

UPTOWN / WAREHOUSE DISTRICT CHARRETTE CONDENSED VERBAL OUTCOME

Subsequent to the event, held on October 28 and 29, 2005, this condensed verbal outcome addresses the three primary issues that formed the basic objectives of the Charrette. They were: 1) Improving the Public Realm, 2) Exploring Residential Opportunities and 3) Exploring Commercial Opportunities.

Improving the Public Realm

1. Restore all streets to two-way traffic flow with the exceptions of Erie Street, Michigan Street and 14th Street.
2. Install all-way stop signs at all intersections except those requiring traffic signals. Some intersections may have lighted overhead stop signals where signs may be obscured.
3. Minimize the number of intersections requiring traffic signals. Obviously, certain intersections must be signaled, but there are many that will be better served with all-way stop signs.
4. Encourage the reduction of surface parking lots by finding new uses that will benefit current owners of the properties more than parking.
5. Find ways to encourage and help owners of surface parking lots to landscape and visually improve their facilities.
6. Create a network of small and medium size parks and open spaces throughout the neighborhoods.
7. Develop “art” features at major intersections and entrance points on the theme of having “museums without walls”.
8. Encourage and make it easy to have outdoor (patio and sidewalk) eating, gathering and entertainment areas.
9. Develop unique “way finding” systems for both neighborhoods and standardize common street signs, street lighting, street furniture and other similar elements.

Exploring Residential Opportunities

1. Encourage and emphasize the importance of having a diversity of housing types:
 - A. Loft apartments and condominiums.
 - B. Townhouse condominiums, row units and attached private single family houses.
 - C. Mid Rise apartments and condominiums.
 - D. New construction, renovation and conversion or adaptive reuse.
 - E. Encourage infill housing; single and multifamily.
 - F. Strive to cluster residential development thereby creating continuity in lieu of spotting.

Exploring Commercial Opportunities

1. Strive to fill all street level space before trying to fill buildings. When the ground floors of all buildings are occupied, the upper levels will follow more easily.
2. Keep all building and business signs at levels below the third floor to enhance the pedestrian emphasis. Consider banning all projected and roof type signs above the third floor.
3. Try to locate and nurture unique retail and start-up type businesses that need lower rent.

4. Encourage food stores, pharmacies, bakeries, small music and sports oriented bars, coffee shops, pizza/sub/burger shops, bistros, restaurants, fitness shops and small gyms, art theaters, black box theaters, galleries, art sale and supply shops, small hotels and inns, bed and breakfasts operators, hardware stores, antiques shops, new and used furniture shops, laundry/cleaners, gift and flower shops, kitchen and bath shops, toy stores and other specialty shops to locate within the two neighborhoods.
5. Encourage new infill commercial buildings to be developed.
6. The Toledo Warehouse District must support and encourage the continuance and improvement of the Erie Street Market and Farmer's Market.
7. Develop a strong support network for all businesses in both neighborhoods that does everything within it's power to improve individual operations and to prevent failure. View the failure of one business to be a failure of the entire neighborhood.

It is desirable for each neighborhood to develop a Pedestrian - Oriented Overlay District in accordance with current zoning regulations. This will permit orderly growth and development and will give each neighborhood the ability to establish special zoning requirements and restrictions, as they desire, that supersede basic zoning regulations.