



OAK HARBOR
DEVELOPMENT GROUP

Community Master Plan

January, 2019

Prepared by

Poggemeyer Design Group

Acknowledgement

The development of the Oak Harbor Development Group Community Master Plan was made possible by the leadership of Michael Shadoan and members of the Development Group in cooperation with the Village of Oak Harbor. The Oak Harbor Development Founders Group Sponsors provided financial support for the project. Representatives of the Development Group and the Village of Oak Harbor contributed their time and comprehensive knowledge of the Village during the planning process.

Background

The Oak Harbor Development Group is a 501(c)3 non-profit organization was established in 2012 to implement the Village of Oak Harbor Downtown Revitalization Plan. Since that time, the Group has expanded its focus to encompass the entire Village. The Development Group has a vision for developing the Portage River waterfront, improvements at the Village Veterans Park, and a bicycle/pedestrian path from the Oak Harbor High School to the industrial park and fairgrounds east of the Village of Oak Harbor, outside village limits.

The Development Group had completed considerable research and determined the desired improvements indicated from surveys in the community and other successful projects throughout the State. The Oak Harbor Development Group wanted to create a master plan to graphically illustrate their vision, develop estimates of probable cost, and create a brochure for potential donors and other interested stakeholders. The Development Group engaged the services of Poggemeyer Design Group, Inc. (PDG) to formalize the master plan document, create a brochure for fundraising, and assist with public outreach. Public and private funding is anticipated to implement the improvements identified in the master plan.

The Village of Oak Harbor is located in Ottawa County, Ohio. State Routes 163 (Water Street) and State Routes 19 (Locust Street) intersect in the middle of the Village. ODOT indicates that the average daily traffic on State Route 163 is 7,109. State Route 163 connects to State Route 51 to the west (Village of Genoa,), and to the City of Toledo (via State Route 51). State Route 163 ends at the Village of Marblehead through the City of Port Clinton to the east. Average daily traffic on State Route 19 is 6,720. SR19 connects to the City of Fremont to the south and State Route 2 to the north (Lake Erie and Ottawa National Refuge, which has 334,000 visitors annually).

Branding

The Oak Harbor Development Group adopted the following mission statement:

“Maintain the charm of Oak Harbor by creating unique venues for people to gather and interact as a community and identify opportunities that will attract future investment in the Village.”

A logo was created and approved by the Oak Harbor Development Group. The logo will create a unique identity for the Oak Harbor Development Group. A brochure for private fundraising was also designed to illustrate planned projects and locations.



Waterfront Development



The Oak Harbor Development Group worked with the Village of Oak Harbor Council to approve a Riverfront Overlay District in the Village Zoning Code. The District extends from the east to west Village boundaries and from Water Street south to the Portage Riverfront. The Riverfront Overlay District crosses several zoning districts and is intended to unify the entire riverfront. The property is public and privately owned within the District. Private property owners have indicated a willingness to grant an easement and/or right-of-way where required to complete the master plan for waterfront improvements.



In 2014, the Development Group with the Village obtained funding and constructed a Hand-Powered Boat Launch and overlook on the River. The launch has been very popular and encourages use of local businesses by boaters and jet skiers. Also on-site is the Portage River Paddling Company, offering kayaks, canoes, pedal boats and stand-up paddleboards on the Portage River.

The master plan for the riverfront is the area from U.S. Bank west at S. Church Street to Locust Street (SR19). Improvements were identified for construction on the riverfront and are listed in Appendix A. Appendix A also includes a plan defining placement of the improvements.

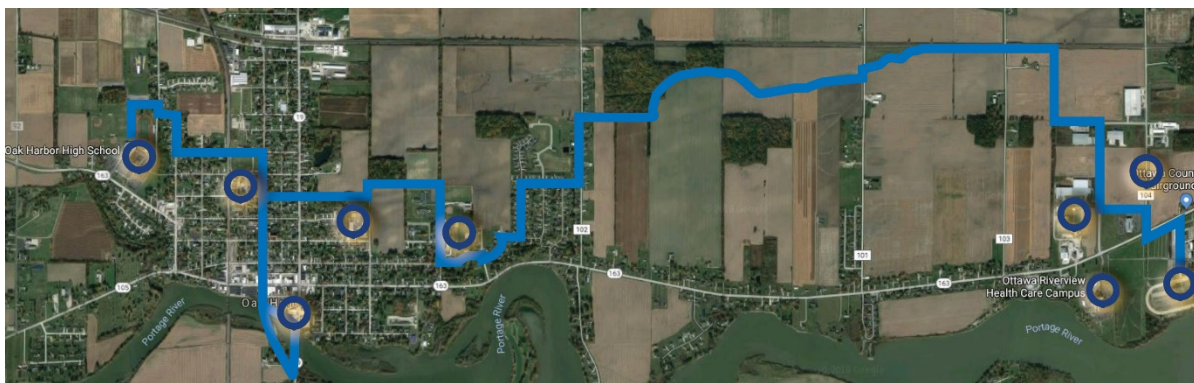
Veterans Park

Veterans Park is a well-established active recreational park in the Village of Oak Harbor on Finke Road north of Water Street (SR163). A new walking/fitness path was planned in 2017, but has not been constructed. The path would be within the Park and include signed fitness stations. The Oak Harbor Development Group has constructed a “tot lot” and has secured funding for shade structures over the play area. Future improvements include a fire pit and ice skating rink near the existing sledding hill. The Village is planning a volleyball sand pit and eventually a dog park. The Veterans Park improvements are identified in Appendix B.



Bike Path

The Oak Harbor Development Group working with the Village and Ottawa County Park District envisions a bicycle/pedestrian path connecting the Oak Harbor High School, Middle School and Elementary School through residential neighborhoods to Veterans Park. The path could continue to the County Fairgrounds and Industrial Park in the County east of the Village. The path would connect schools, businesses, neighborhoods, recreational sites, and places of employment. The path is included in the recently completed Ottawa County Active Transportation Plan and would be over 4 miles when complete at a probable estimated cost of \$2 million to construct.



Building Murals/Gateways

The Development Group is exploring the feasibility of painted murals on selected buildings in locations visible to the travelling public. The have reached out to the Greater Port Clinton Area Arts Council for assistance.

Gateway locations were identified on the north side of the State Route 19 Bridge (in front of Dollar General), on State Route 163 at Finke Road and in the Flat Iron Park on S.R. 163.

Implementation

The Development Group presented the draft master plan to the Oak Harbor Village Council on December 3, 2018. Council members indicated agreement with the draft plan and will be asked to formally approved the final plan in January, 2019

Funding for implementation will be private and public funding. The Ohio Department of Transportation (ODOT) has funding programs for bike paths and the pedestrian bridge over the Portage River. Letters of Interest are typically due February 1, and full applications are due in May.

The Ohio Department of Natural Resources (ODNR) can fund public restrooms, bike paths and park improvements. Applications for Clean Ohio Trails and Recreational Trails are usually due February 1. Other ODNR program deadlines can vary depending on the availability of funding and the specific program.

Community Development Block Grant (CDBG) funding can be used for facilities that provide access for the mobility impaired or other eligible targeted populations. CDBG funding is generally used for projects serving populations with less than 51% low and moderate income (LMI).

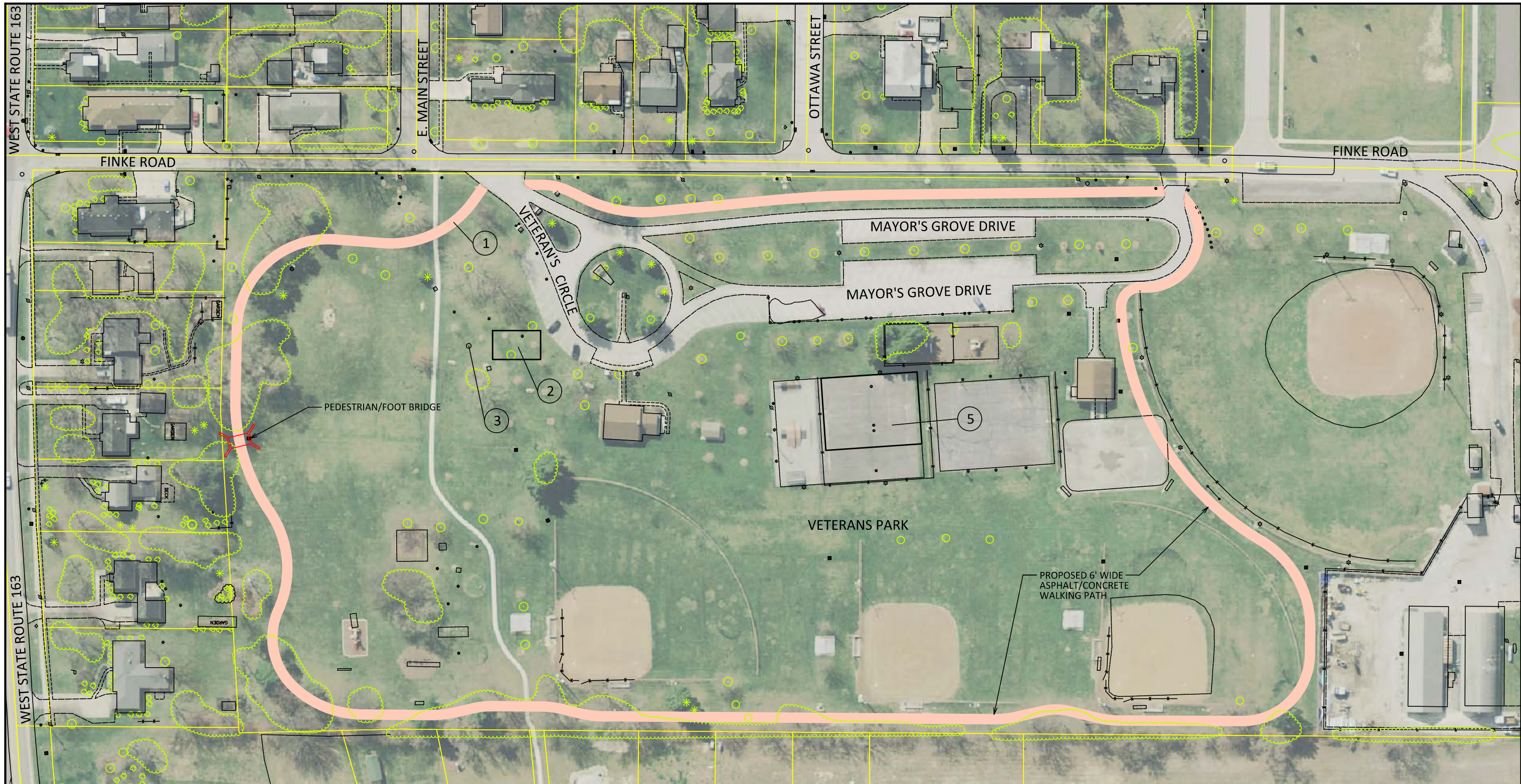
Funding is available from the Ottawa County Community Foundation. The Development Group is using this funding to in part pay for the cost of shade structures over the tot lot at Veterans Park. Other local foundations have also funded improvements.

In the past, the State of Ohio has taken requests for local project appropriations in the State Budget Bill. The Budget Bill is for a two year period and applications should be taken in the fall of 2019. The requests require support of state legislators. It is recommended the discussion be initiated with the local representative as soon as a project is identified.

Oak Harbor Development Group
Master Plan
 January, 2019

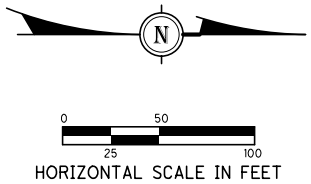
Item	Size	Location	Estimated Cost	Notes
WATERFRONT DEVELOPMENT				
Boardwalk	5 feet wide x 750 ft. long	From SR19 to US Bank	\$103,125.00	Stamped concrete at grade (wood plank look) - ODNR and/or ODOT TAP Funding
Pedestrian/Bicycle Bridge	500 feet across; 10 feet wide	Across Portage River	\$315,000.00	ODNR TAP Funding
Extension of Path on South Side of River to SR19	5 feet wide x 1300 ft. long		\$45,500.00	ODNR TAP Funding
Enclosed Shelter House w/Kitchen Facilities/Restrooms	30' X 48'		\$370,700.00	concrete floor State Capital Budget Appropriation
Amphitheater	65'x20' stage w/grass seating for 180 persons	Floating Stage in River	\$188,000.00	State Capital Budget Appropriation
Open Pavilion	30' X 24'		\$88,400.00	
Gazebo	10 ft dia		\$33,400.00	On US Bank property
Kayak/Canoe Storage			\$2,500.00	
Microbrewery/Apartments (private investment)			\$0.00	Maintain in existing building location - utility locations
Deck on Microbrewery	6000 sq.ft.		\$60,000.00	Wood
Parking	Add 38 spaces		\$46,550.00	Use existing paved area - ODNR Marina Funding
Seasonal Docks	400 ft. x 5' wide		\$170,000.00	ODNR Marina Funding
Seasonal Docks	300 ft. x 5' wide	East of SR19 Bridge	\$127,500.00	Dollar General property
Walkway from docks	650 feet x 5 ft.		\$22,750.00	concrete - ODOT TAP Funding
Crosswalk at SR19	Activated flashing yellow lights		\$50,000.00	ODOT Safety Funds (TAP)
Site Preparation, utilities and grading			\$75,000.00	Increase capacity - part of boardwalk
Lighting			\$93,750.00	
Landscaping			\$50,000.00	US Bank Property - no structures

Item	Size	Location	Estimated Cost	Notes
Gateway signage	One		\$75,000.00	Possible Locations: SR163 at Finke Rd, SR19 Bridge, Flat Iron Park
Signage/Wayfinding			\$16,000.00	
Connection to Downtown Business District	5 ft. wide		\$42,500.00	concrete with brick (similar to walk at bank)
Marina (private investment)	10 slips	East of SR19 Bridge	\$0.00	Future privately developed
TOTAL			\$1,975,675.00	
VETERANS PARK				
Walking/Fitness Path			\$115,290.00	Phase 1 - ODNR RTP Funds
Dog Park	100' x 75' fenced in area		\$37,500.00	Possibly locate on existing tennis courts
Volleyball Sand Pit			\$54,000.00	Village of Oak Harbor project
Signage/Wayfinding			\$16,000.00	
Sled Hill	Existing		\$0.00	Maintain distance for sled run
Ice Skating Rink	30' X 50'		\$52,500.00	Plastic floor w/4" x 6" lumber for edging - ODNR NatureWorks
Firepit (surround should be barrier for sled hill slope)	5 ft. diameter/18" high with seating for 10-12 persons		\$12,000.00	Masonry structure with 5' walk around 4-6 benches - ODNR NatureWorks
Restroom			Completed	
Tot-Lot			Completed	
TOTAL			\$287,290.00	
BIKE PATH				
From H.S. to Veterans Park			\$1,647,649.12	ODOT Tap Funding and ODNR COT Funding
From Veterans Park to Fairgrounds/Industrial Park				
MURALS/DOWNTOWN IMPROVEMENTS				
Vacant Storefront Windows			To be determined	Village Downtown Program
Buildings			To be determined	Assistance from GPCAAC



#	ITEM	DESCRIPTION
1	Walking/ Fitness Trail	Proposed 6' wide Asphalt/Concrete walking path
2	Ice Skating Rink	Seasonal structure 30'x50' of plastic floor with 4"x6" lumber for edging
3	Fire Pit	A 5' dia. masonry structure 18" high with a 5' concrete walk around it and 4'-6" benches
4	Signage/ Wayfinding	Wayfinding signs
5	Dog Park	Use existing tennis court, remove pavement, stone base, add topsoil and seed 100'x75' fenced area & add dog park items

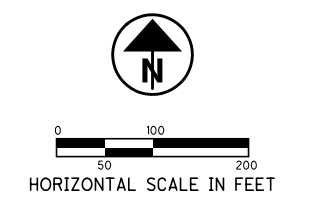
MASTER PLAN FOR NEW PATH AT VETERANS PARK VILLAGE OF OAK HARBOR



PRELIMINARY
NOT FOR CONSTRUCTION

**POGGEMEYER
DESIGN GROUP**
1168 N. Main Street • Bowling Green, OH 43402 • 419.352.7537

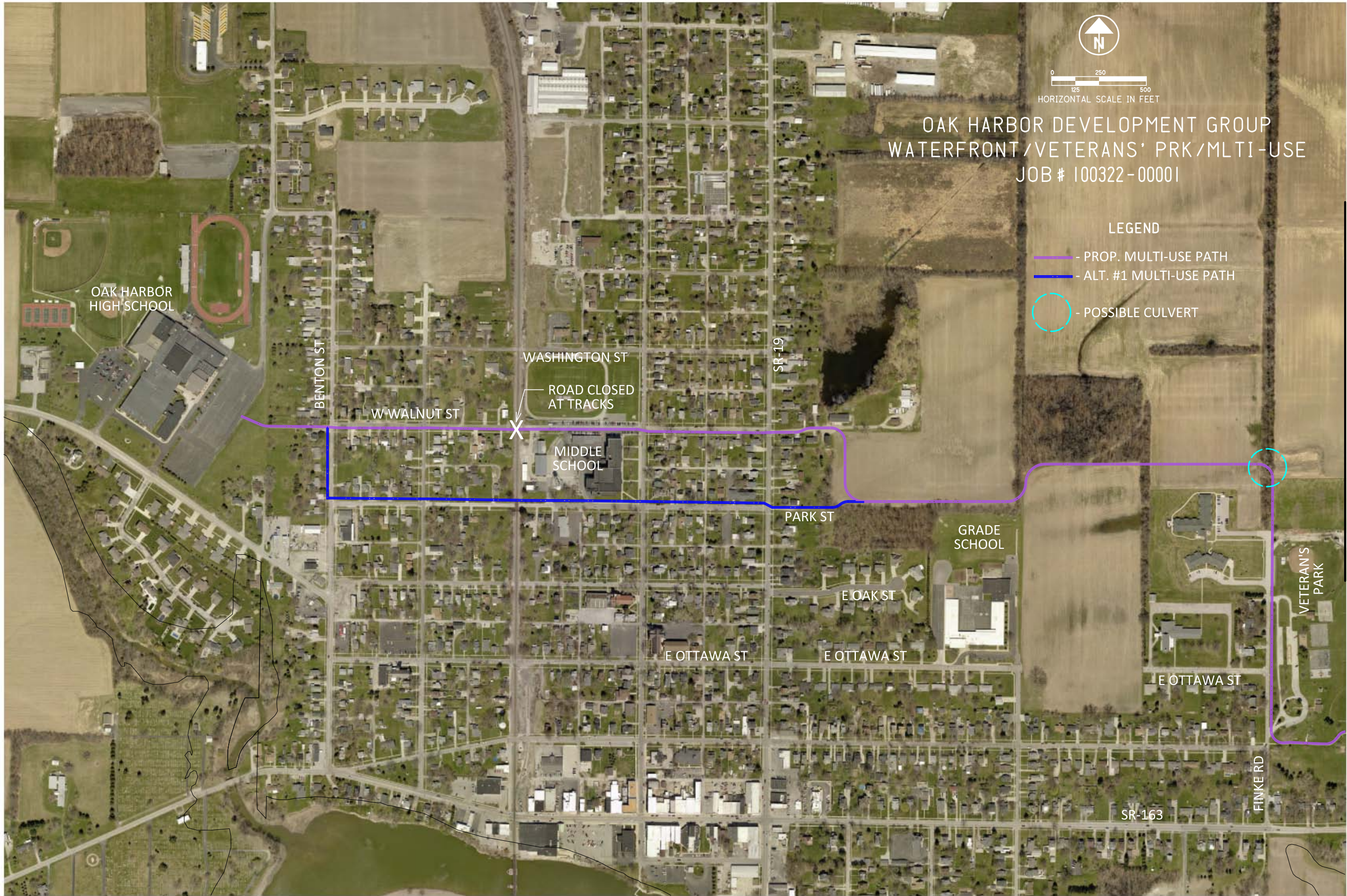
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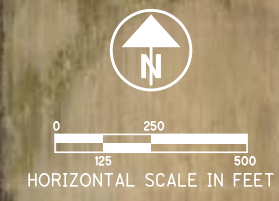
#	ITEM	DESCRIPTION
1	Amphitheater & stage	A 65'x20' floating stage with Grass seating for 180 people
2	Open Pavilion	A 30'x24' structure with concrete floor
3	New Walk to Water St.	A 5' wide concrete walk with brick similar to walk at bank across the street
4	Shelter Bldg. w/ Kitchen & Restrooms	30'x48' of an enclosed shelter house with kitchen facilities and restroom
5	Gazebo	10' dia. Gazebo with 5'x10' concrete walk from parking lot & around structure
6	Pedestrian Bicycle Bridge (Old Interurban Railway)	500' of 10' wide pedestrian bicycle bridge across Portage River using existing foundation piers from old railroad tracks
7	Extension of Bicycle Bridge on south side of river	Continue bicycle pedestrain bridge to S.R. 19 which is 1300' of 10' wide path across Portage River and ties into S.R. 19 pedestrian crossing on north side of river
8	River Walk	A 5'x750' concrete at-grade walk with stamped color texture to look like wood planks
9	Seasonal Docks	400' of 5' wide seasonal docks to provide access to the area
10	Microbrewery /Apartments	(Private Investment) using existing structure
11	Deck	New 6000 S.F. wood deck for observing river activities
12	Parking	Using existing paved area providing additional 38 spaces
13	S.R. 19 Pedestrian Crossing	New crosswalk with flashing yellow lights when activated for yielding to users
14	New Walk from Seasonal Docks	New 650'x5' concrete walk to provide access to development area and crossing at S.R. 19 from the new seasonal dock for boaters from the east side of S.R. 19 bridge
15	Seasonal Docks	300'x5' wide seasonal docks to provide docking for boaters on the east side of S.R. 19 bridge
16	Landscaping	New trees and shrubs through area, typical
17	Mural	A painted scene of the entire shore front development on south face of new Microbrewery

OAK HARBOR DEVELOPMENT GROUP
 WATERFRONT /VETERANS' PRK /MLTI-USE
 JOB # 100322-00001

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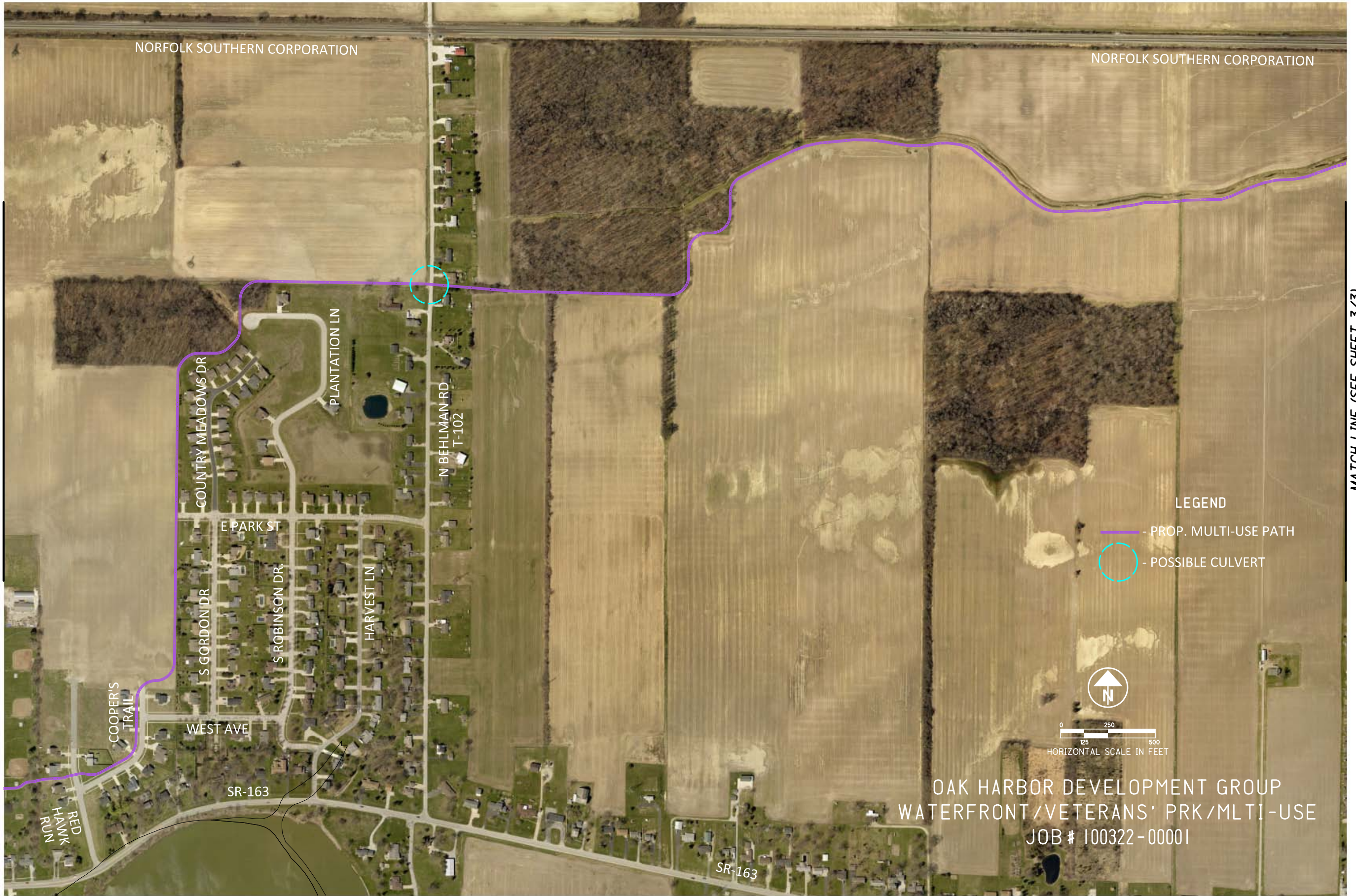
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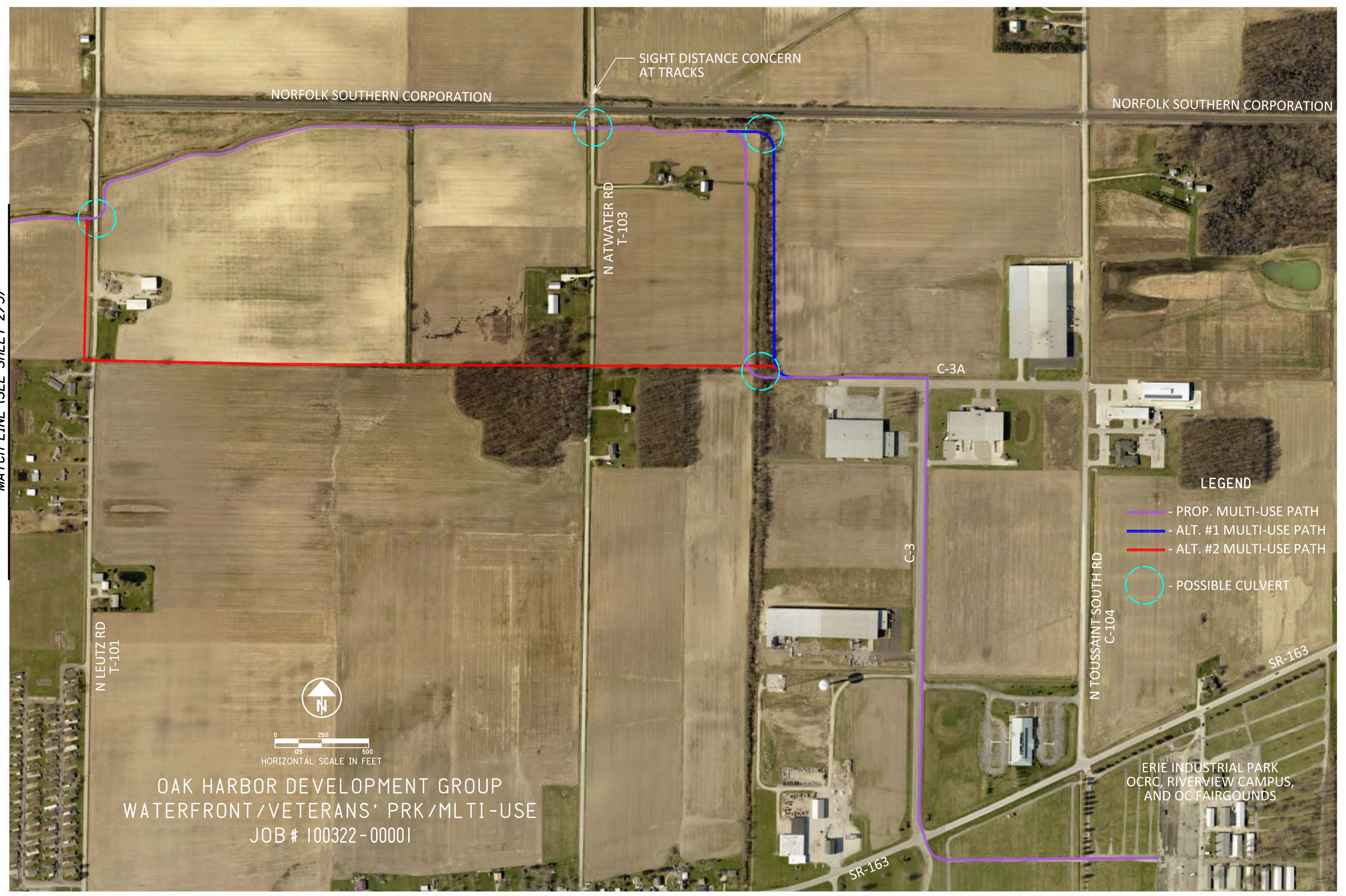
- LEGEND
- PROP. MULTI-USE PATH
 - ALT. #1 MULTI-USE PATH
 - POSSIBLE CULVERT

MATCH LINE (SEE SHEET 2/3)

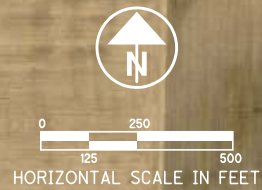
MATCH LINE (SEE SHEET 1/3)



MATCH LINE (SEE SHEET 3/3)



MATCH LINE (SEE SHEET 2/3)



OAK HARBOR DEVELOPMENT GROUP
 WATERFRONT/VETERANS' PRK/MLTI-USE
 JOB # 100322-00001

LEGEND

- PROP. MULTI-USE PATH
- ALT. #1 MULTI-USE PATH
- ALT. #2 MULTI-USE PATH
- POSSIBLE CULVERT

ERIE INDUSTRIAL PARK
 OCRC, RIVERVIEW CAMPUS,
 AND OC FAIRGOUNDS



Oak Harbor Development Group

PRESENTATION TO OAK HARBOR VILLAGE COUNCIL

DECEMBER 3, 2018

Agenda

- Oak Harbor Development Group
- Master Plan Scope of Work
- Work to Date/Schedule
- Mission Statement/Logo
- Master Plan
 - Veterans Park
 - Bike Path
 - Waterfront Development
 - Mural/Downtown
- Sources of Funding
- Next Steps



Projects Completed by OH Development Group

Zoning of New Riverfront Overlay District

Community Clean-up Day

Community Farmers' Market

Water Street Beautification Enhancements:
flower pots, benches, waste receptacles and street
banners

Veterans Banners of Local Military Members

Seasonal Public Dock

Kayak/Canoe Hand Launch and Fire Dock and
Lookout Deck

“Tot Lot” Equipment in Veterans Park with Future
Shade Structures to be installed



Scope of Work

- Review Existing Information
- Identification of Proposed Improvements/Locations
- Development of Brochure
- Estimates of Probable Cost
- Funding Strategies
- Public Meeting



Work to Date/Schedule

Start – September, 2018

Reviewed Existing Information

Identified Project Elements/Locations

Developed Mission Statement

Developed Logo for OH Development Group

Completed Brochure

Master Plan Graphics (in process)

Estimates of Probable Project Cost (in process)

Public Meeting (to be scheduled)

Anticipated Completion – January, 2019

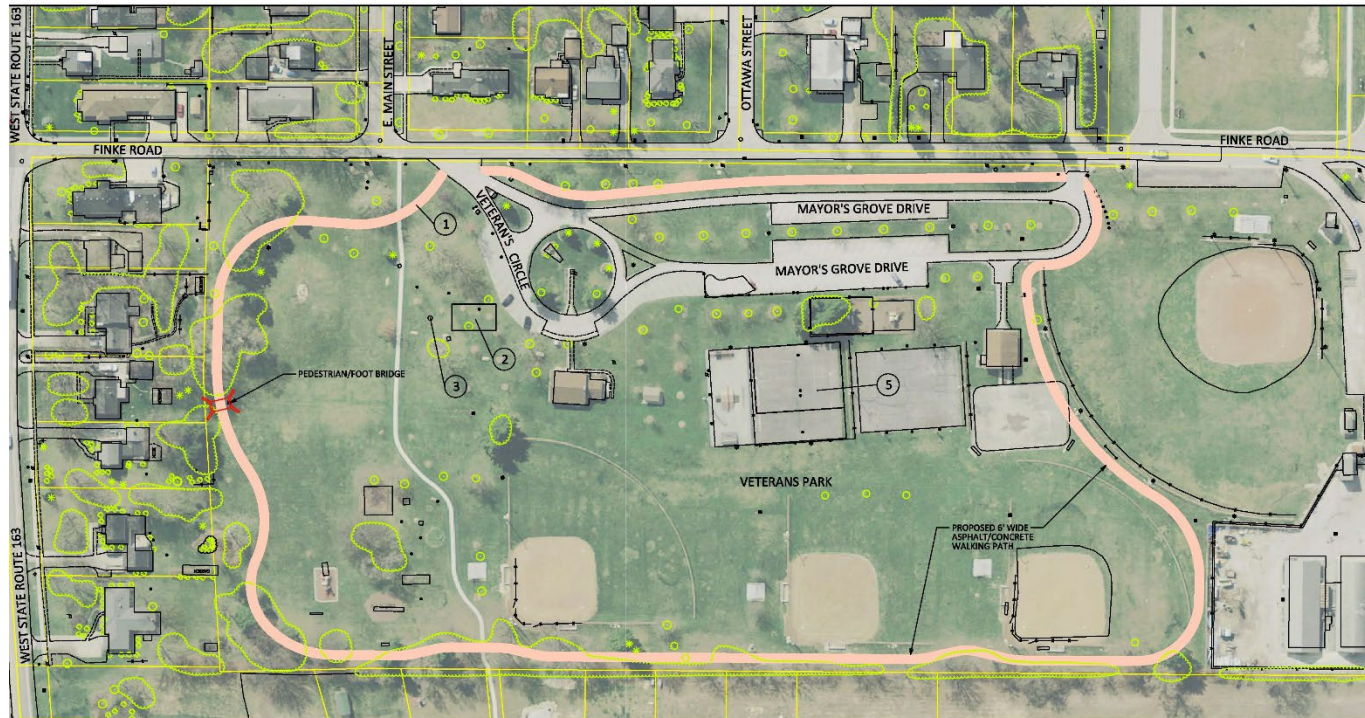


Mission Statement/Logo

Maintain the charm of Oak Harbor by creating unique venues for people to gather and interact as a community and identify opportunities that will attract future investment in the Village.



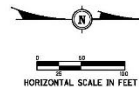
Master Plan – Veterans Park



1. Walking/Fitness Trail
2. Ice Skating Rink
3. Fire Pit
4. Signage/Wayfinding
5. Dog Park

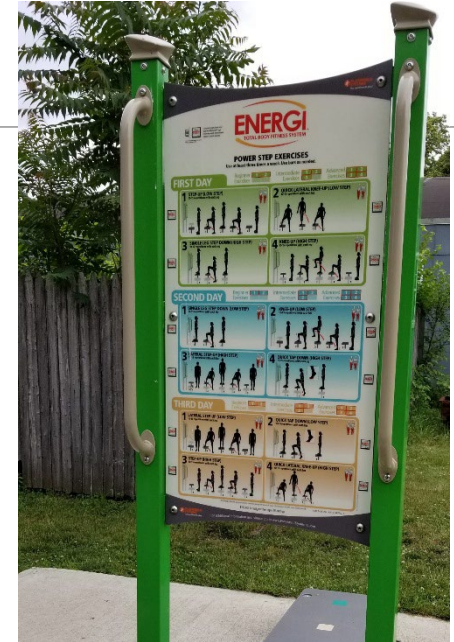
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4	Signage/ Wayfinding	Wayfinding signs
5	Dog Park	Use existing tennis court, remove pavement, stone base, add topsoil and seed 100'x75' fenced area & add dog park items

MASTER PLAN FOR NEW PATH
AT VETERANS PARK
VILLAGE OF OAK HARBOR

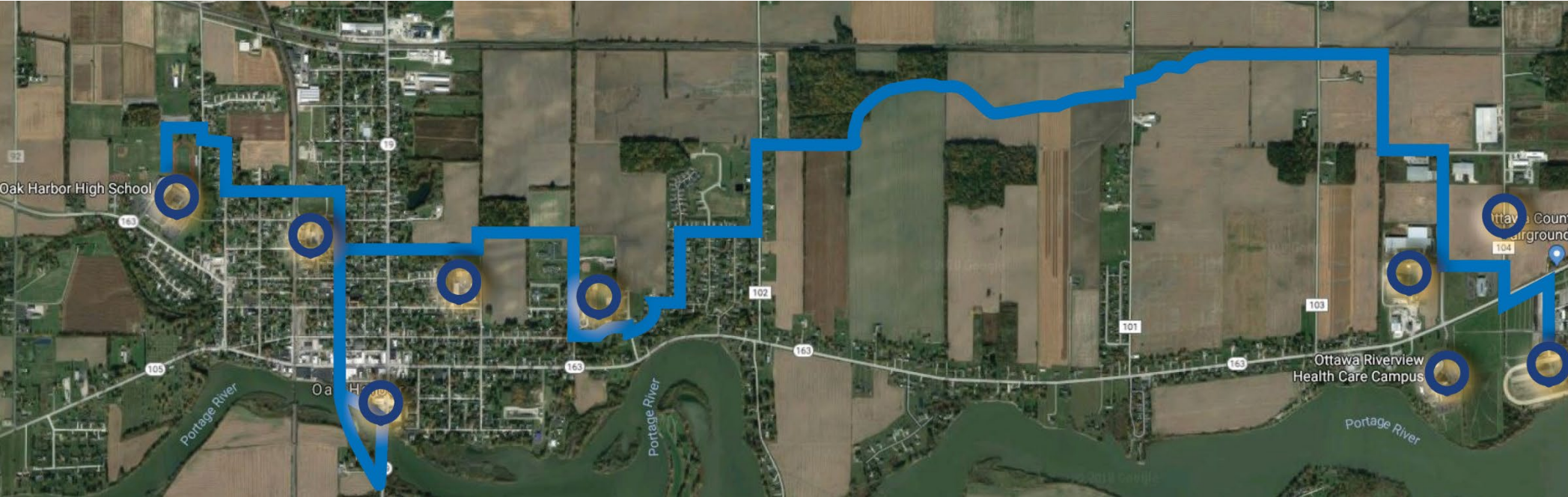


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Master Plan – Veterans Park



Master Plan – Bike Path



Master Plan – Waterfront Development



1. Amphitheater and Stage
2. Open Pavilion
3. New Walk to Water Street
4. Shelter House w/Kitchen and Restrooms
5. Gazebo
6. Pedestrian Bicycle Bridge
7. Extension of Bike Path on South Side of River
8. River Walk
9. Seasonal Docks
10. Microbrewery/Apartments
11. Deck
12. Parking
13. S.R. 19 Pedestrian Crossing
14. New Walk from Seasonal Docks
15. Seasonal Docks
16. Landscaping
17. Mural

Master Plan – Waterfront Development



Master Plan Downtown Improvement

Building Murals

- Contacted Greater Port Clinton Arts Council for assistance

Vacant Storefront Windows

Gateways



Possible Sources of Funding

Donations

- Financial
- Volunteer Time (Red Horse Squadron)

ODOT

- Bike Paths
- Pedestrian Bridge over River

ODNR

- Public Restrooms
- Bike Path
- Park Improvements

CDBG

- Handicap Accessibility
 - Public Restrooms
 - Ramps/Pathways



Community
Development
Block
Grant



Ottawa County Community Foundation and Other Local Foundations

State of Ohio Capital Budget Appropriation

Next Steps

Finalize Plan and Estimates of Probable Costs

Conduct Public Meeting

Develop Implementation Strategy

