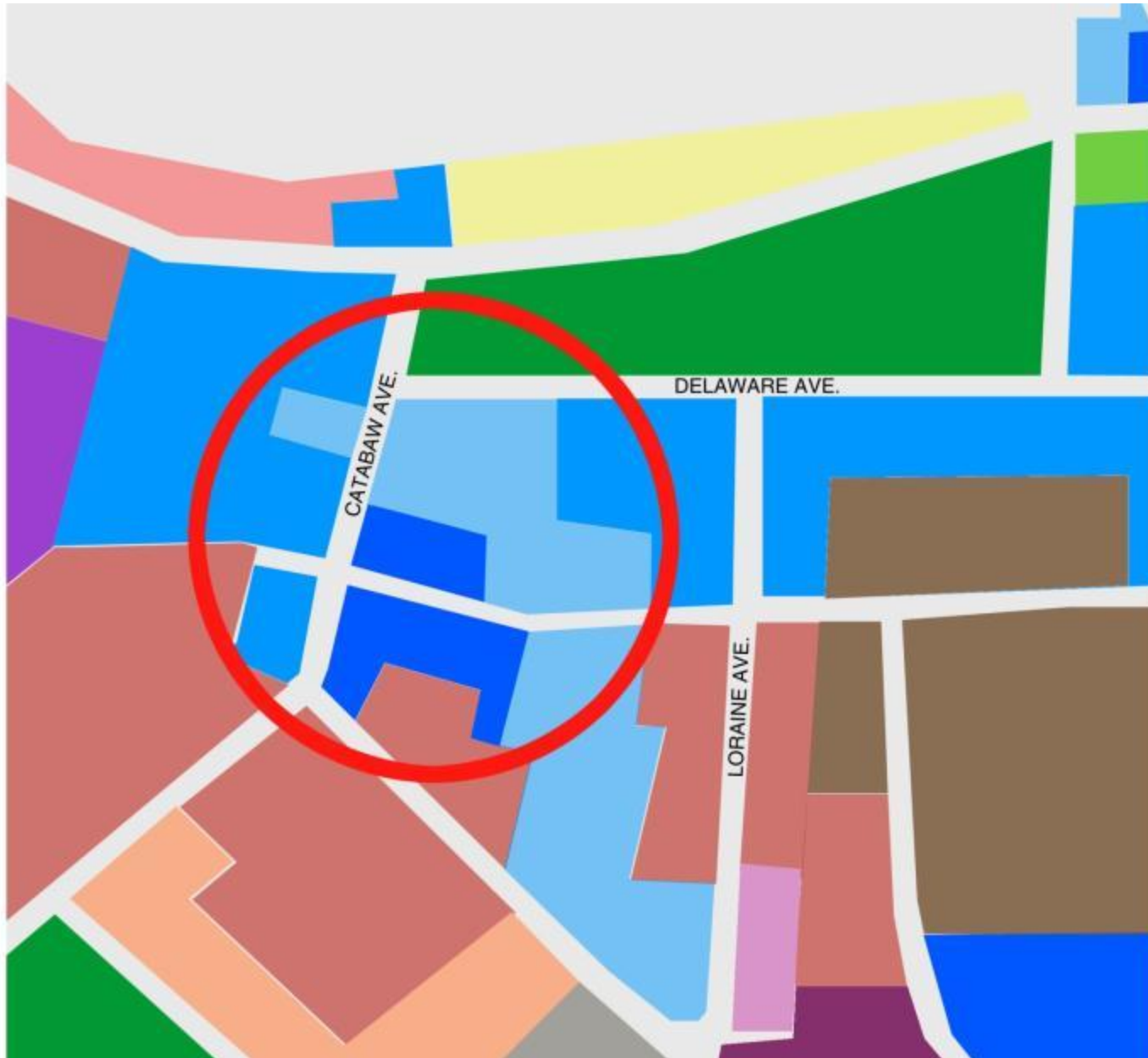


Residential/B&B



Tropical Theme

RETAIL ENCROACHMENT



No Identity



Historic Theme



Tropical Theme

CONFLICTING IDENTITY



CONTINUOUS IDENTITY *Recycling*



CONTINUOUS IDENTITY *Bike Racks*



CONTINUOUS IDENTITY *Nature Ed.*



SEATING



EROSION CONTROL *Existing Condition*



EROSION CONTROL *Options*



EROSION CONTROL *Options*



WIND ENERGY *Bird-friendly options*



LIGHTING *for docks and waterfront*



PUBLIC ART *Oak Point Park*



PUBLIC ART *Oak Point Park*



PUBLIC ART *Catawba Ave*



PUBLIC ART *Catawba Ave*

CONNECTIONS

WATERFRONT CONNECTION



**PUBLIC PARK/
DOCK**

**PUBLIC & PRIVATE
MARINA**

**BOARDWALK
VIEW CORRIDOR**

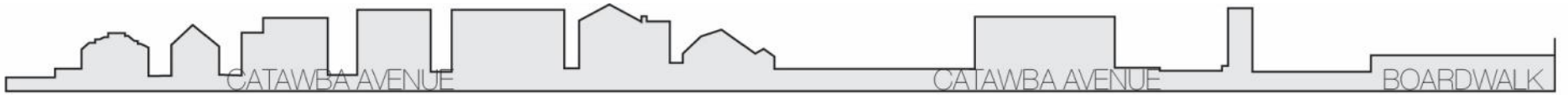
BOARDWALK CONNECTION

PARK/GREENWAY

**JET EXPRESS
VIEW CORRIDOR**

MONUMENT/GREENWAY

**MONUMENT/
BOARDWALK
CONNECTION**



SIGNAGE



EDGE CONDITIONS / BOUNDARIES



STREETSCAPE ELEMENTS



HARDSCAPE



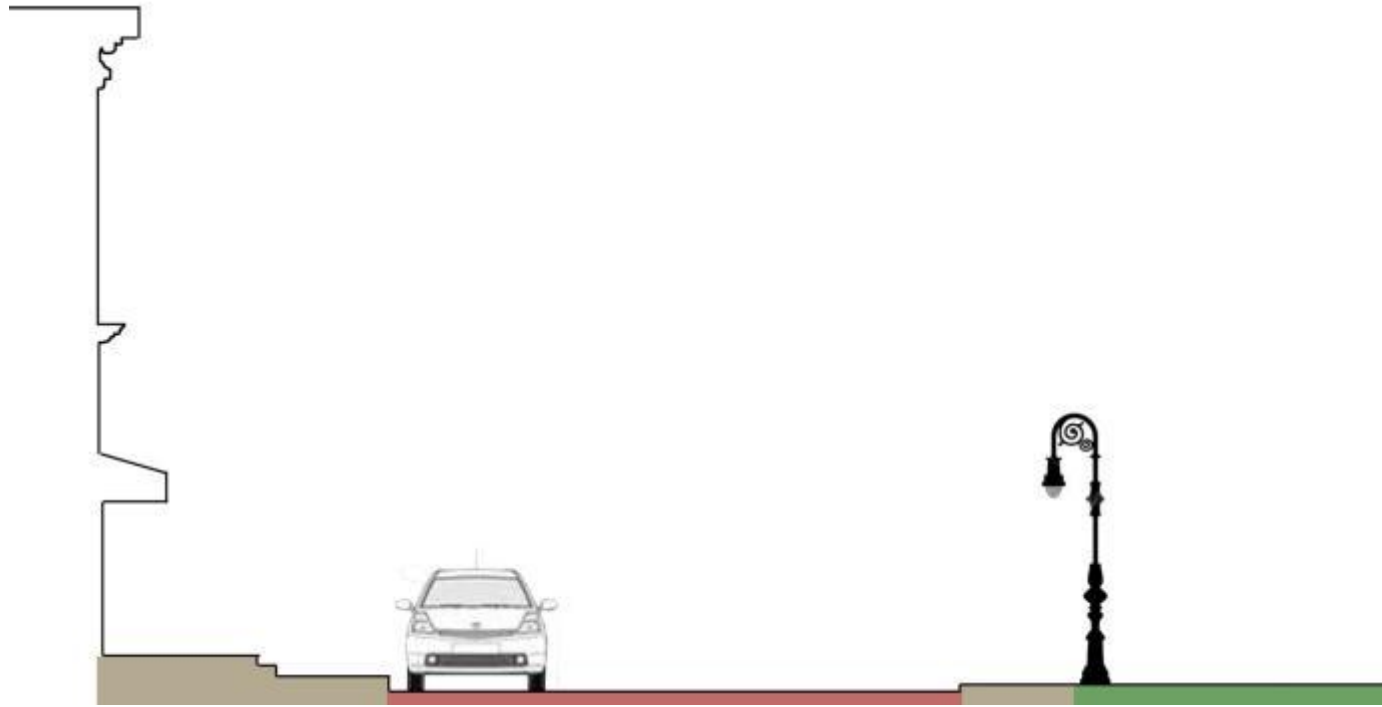
LANDSCAPE



"Cape Cod" - like architecture



COLOR PALETTE *Cape Cod*



CATAWBA AVE *paving and lighting*



CATAWBA AVE *decorative paving*



CATAWBA AVE *decorative paving*



PEDESTRIAN EDGE

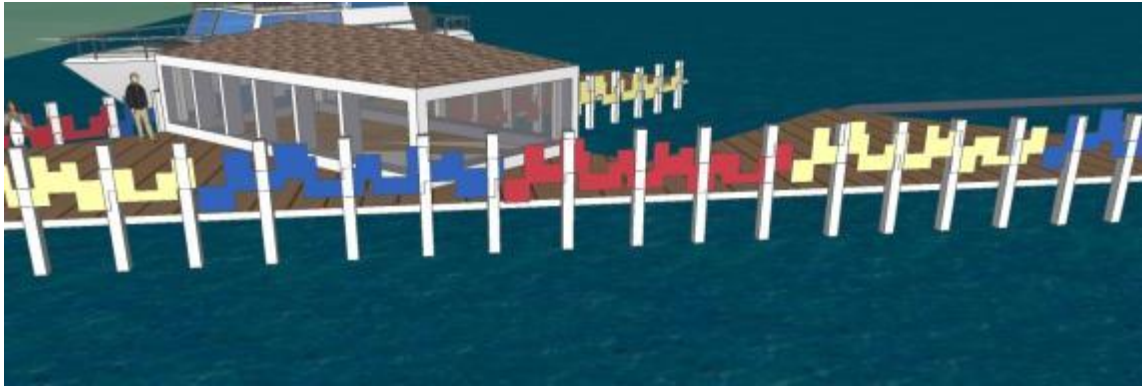






ENTRY from JET EXPRESS







APPROACH from JET EXPRESS



Jet Express to Monument



TOLEDO AVE *new waterfront hotel*



PERRY'S MONUMENT *existing approach*



PERRY'S MONUMENT *proposed approach*



New development potential



WAYFINDING





EXISTING WAYFINDING

- PERMANENCE
 - REDUCES RISK OF THEFT/DAMAGE
- DESIGN AESTHETIC
 - TIES IN WITH PIB LOCAL IDENTITY
 - MATERIALITY
- PLACEMENT
- HIERARCHY
 - SIZE EQUIVALENT TO IMPORTANCE

DESIGN CONSIDERATIONS



FAST TRAFFIC
TRAILBLAZER
SIGNAGE



TRAILBLAZER SIGNAGE



PEDESTRIAN
KIOSK



LARGE IDENTIFICATION
SIGNS

CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM



WAYFINDING SYSTEM



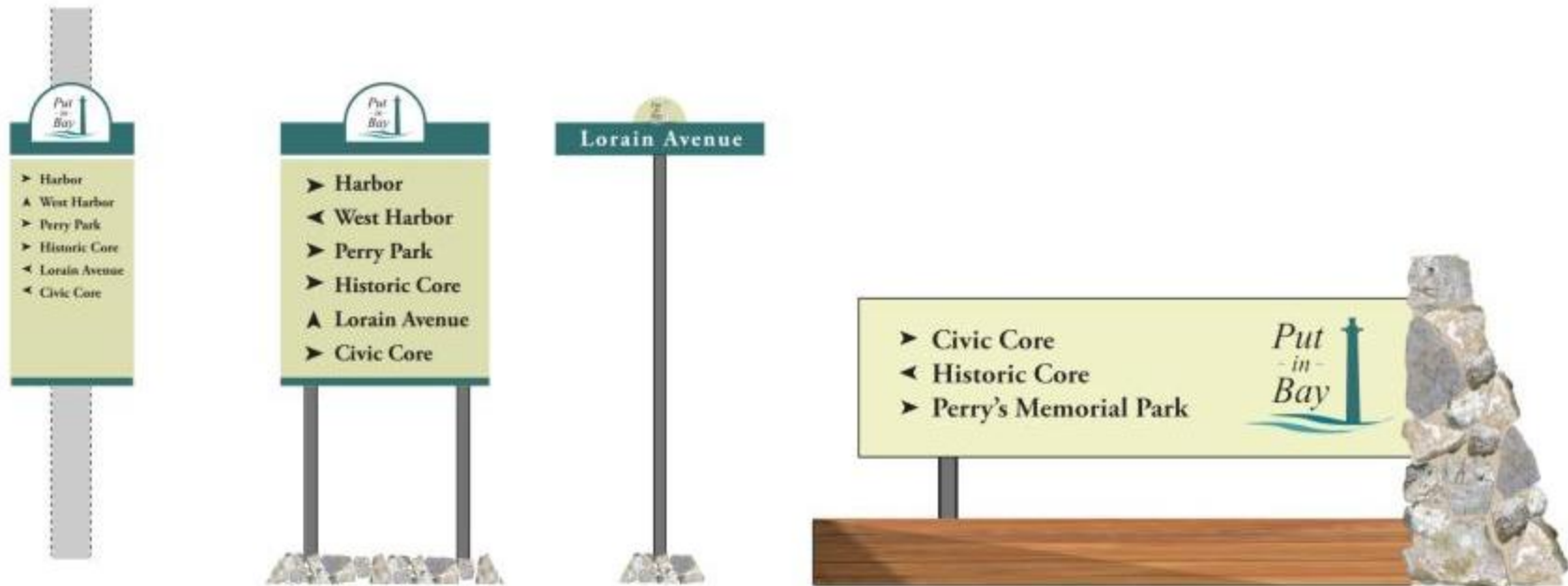
MATERIAL OPTIONS *Dolomite*



MATERIAL OPTIONS *Wood*



MATERIAL OPTIONS *Stone*



WAYFINDING SYSTEM





Welcome!

- ▶ Golf cart & Bike Rentals
- ▶ Perry's Monument
- ▶ Parks & Attractions
- ▶ Restaurants & Entertainment

*Put
-in-
Bay*







▲ Miller Ferry
➤ Crystal Cave
➤ Put-in-Bay Cave

*Put
-in-
Bay*





- ▲ Harbor
- ▲ Perry's Memorial Park
- ▲ Bathing Beach
- Historic Core
- Civic Core





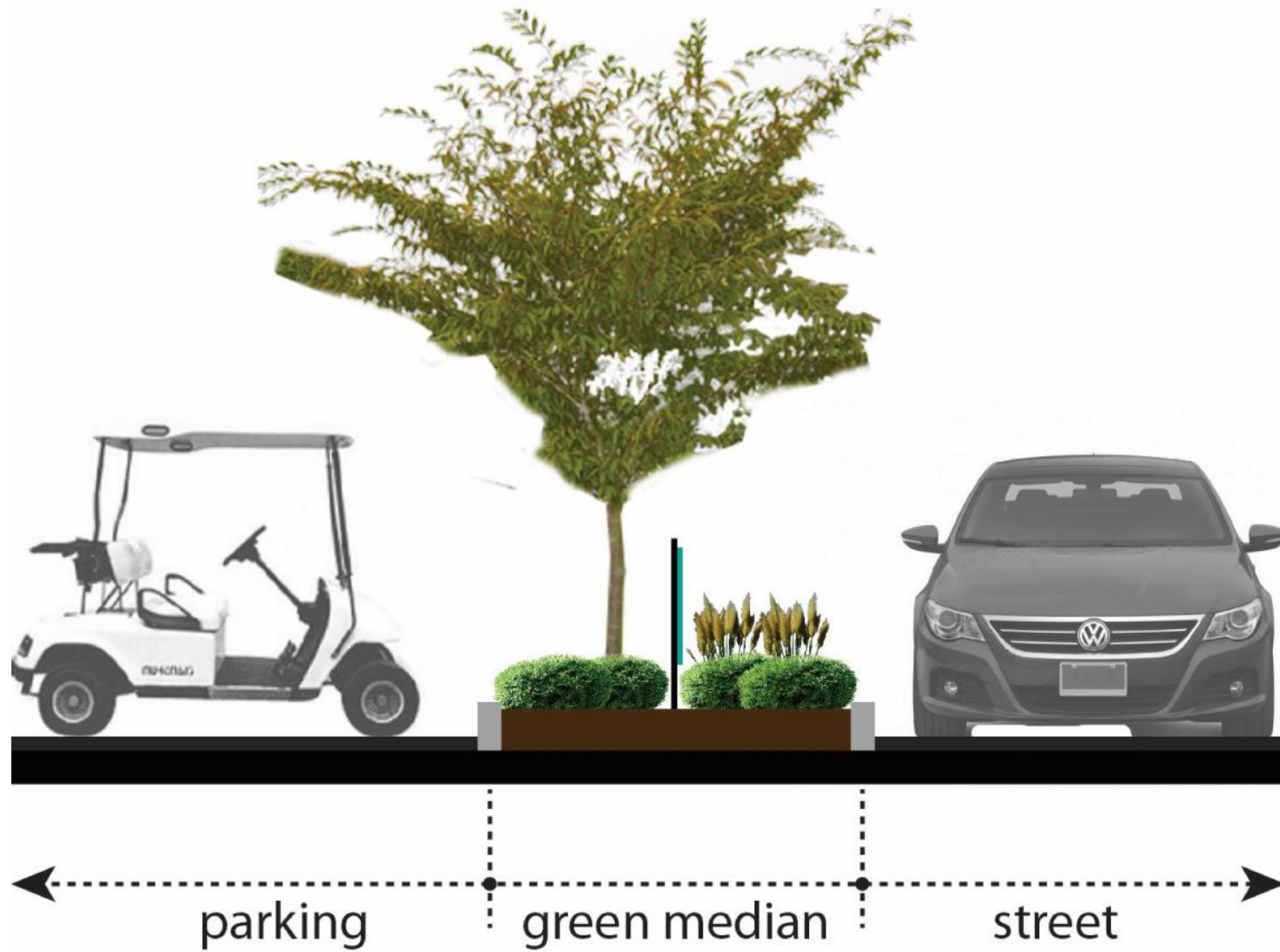
- ▲ Perry's Memorial Park
- ▲ Historic Core
- ▲ Swim Beach
- ▶ Civic Core
- ◀ Harbor
- ▼ Wineries



PARKING



PARKING *Lot locations*



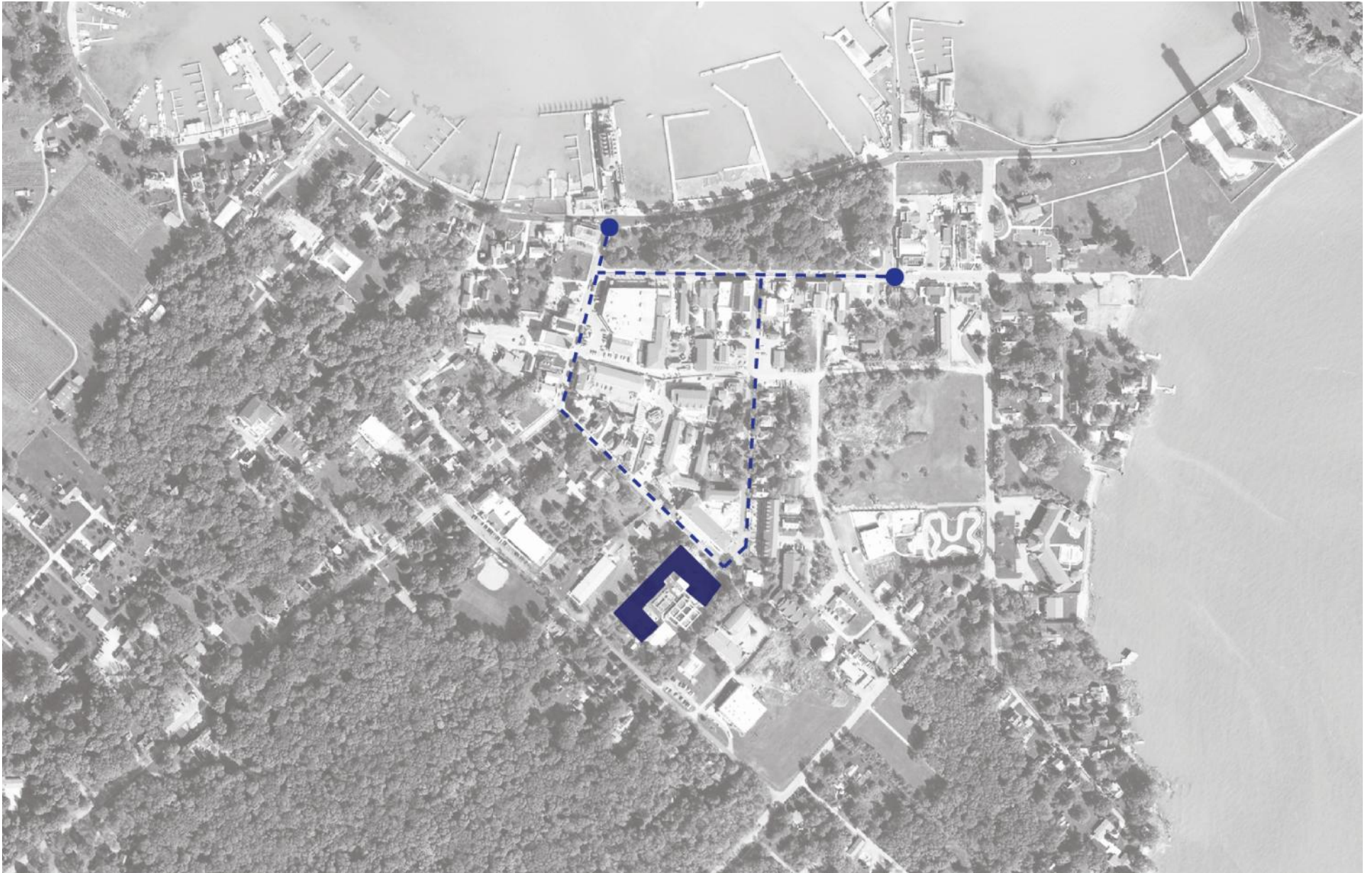
PARKING *edge treatment*











PARKING *Valet station and lot*



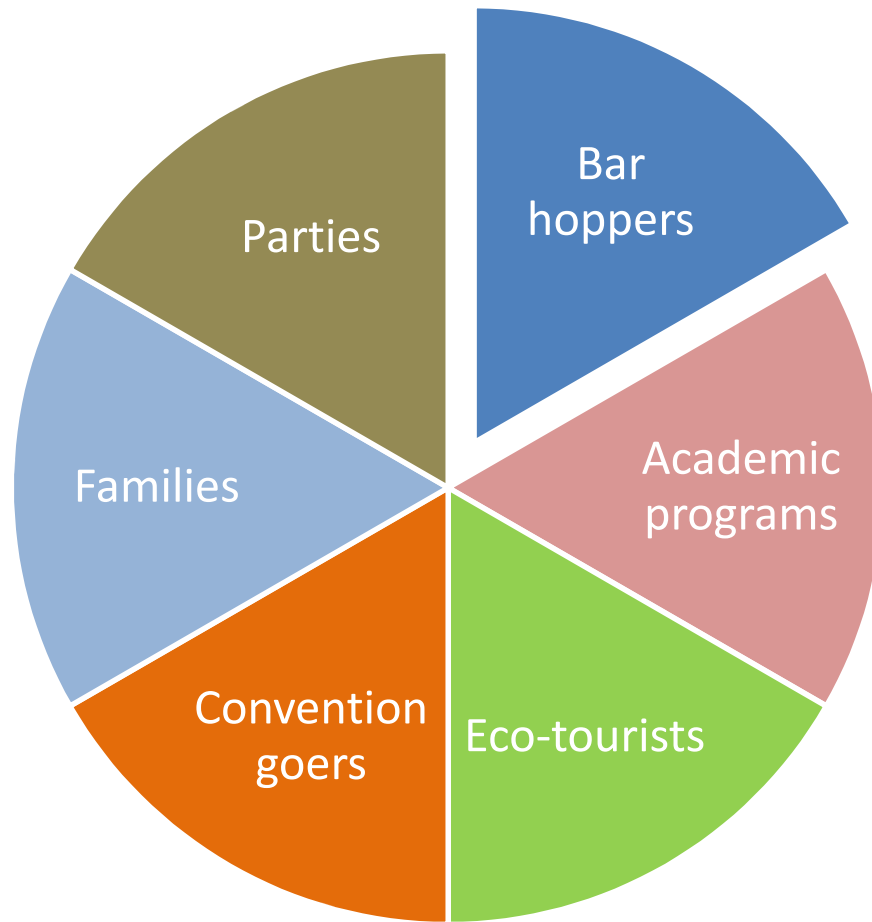
PARKING *Public long-term lot*





ECONOMIC DEVELOPMENT

DIVERSIFY



VISITORS *Grow the pie*

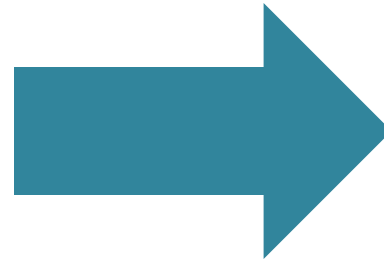
MARKETING



- Harbor
- ◀ West Harbor
- Perry Park



**ENVIRONMENTAL
DESIGN**



Word of mouth

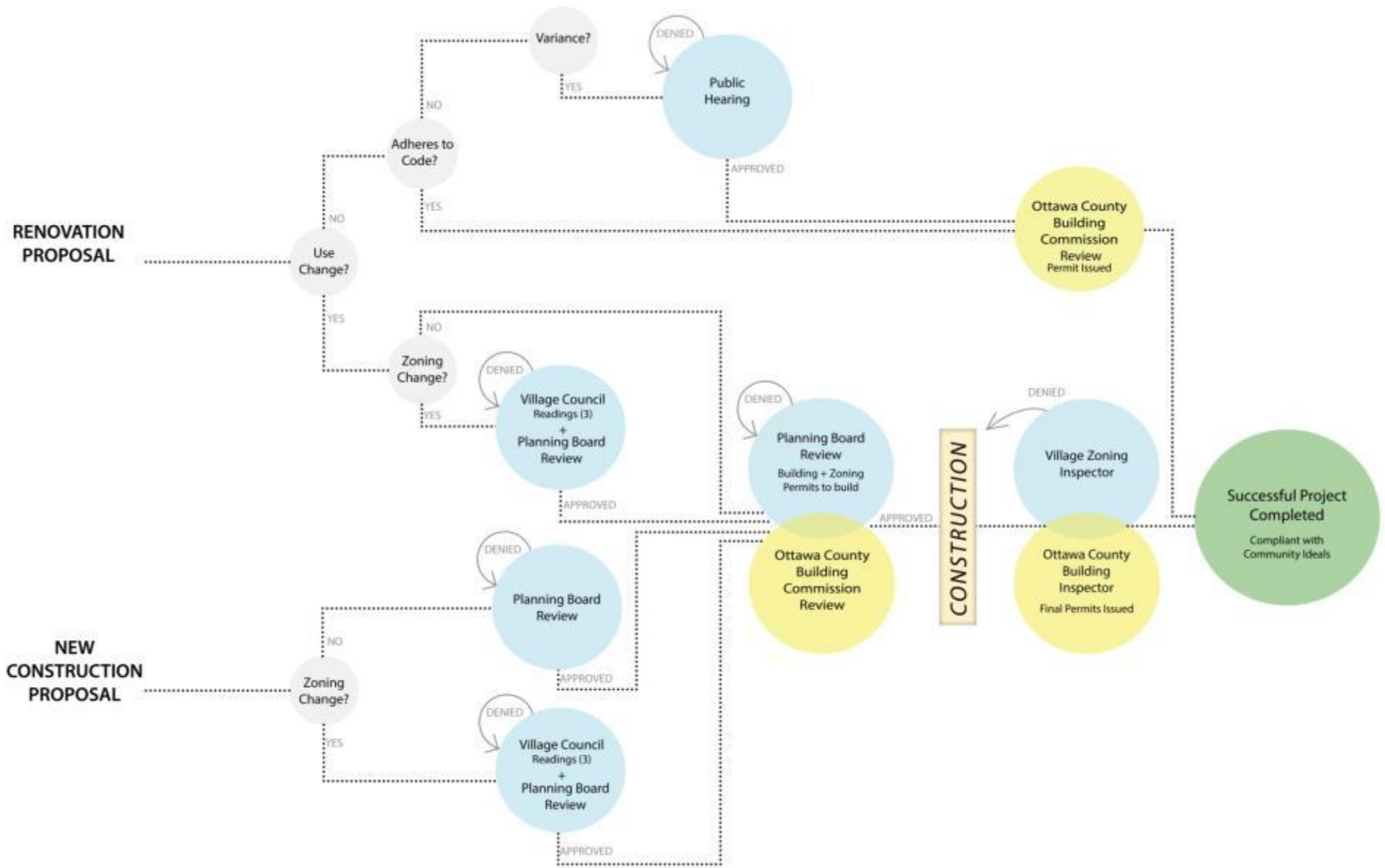
**Chamber of Commerce
Brochures**

Business owner ads

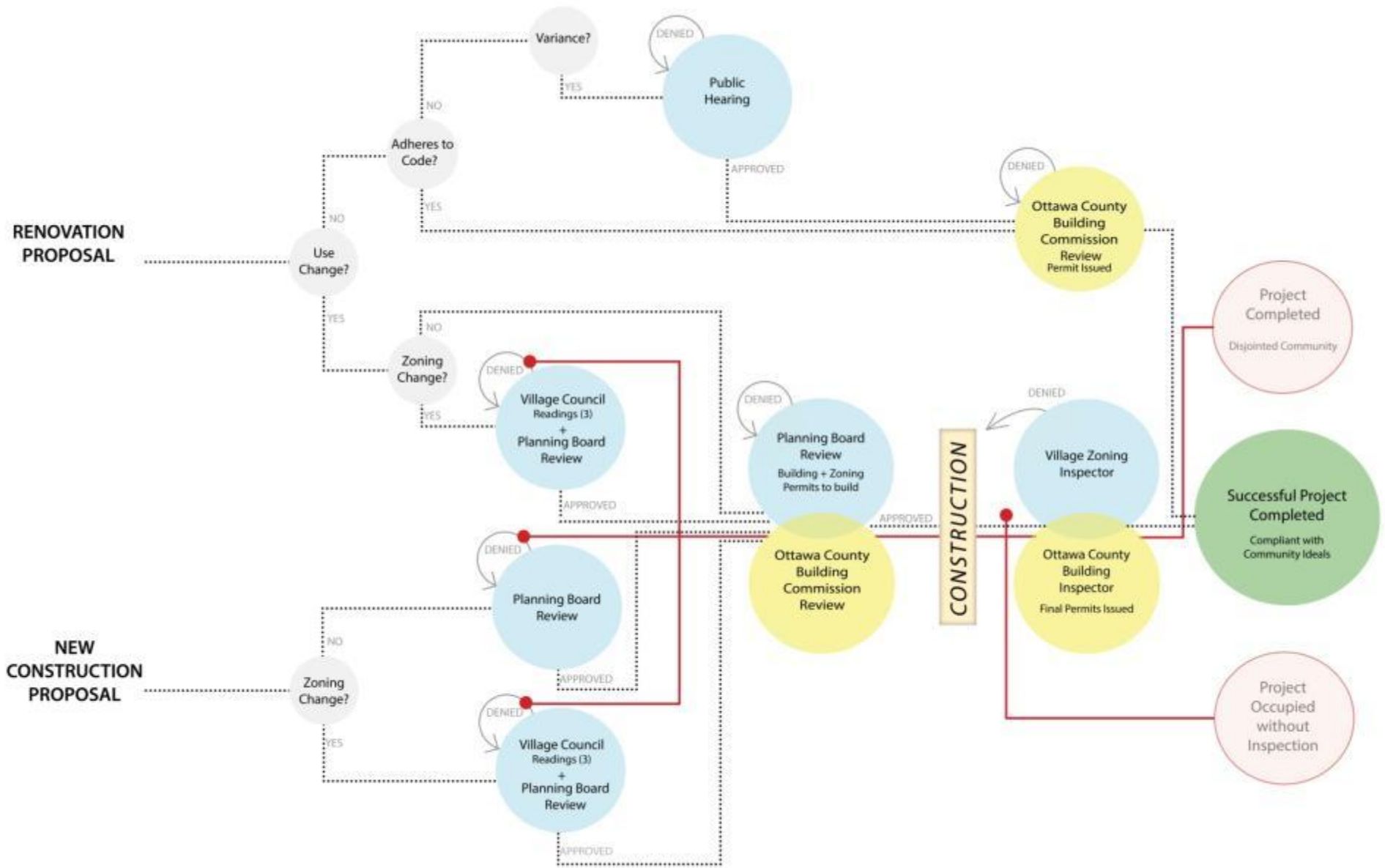
**MARKETING
VEHICLES**

IMPLEMENTATION

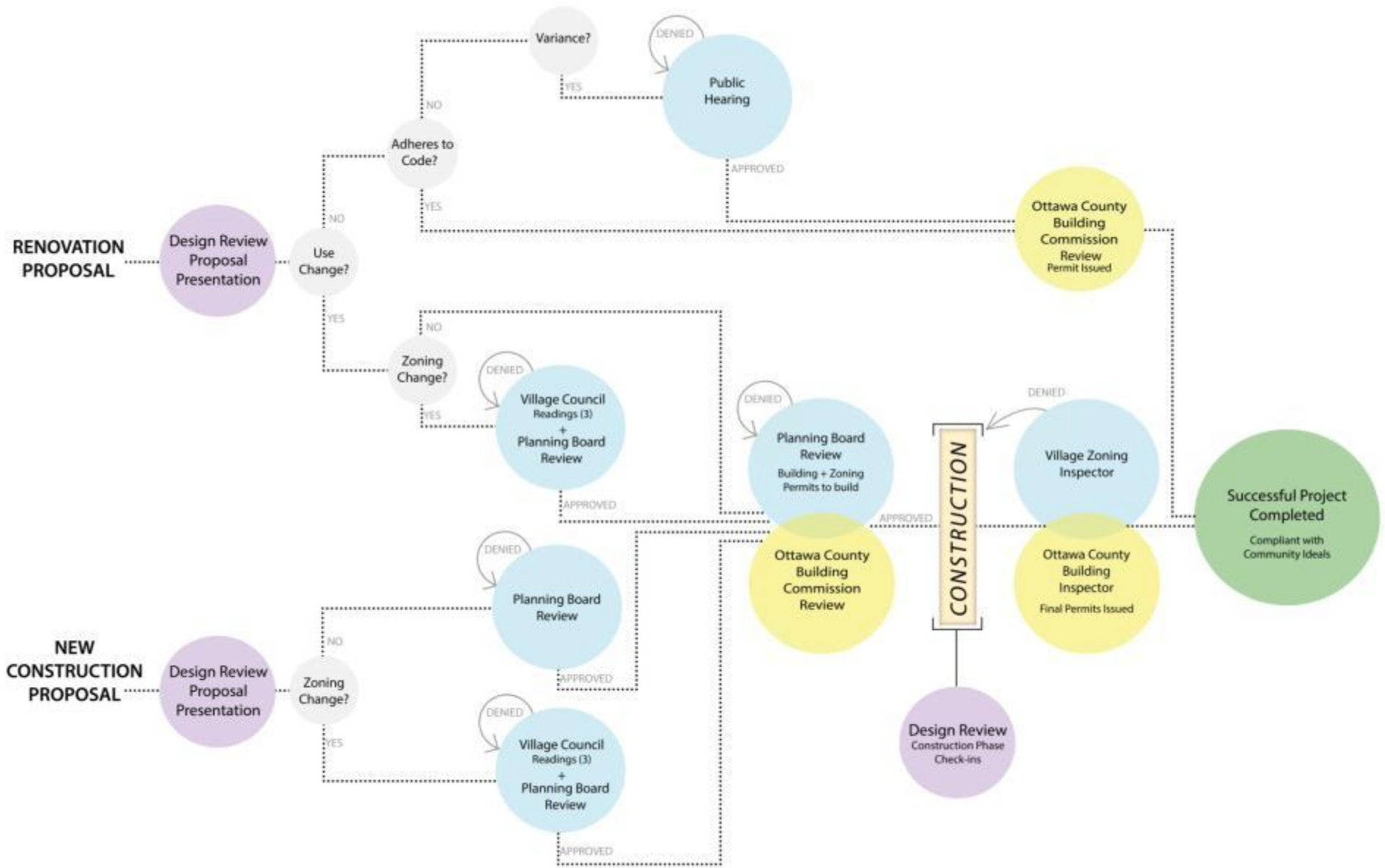
DESIGN REVIEW PROCESS



REVIEW PROCESS *current*



REVIEW PROCESS *current issues*



REVIEW PROCESS *with guidelines*

MAINTENANCE

A **Business Improvement District (BID)** is a self-imposed additional tax or fee by a business in order to fund maintenance and improvements within the district's boundaries.

Some common areas of service include:

- Security
- Maintenance
- Sanitation
- Marketing and promotion

A BID can be beneficial in Put-in-Bay by maintaining cleanliness, safety, and the appearance of the island. A BID can create a great interaction between local government, local businesses, and the public.

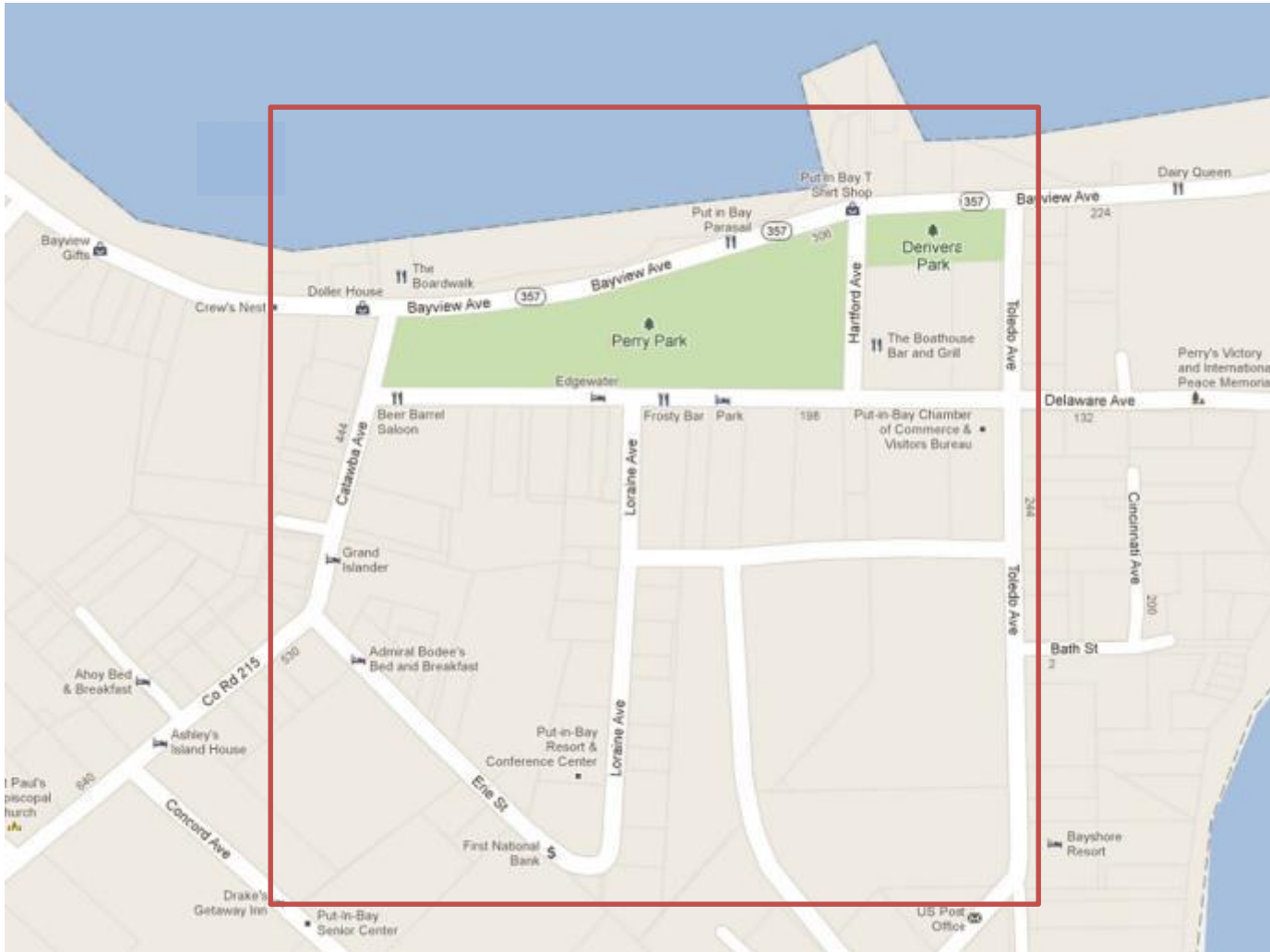
BUSINESS IMPROVEMENT DISTRICT

A great precedent for a **BID** is the **Downtown Cleveland Alliance (DCA)**. With the money from the tax paid by the businesses within the district, ambassadors are hired to:

- Remove garbage in the streets and sidewalks
- Maintain plants and vegetation
- Repair and renew street fixtures.



BUSINESS IMPROVEMENT DISTRICT



POTENTIAL BID AREA

NEXT STEPS

- Village of Put-in-Bay Council to review presentation
- Send comments to CUDC
- CUDC will incorporate feedback into production of final report
- CUDC will create Design Guidelines Handbook

THANK YOU!