City of Sylvania

DOWNTOWN DESIGN

Poggemeyer Design Group & Land Design Studio

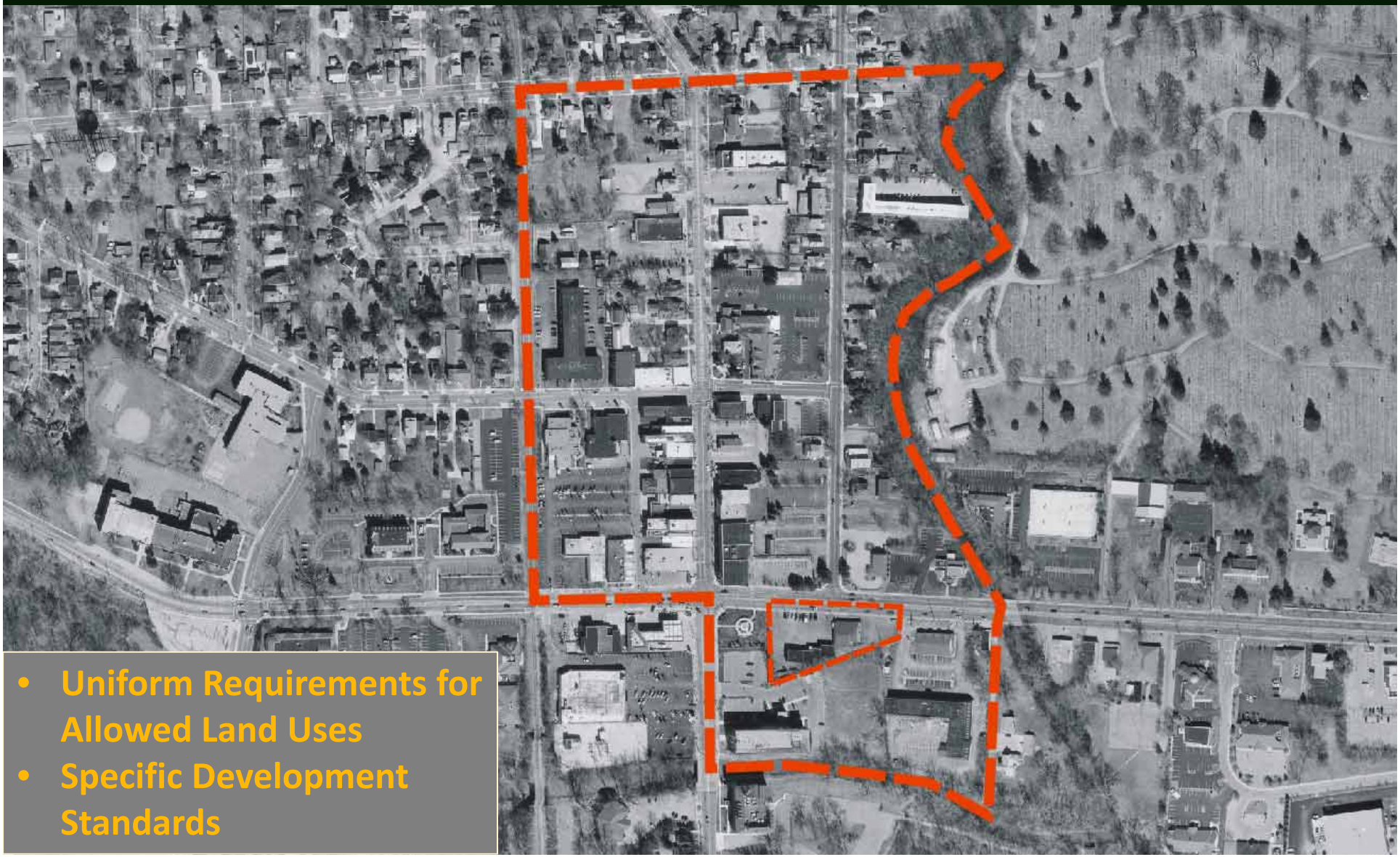
Discovering and Reimagining Downtown Sylvania

Downtown Sylvania

What Do We Consider Downtown Sylvania To Be?

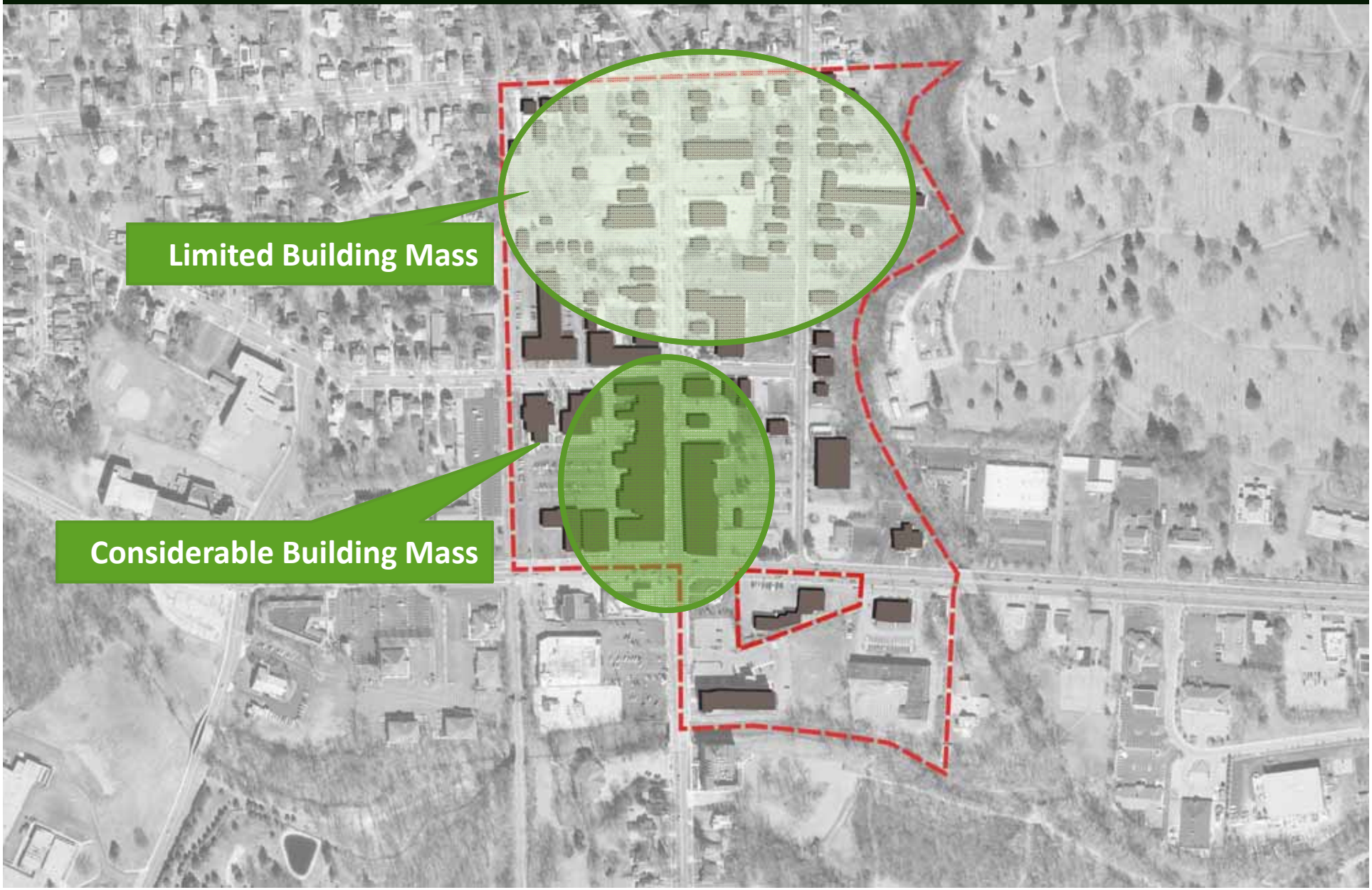
Many Kinds of Places

Downtown Zoning – B-3

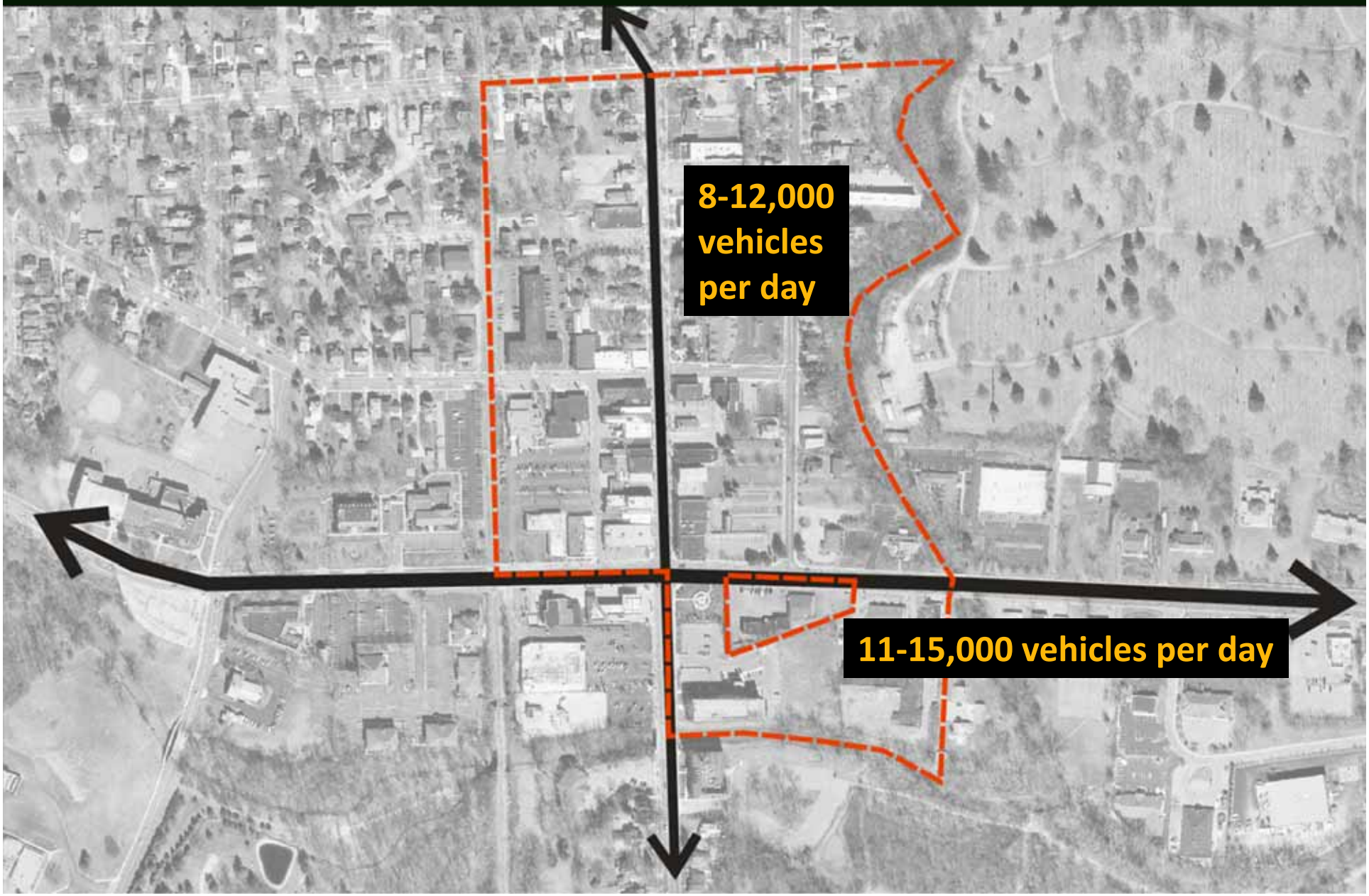


- Uniform Requirements for Allowed Land Uses
- Specific Development Standards

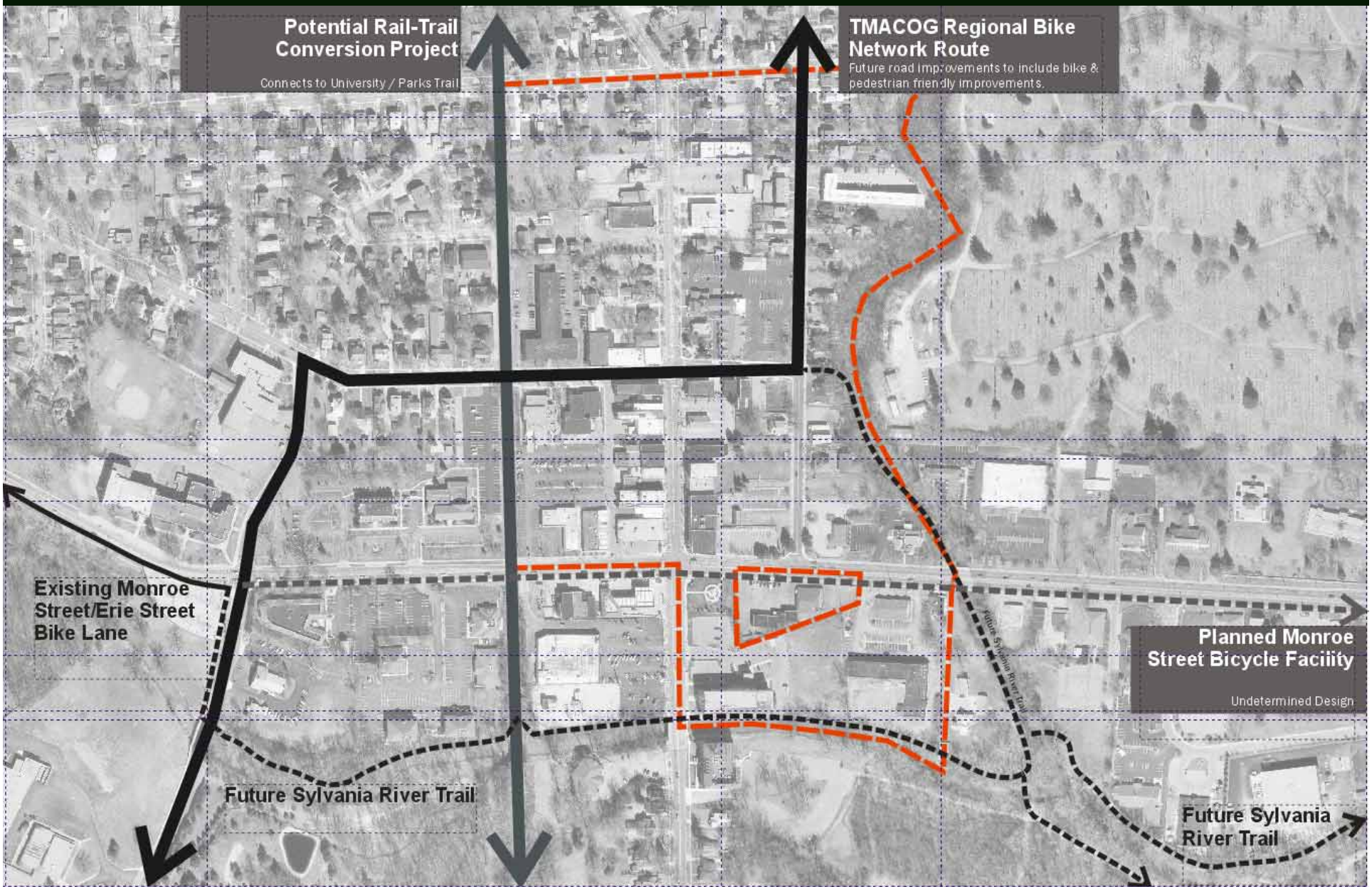
Building Mass



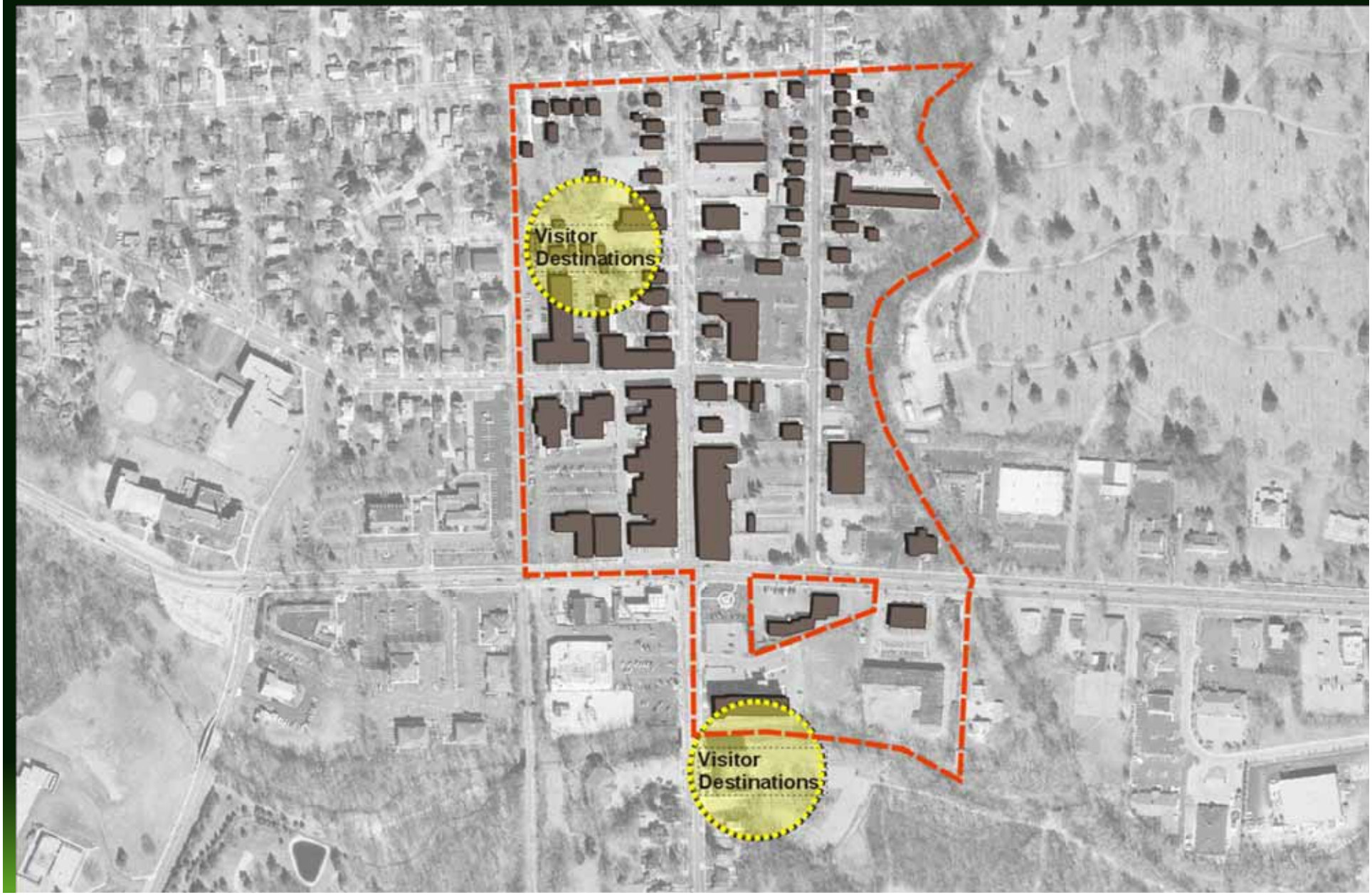
Motorized Connections



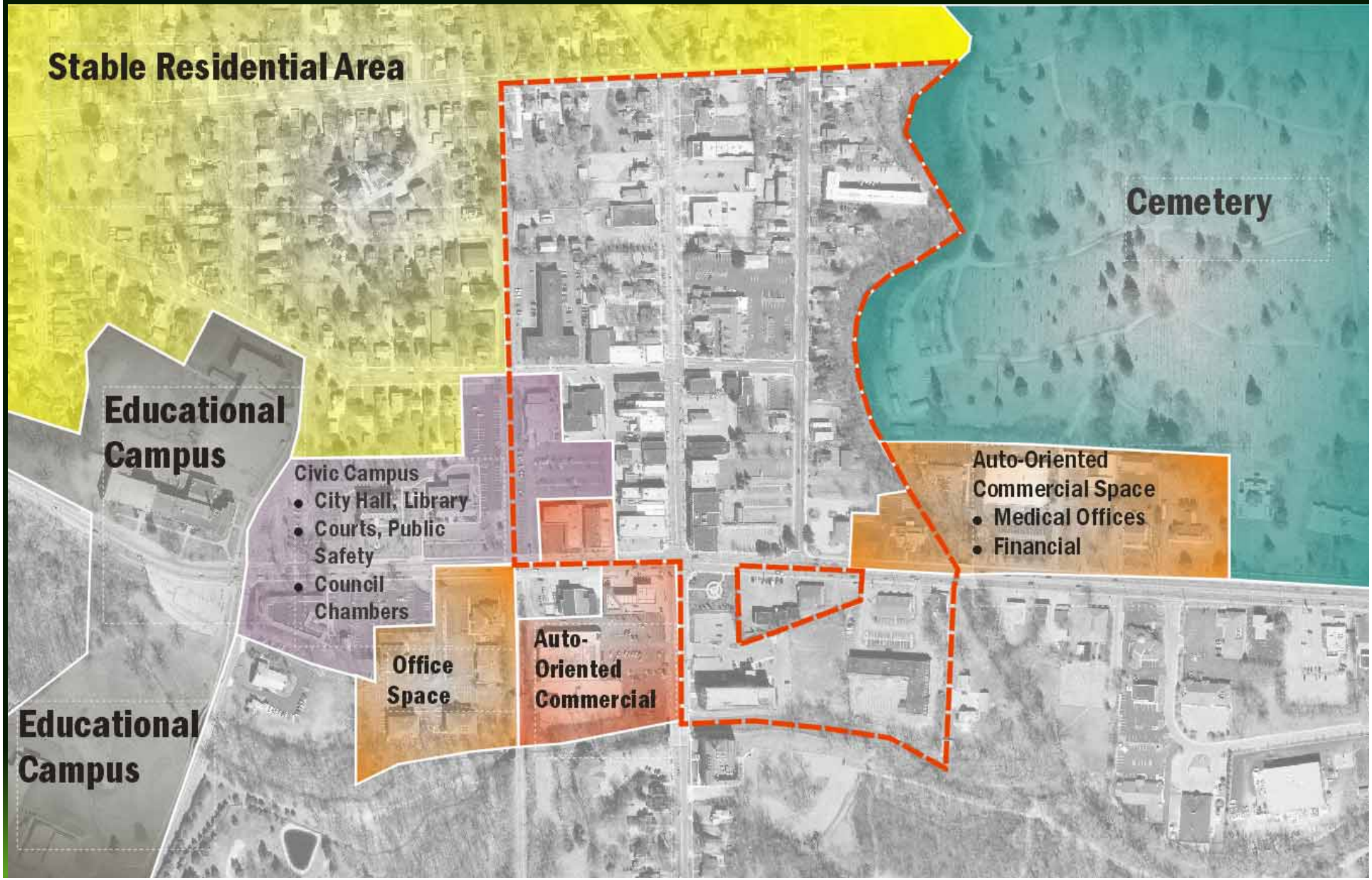
Non-Motorized Connections



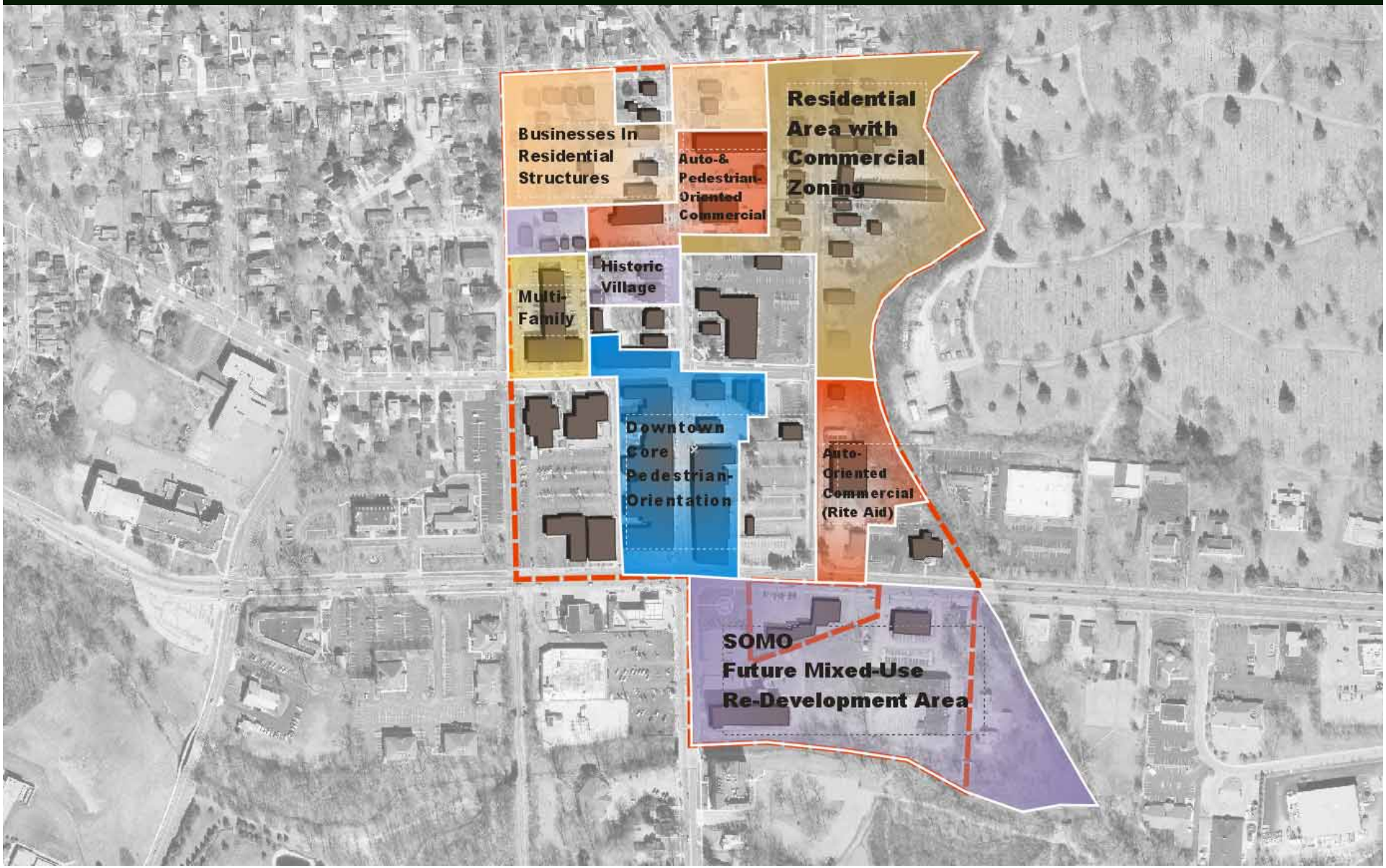
Destinations



Land Use Associations Around Downtown

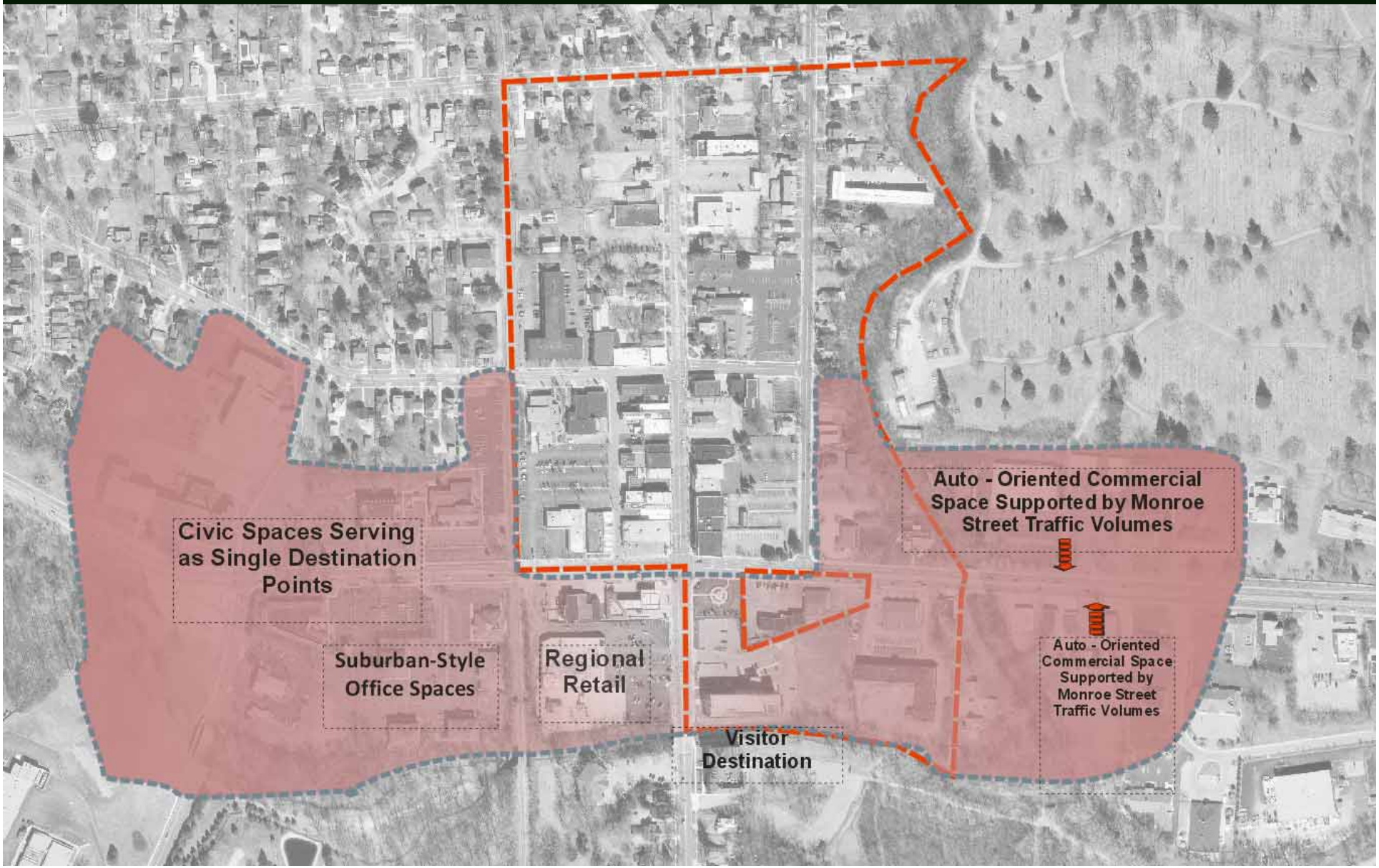


Land Use Associations In Central Downtown

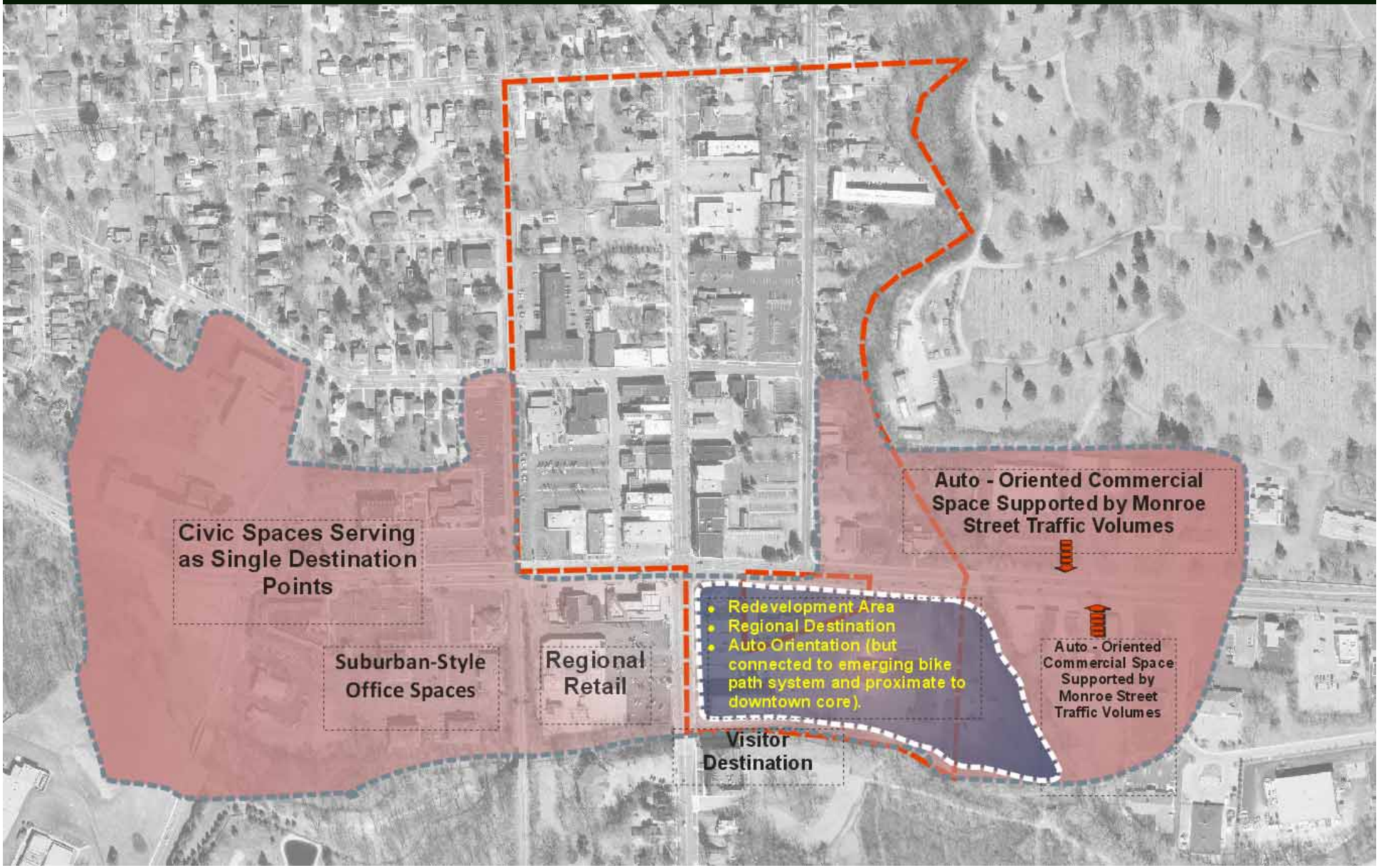


Areas With Some Susceptibility to Change

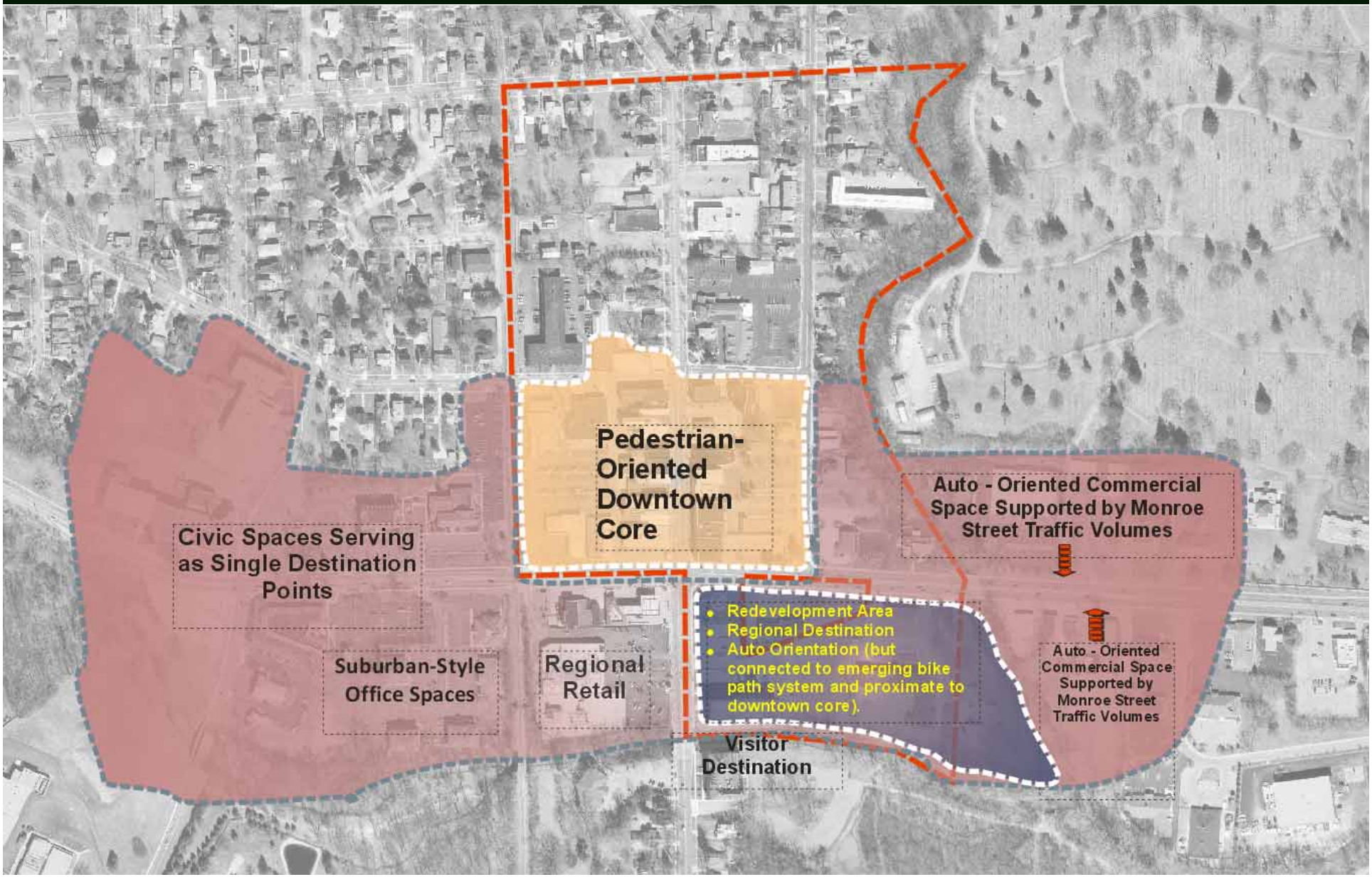
Emerging Concept Plan



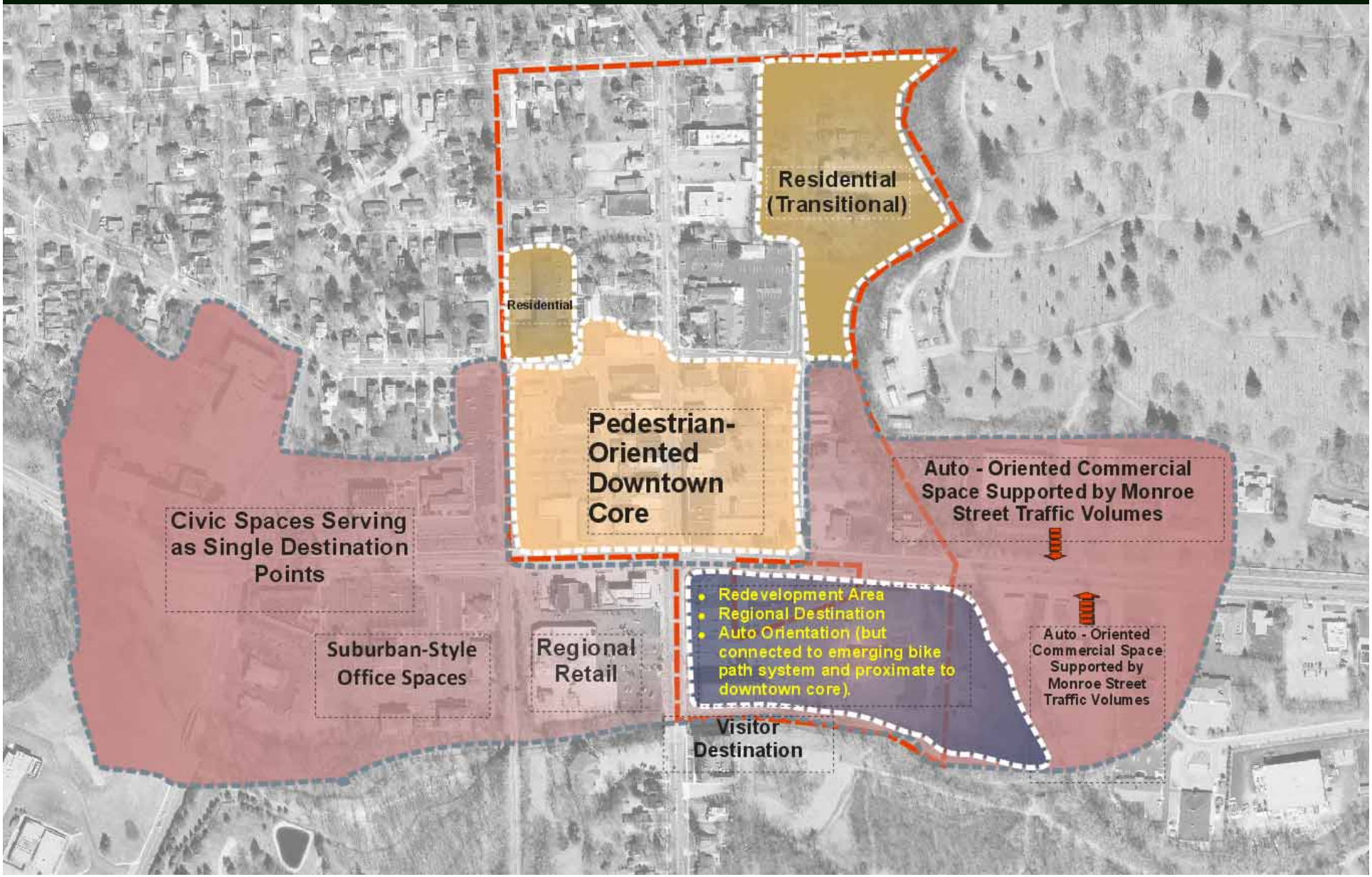
Emerging Concept Plan



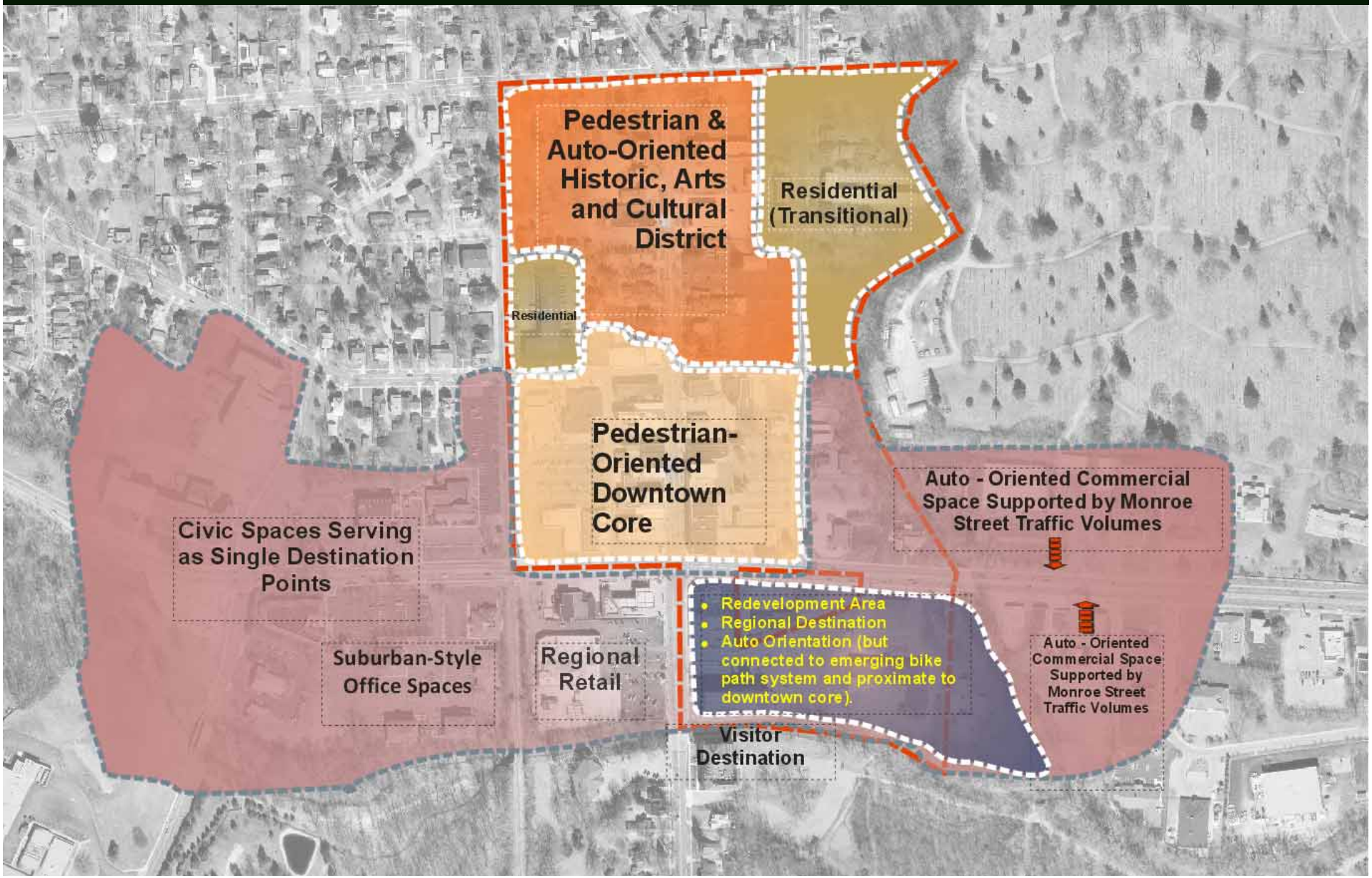
Emerging Concept Plan



Emerging Concept Plan



Emerging Concept Plan



Given this Physical Development Concept – How would we make it reality?

Making it Reality

Improve pedestrian/vehicular spaces and strengthen visual cues – areas north of Maplewood do not feel connected to areas south of Maplewood (except for street lighting and banners).

Making it Reality

Add to and Develop Attractions to Support a Historic, Arts and Cultural District

City-owned Property Could Be Developed Into a Supportive Attraction

Making it Reality

Update Design Standards To Define Desired Building Rehabilitation And New Construction Design. For example, if a building is torn down (or substantially renovated), what kind of improvements would support the feeling of a historic, arts and cultural district or a historical, pedestrian-oriented downtown core?

Making it Reality

Expand Signage System Using Existing Wayfinding System

How Should We Proceed With Design Development?

Creating and Promoting A: Cultural, Historical & Arts District

Physical Design Opportunities

City of Sylvania

December 18, 2012

Making it Real

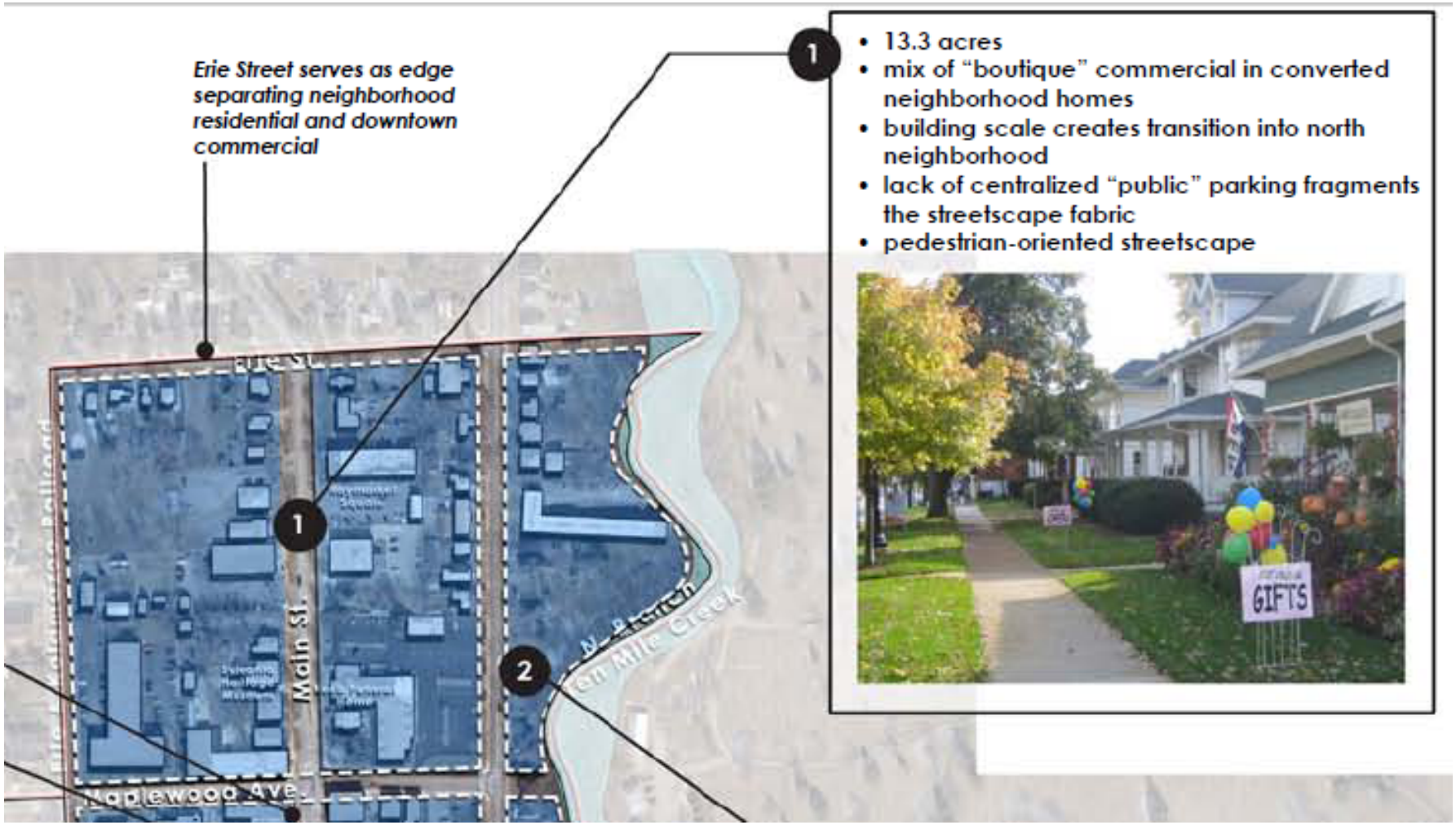
Add to and Develop Attractions to Support a Historic, Arts and Cultural District

City-owned Property Could Be Developed Into An Attraction.

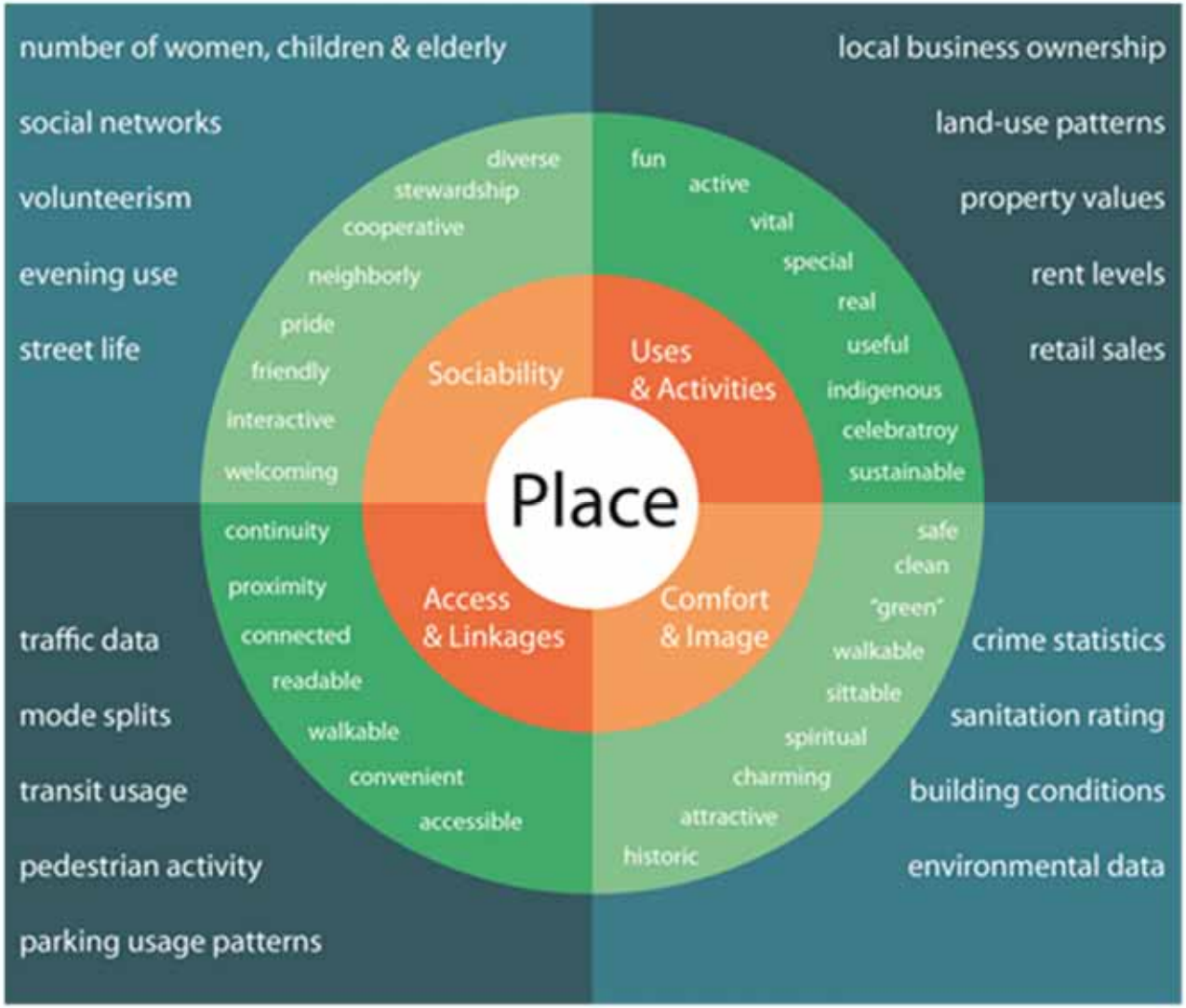
Create A “History Walk”

How Do We Make This Opportunity Real??

Previous Gateway District Study



Key Attributes of Place (Project for Public Spaces) (Intangibles & Measurements)



Walkability Audits

Walkable and Livable Communities Institute

Walkable and Livable Communities Institute

Articles

HOME | ABOUT THE INSTITUTE | DEFINITIONS | CALENDAR | RESOURCES | NEWS | CONTACT US

Recent News

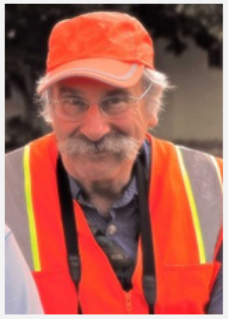
Institute Broadens Service, Hires Outreach Director

As part of its effort to help communities engage the public in making their towns and neighborhoods healthier and more livable, the Walkable and Livable Communities Institute has hired a full-time director of outreach and communications.

Kelly Morphy, who brings to the Institute more than 14 years of experience in communications and public outreach, joined the Institute last week and will immediately turn her focus to working directly with communities the Institute serves to help them become healthier, better connected, more accessible and more sustainable through effective and meaningful civic engagement.

Read more in the News section.

About Dan Burden



walkable, sustainable communities.

Dan Burden is an internationally recognized authority on bicycle and pedestrian facilities and programs, walkability, livability, sustainability and Smart Growth. He brings together many disciplines and issues – street design, traffic calming, living streets, public safety, bicycling, and greenways – into a holistic vision for creating healthy, livable, sustainable and prosperous communities. Dan is a master facilitator who connects with his audience. Dan is now in his middle sixties and has worked in 3,000 North American villages, towns and cities.

At a young age (35), after working to bring about change in the 1970's, Dan realized that good communities were all about learning to embrace change. Dan realized that he lacked facilitation skills to do this, returned to school, enrolled in advance studies in interpersonal communications, and has been perfecting this art ever since.

It is not only Dan's academic background in the town making sciences, but also his ability to interact successfully with others that encouraged Time Magazine (in 2001) to list Dan as "One of the Six Most Important Civic Innovators in the World." Dan has become a world spokesperson for walkability and active transportation.

In 2001, the Transportation Research Board (National Academy of Sciences) selected Dan to be their Distinguished Lecturer on rebuilding transportation around walkability. Dan has spent the last thirty-eight years developing, promoting, and evaluating active, equitable and balanced transportation systems and sustainable communities at national, regional, state, and local levels. Toward the end of his 16 year career inside the Florida DOT (as the first State Bicycle and Pedestrian Coordinator in the United States), Dan came to realize that people would not and could not walk or bicycle, or even use transit, without re-evaluating land use patterns. So, in 1996, along with his wife, Lys, he founded Walkable Communities, an organization focused on building walkable communities.

In 2005, Dan felt he needed to further broaden his network and round out his city making skills. Dan joined three of his mentors at Glatting Jackson Kercher Anglin – a small urban design and planning firm in Orlando, FL. Dan learned much about the consulting world and business in general. It was here that he learned to address more of the complexities of urban design.

On December 10, 2009, Dan realized that the nonprofit world was where he belonged and where he could do the most good and train the most people. He co-founded the WALC Institute with Sarah Bowman, which began operations on December 11, 2009. The focus of the Institute is educational—to train citizens and leaders in building

Follow Us

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@WalkLiveInst

A unanimous vote last night in Stuart, FL is setting the community on a path toward livability, health and... http://fb.me/UFOYCOpe about 12 hours ago from Facebook

Please read the article below. I would love to get your comments about the writer's analysis of urban centers. I... http://fb.me/IhbcqDn8 about 1 day ago from Facebook

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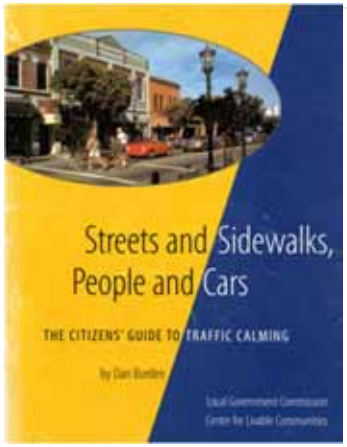
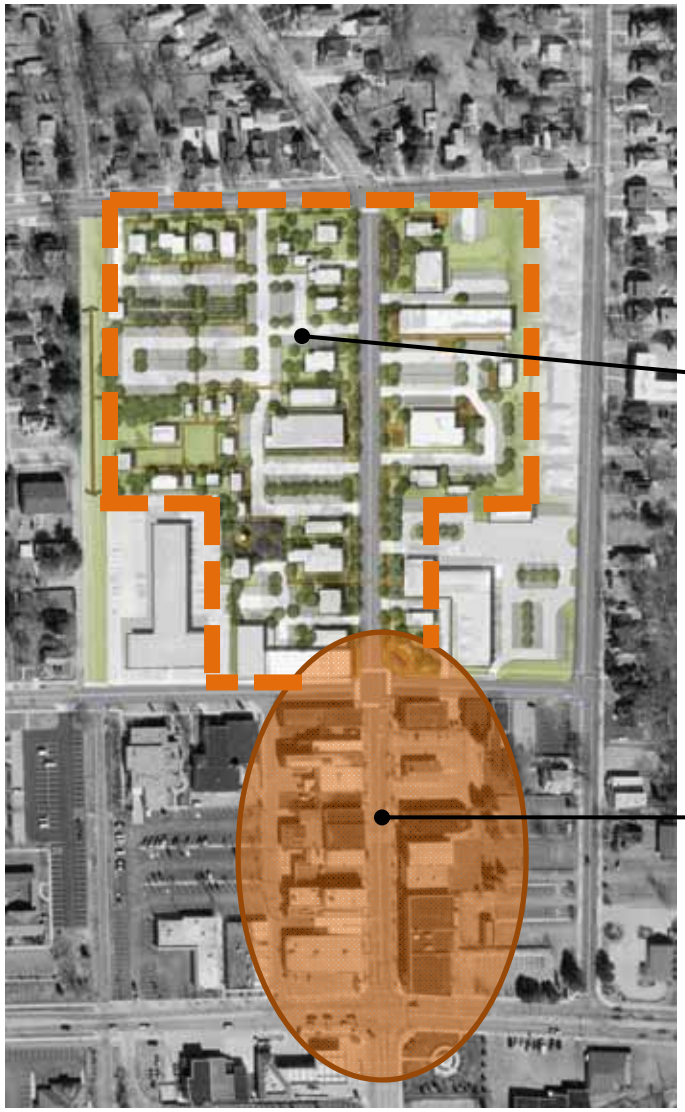


Evaluation / Goals

- Adaptive Re-Use of Buildings
- Placemaking / Context
- Pedestrian Accessibility
- Consolidate Vehicular Access Points
- Consolidated Parking
- Wayfinding & Historic Interpretive Signage
- Sustainability
- Culture
- History
- Arts
- Reinforce Casual & Unique Qualities

Context Overview



Cultural, Historic & Arts District
(approximately 10 acres)

Historic Main Street

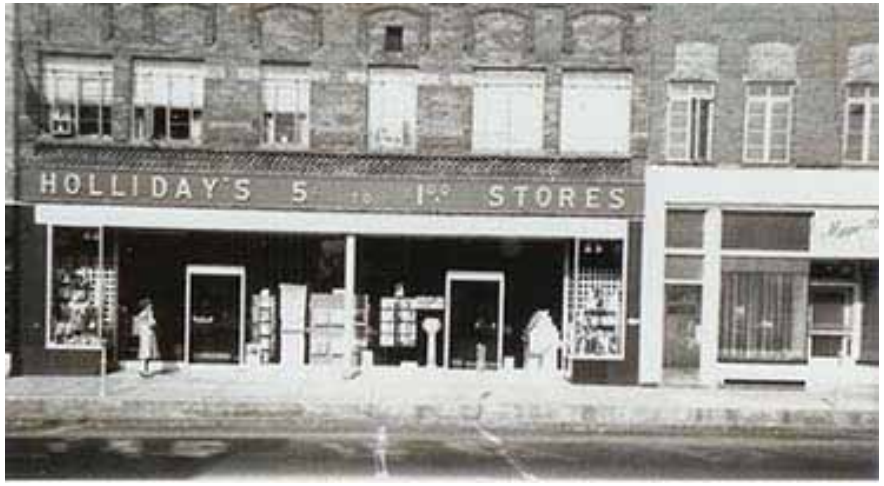
Existing Corner Building Opportunity
(Main Street & Monroe Street)

- Main Street district gateway building opportunity
- Not built to Monroe Street right-of-way
- One story / single use
- Lacking glass (window shopping opportunities)
- Barren streetscape

Potential Mixed-Use/ Gateway Building

Other Mixed-Use Buildings

Historic Building Restoration



Murals (promoting history & culture)

More Interesting Murals

Simple Ideas / Significant Impacts

Main Street Parking Lot

Main Street Pedestrian Activity

Sidewalk Cafes

Crosswalks

Mid-Block Crosswalks

Main Street / Streetscapes

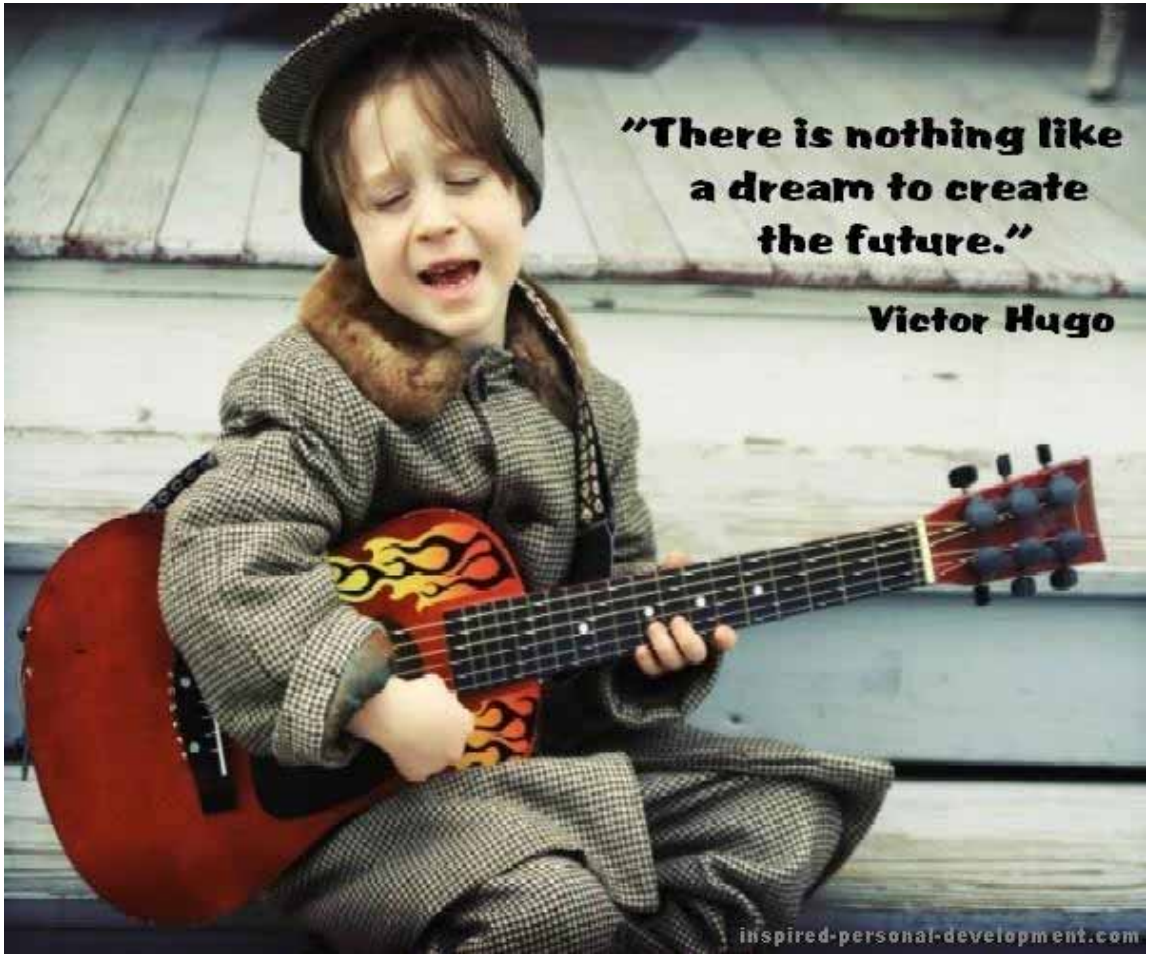
Community Amenities & Identity

Downtown Destinations

Cultural, Historic & Art District

"Pedestrian Journey of Discovery"

Inspirations / Precedents



Naperville, IL

Visit Century Walk

SHARE

Come; explore the open air museum that is Century Walk...Naperville's Public Arts Program!

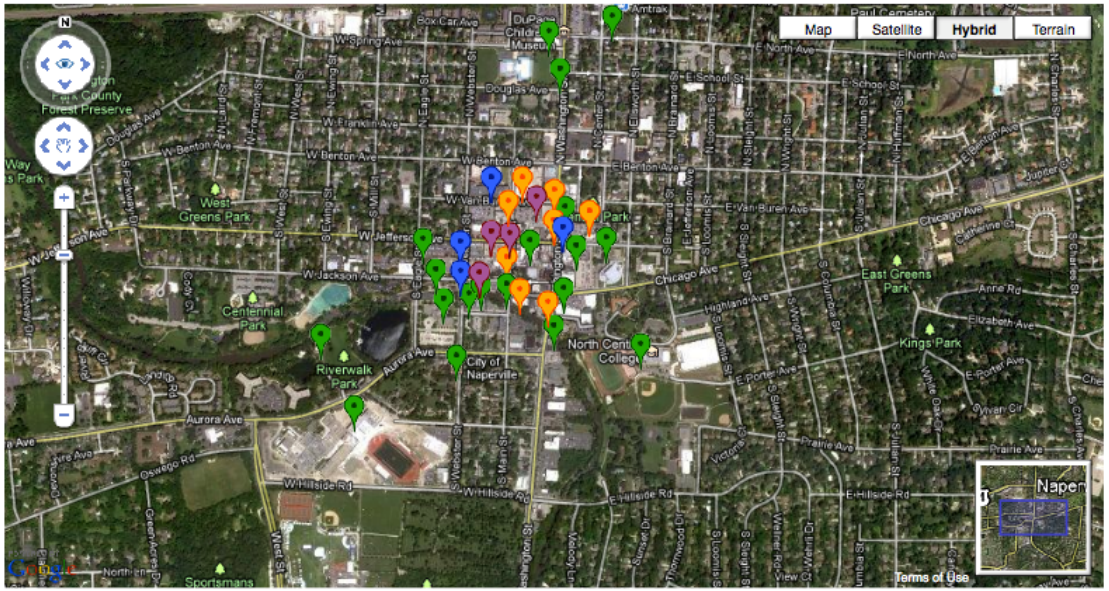
With 35 pieces of public art in the Century Walk collection, there is a huge variety of sculptures, mosaics, murals, reliefs, and more to be seen as you walk the streets of Naperville — from The Spirit of the American Doughboy sculpture in Burlington Square Park on the north side of town, to Green Eggs and Ham at the 95th Street Library on the south side of Naperville.

It's 7.5 miles between the northernmost and southernmost Century Walk art pieces; but most of the art is clustered downtown Naperville along about 2 miles of sidewalk. So, grab your comfortable walking shoes and a camera if you like, and enjoy the tour!

Use this map to locate all the pieces in the Century Walk collection. Soon, we'll be adding special tours that will make it easy to identify and visit works especially relevant to Veterans, children, and other groups.

Century Walk Art

- Browse the Art
- Interactive Map
- New! DeepView Art*



= Relief = Mosaic = Mural = Sculpture = Other

Small Town Art Communities

- Nashville, IN

Craft Shops, B&B's, Galleries, Boutiques, & Eateries

- Nashville, IN

Gardens & Casual Spaces

- Nashville, IN

Well Maintained Buildings & Grounds

- Nashville, IN

Future Building Opportunities

Future Retail / Residential & Office ?

Highlighting Historic Building Stock

Inviting & Open to Public

A Special Space (for cars)

A Special Space (for people!)

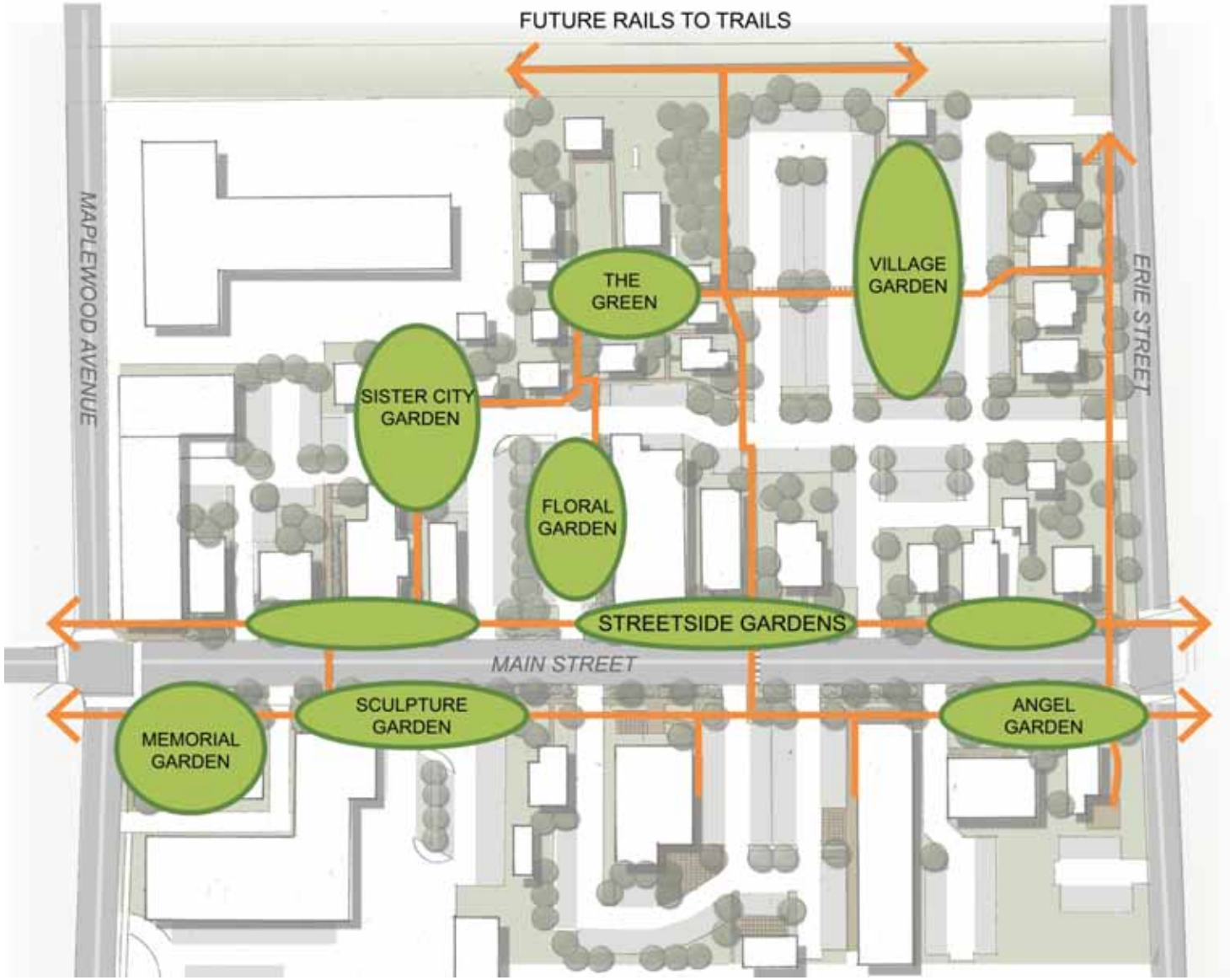
Pedestrian Connection to District
(Passageway)

Conceptual District Framework Plan

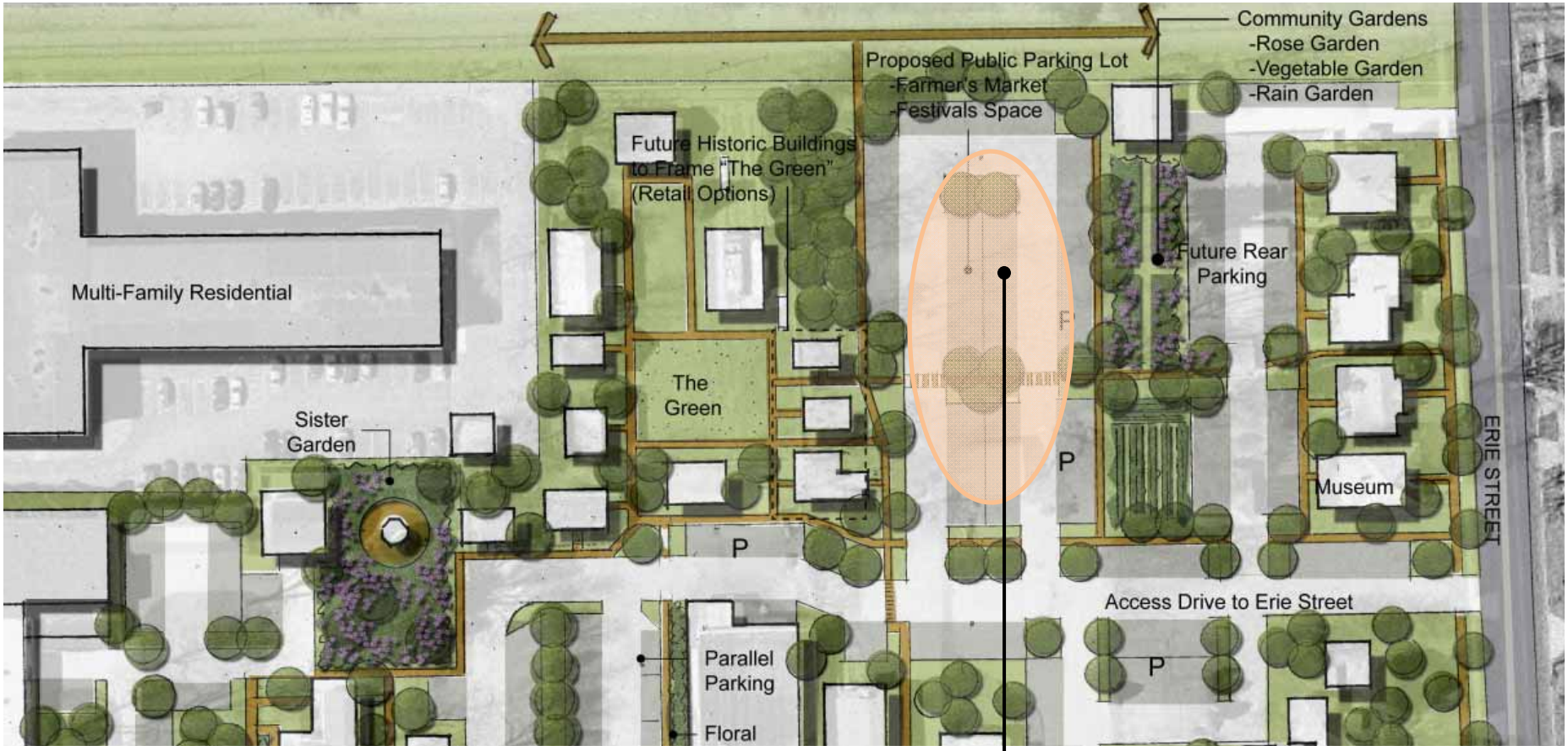
North

District Signage & Identity

Public Spaces & Pedestrian Linkage



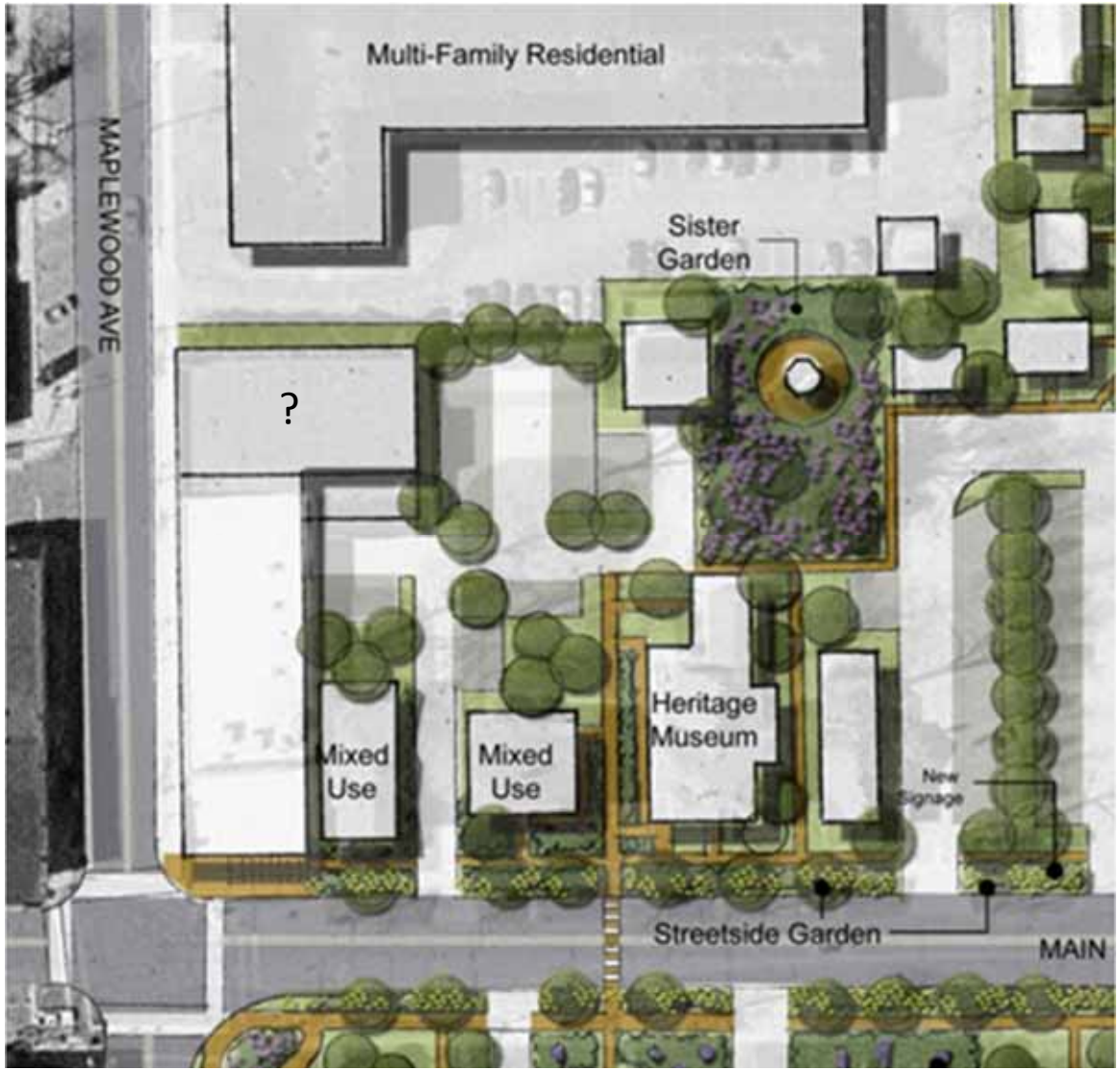
Enhanced Historic Village & Public Spaces



Farmers Market / Festival Space and Parking

Farmers Market

City Owned Property Opportunities

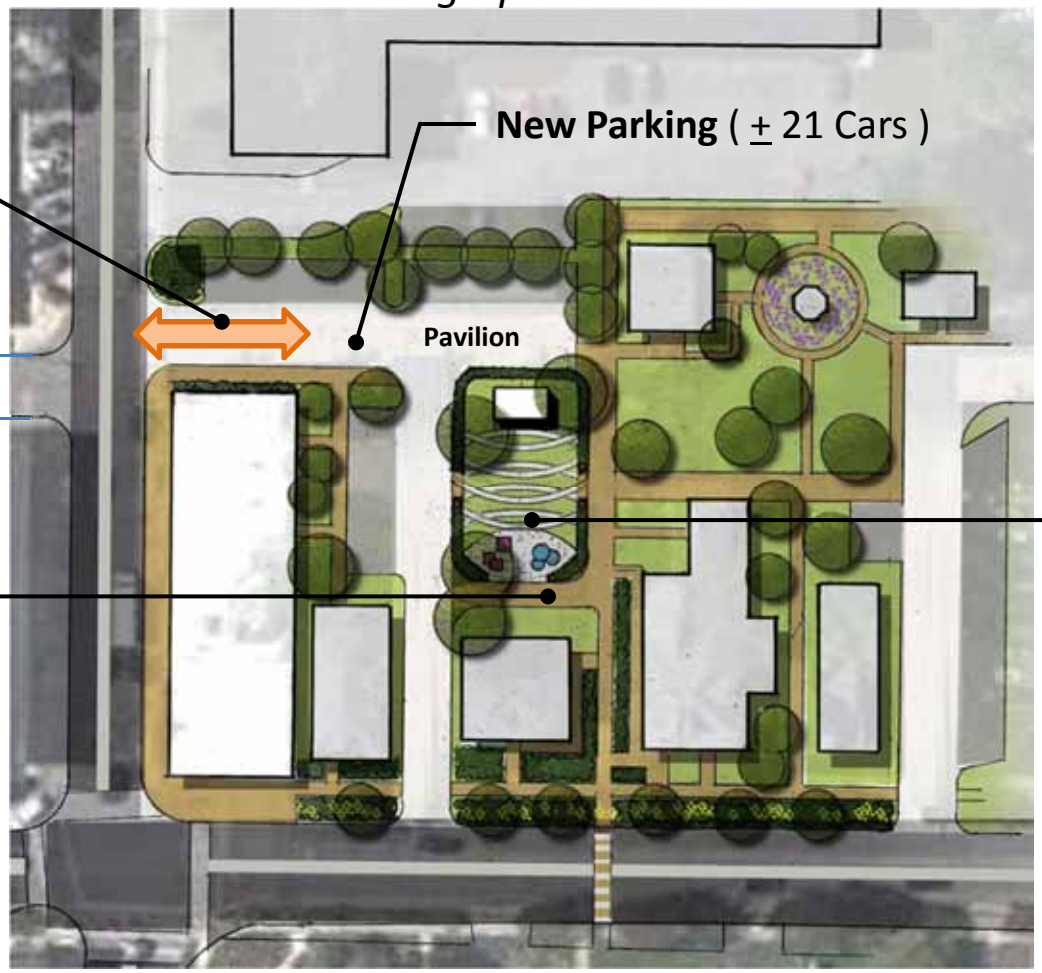


Alternative Concept (Maplewood Access)

Existing Apartments

New Maplewood Access

New Parking (± 21 Cars)



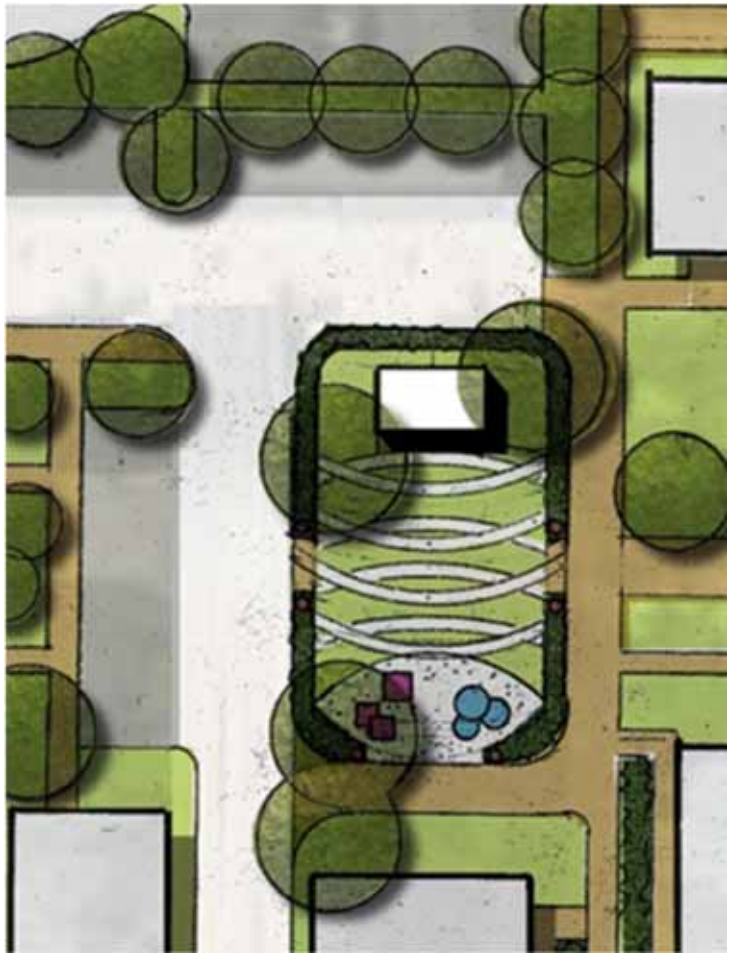
Richard Becker

Access Walk /Drive

Multi-Use Space

- **Pavilion**
- **Play Structure**
- **Open Space**

Small Park / Events Space



Street Garden Program

Special Gardens

Street Garden Program

- Public & Private Property
- Lends a Special Charm to Community
- Adds Beauty & Color Along Public Streets
- Defines, Captures and Portrays Historical & Cultural Character

Sustainable Streetscapes / Rain Gardens

Low Impact Development (LID)

Public Spaces / Gardens

Timeless & Contextual Structures

Historic Interpretive Signs

Sidewalk Fun & Art

More Sidewalk Surprises

Site Furnishings

custom wood benches

custom trash receptacles

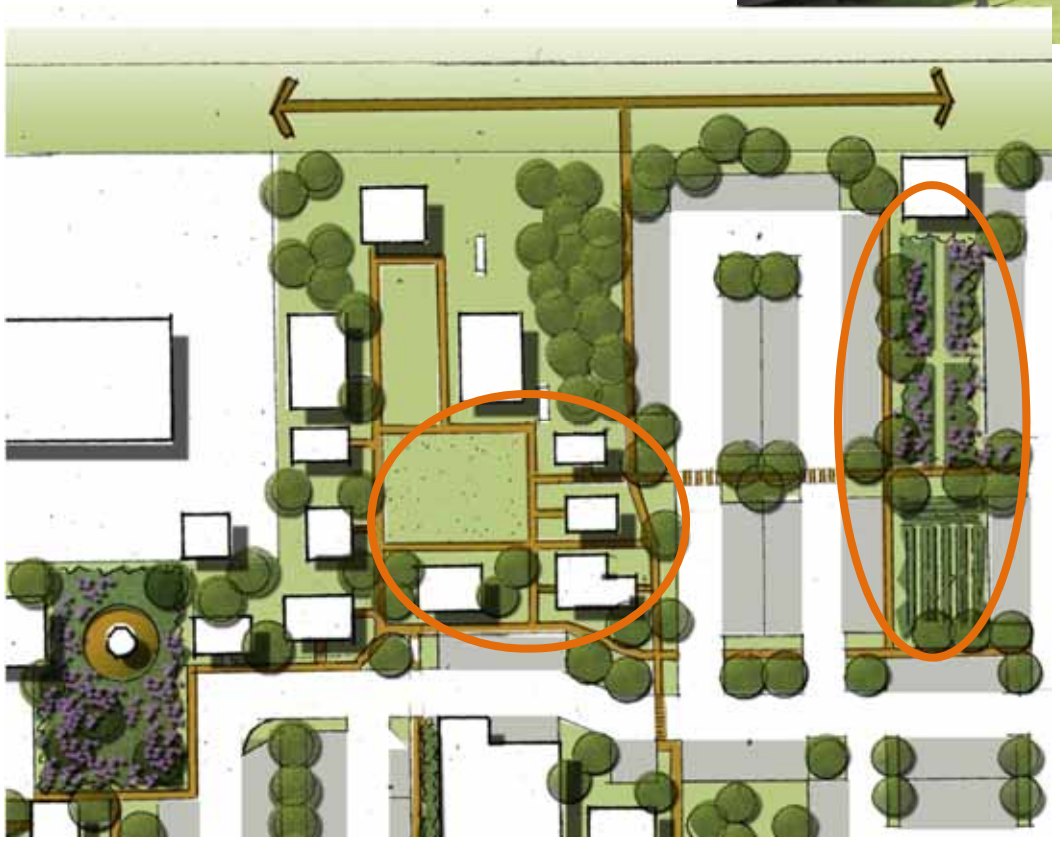
standard trash receptacles

traditional benches

homemade bicycle racks

hitching post bicycle racks

Historic Village Expansion Opportunities

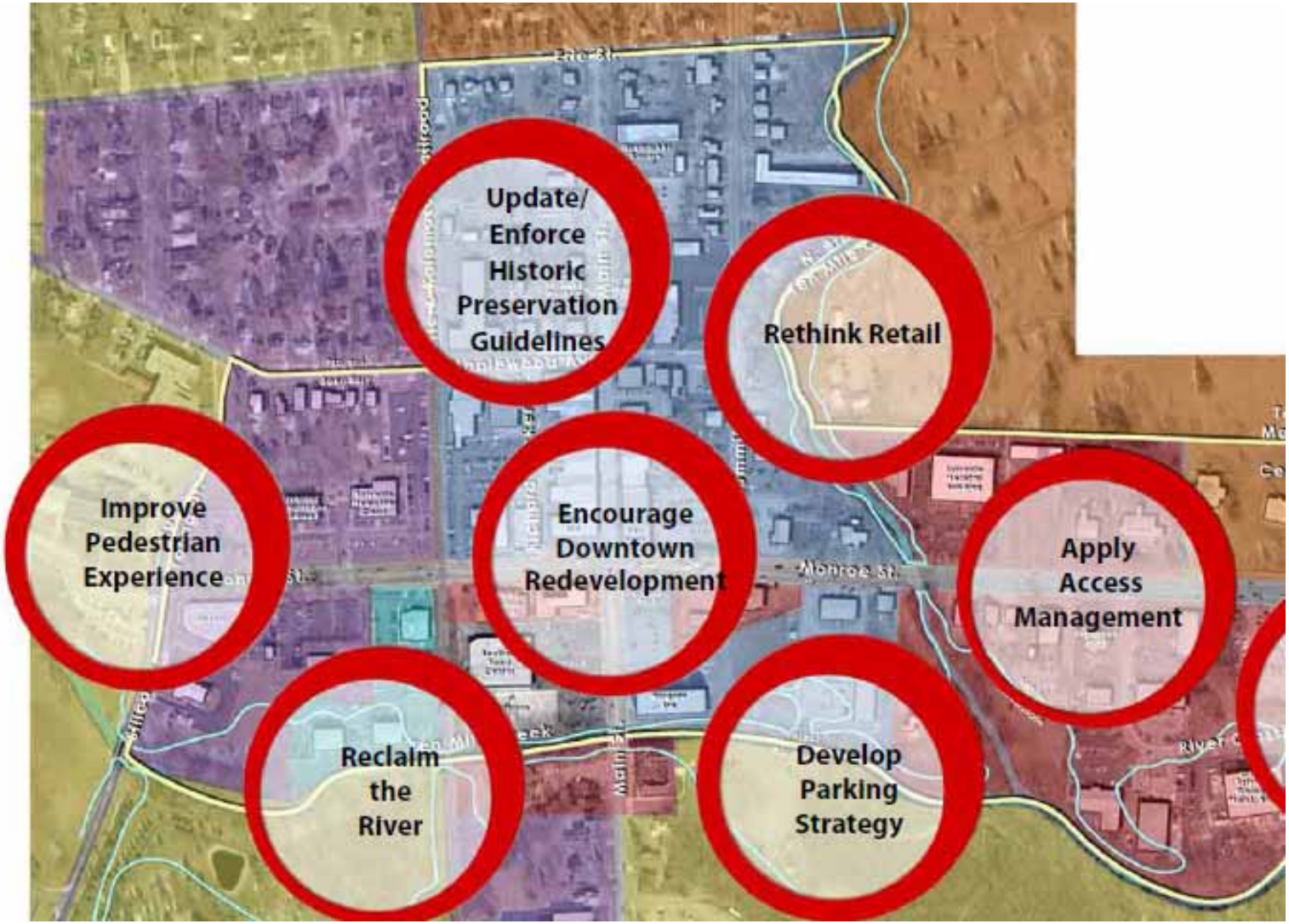


Future Historic Village (with retail shops)

Design Standards

- Update Design Standards To Define Desired Building Rehabilitation And New Construction. For Example, If A Building Is Torn Down (Or Substantially Renovated), What Kind Of Improvements Would Support The Concept Of A Historic, Arts And Cultural District And A Pedestrian-oriented Downtown Core?

Gateway Plan



1995 Design Guidelines

Sylvania, Ohio

Downtown/Central Business District

Design Guidelines

Prepared for

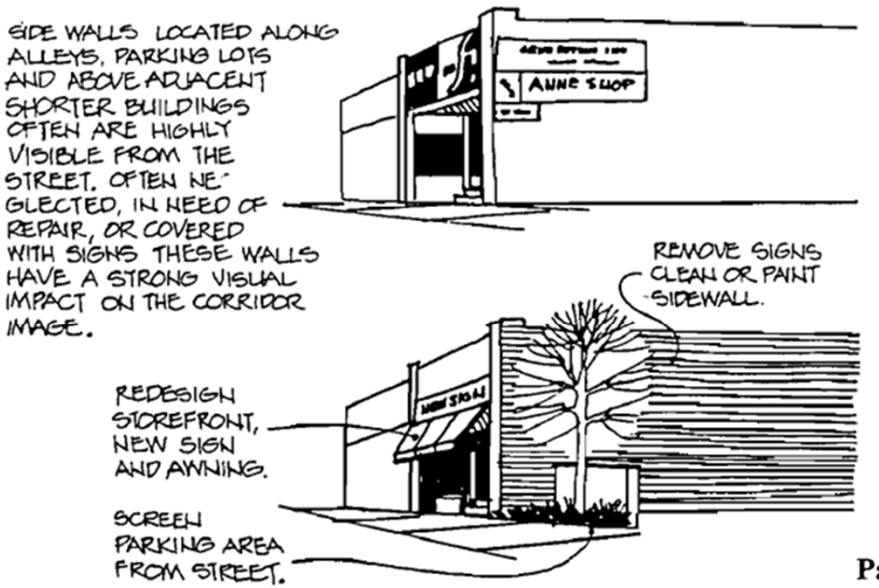
The City of Sylvania

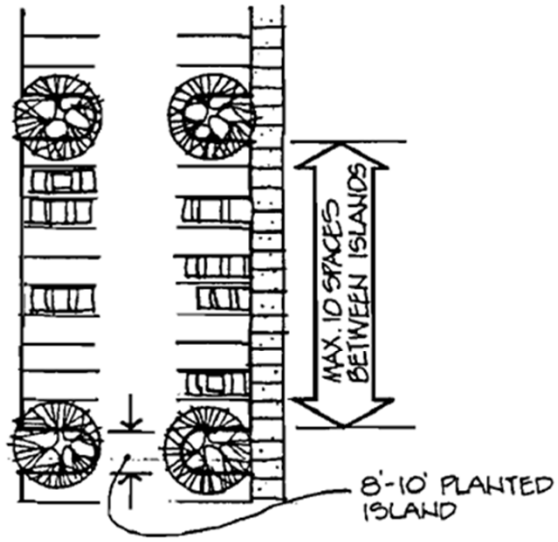
Prepared by

E. G. & G., Inc.
Landscape Architects and Planners
Fairlawn, Ohio

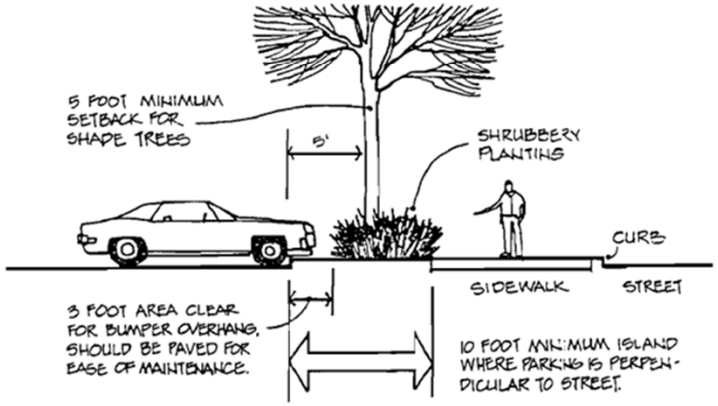
June 1995

Existing Design Guidelines





Parking Area General Guidelines



New Approaches For Design Guidelines

COMMUNITY ART & HISTORICAL ENRICHMENT

Purpose / Intent:

The intent of this section is to promote the arts as they relate to nature and the environment that surrounds Highland Station. It can also be of a more personal expression that relates to individual residents and business owners personal interests and tastes. Additionally, historic interpretive plaques and mementos should be integrated throughout the community to tell the story about Historic Highland Station and to enrich the community. Art may be expressed in many forms including but not limited to; sculpture, statuary, fountains and water features, pavement inlays, custom gates, murals, and custom architectural details, just to name a few.

Guidelines:

Spaces should be considered for the display of both public and private art and should be considered for permanent and/or temporary display. While art can come in many forms of expression and is highly subjective, it is suggested that works be considered that relate to the history of Highland Station, as well as nature and recreational activities which surround Highland Township and the region.

Recommended art locations:

- Pocket parks
- On front lawns of private property
- Gateways and key intersections
- Train bridge overpass on M-59
- Civic Art on public properties
- In walks
- Custom gates

SUSTAINABILITY & GREEN DESIGN

Purpose / Intent:

One of the purest forms of sustainability and green building is historic preservation of our buildings and cultural landscape. Highland Station endorses green building practices to further enhance the quality of life and our environment. Environmental consciousness is necessary to provide more energy efficient buildings, reduce waste through recycling of materials, and the construction of sustainable landscapes that require less water consumption.

Guidelines:

Many green building methods are available and should be considered for implementation in Highland Station. Although these practices present challenges it is important to remember that sustainable design will provide benefits for many years to come. Some of these practices include:

Sustainable Construction

Green Roof

Rain Gardens

Rainwater Cisterns

Pervious Pavements

Native Plantings

Development Strategies:

- Passive Solar
- Native Plantings
- Storm water Management BMP's (best management practices)
- Geothermal heating and cooling systems.
- Advanced irrigation design such as drip irrigation for less water consumption.
- Use recycled supplies and building materials.
- Use local construction suppliers to reduce transport.

Community Arts & Historical Enrichment

Recommended art locations:

- Pocket parks
- On front lawns of private property
- Gateways and key intersections
- Train bridge overpass on M-59
- Civic Art on public properties
- In walks
- Custom gates

Promotions & Events That Align w/ New Goals

SYLVANIA COMMUNITY ARTS COMMISSION

About SCAC

Programs

Friends of the Arts

Home

SCAC is funded in part by

City Of Sylvania

Art Camp (June)

Art Camp is an annual day camp that runs for one week (Monday – Friday) in June. Elementary students in grades 4 – 7 learn historic/folk arts and crafts. Media ad projects change every year. Projects in previous years have included ceramic tile frescos, glass etching, wool felting, sock monkeys, pressed flower journals, tin lanterns, spinning, weaving and others. Guidance is pro vided by area elementary school music and art teachers and university graduate students majoring in education.

Limited enrollment. Registration required.

The Art Camp registration and emergency form is available here.

Fossil Fest (September)

Discover the joy of fossil hunting! Thousands turn out for this annual Village event to sift through truckloads of fossil-laden shale from Hanson quarries. Learn about your fossils from the Toledo Rock, Gem & Mineral Club and geologists from Hanson. Jewelry smiths and other vendors are on-hand to help you display what you find.

Activities also include a "dinosaur egg" hunt for pre-school children and a Dino Fun Run for ages 7 – 11. Plus food and beverage vendors, demonstrations, exhibits and more.

Considerations / Action Items

- *Develop A Refined Framework Plan*
- *Develop Supporting Design Guidelines*
- *Align Promotions with Design Goals & Objectives*
- *Ensure Zoning Regulations Align w/ Development Goals*
- *Evaluate Property Acquisition Opportunities*
- *Investigate Funding Options & Grants*

SYLVANIA
HISTORICAL, CULTURAL
& ARTS DISTRICT
Since 1836

Exciting Opportunities Await Sylvania