




T H E
F O U N T A I N H E A D

C L E A R W A T E R



TOUCH, SOUND AND SIGHT
ARE THE RUDIMENTS OF CREATIVITY



HOWEVER, IT IS IMPORTANT
SIMPLY NOT TO TOUCH BUT TO FEEL,
NOT TO LISTEN BUT TO HEAR
AND
NOT TO LOOK BUT TO SEE

NEIL PIKE

INTRODUCTION

Located to the South of Port Clinton, Ohio, Clearwater is situated lakeside enjoying extensive views across Sandusky Bay.

As can be seen from the aerial view, there are extensive areas of water within the site, which offer opportunities for recreation, leisure and tourism. Located at the heart of The Great Lakes the proposals are designed to exploit and enhance the opportunities that the 11 million tourists a year bring to the region.

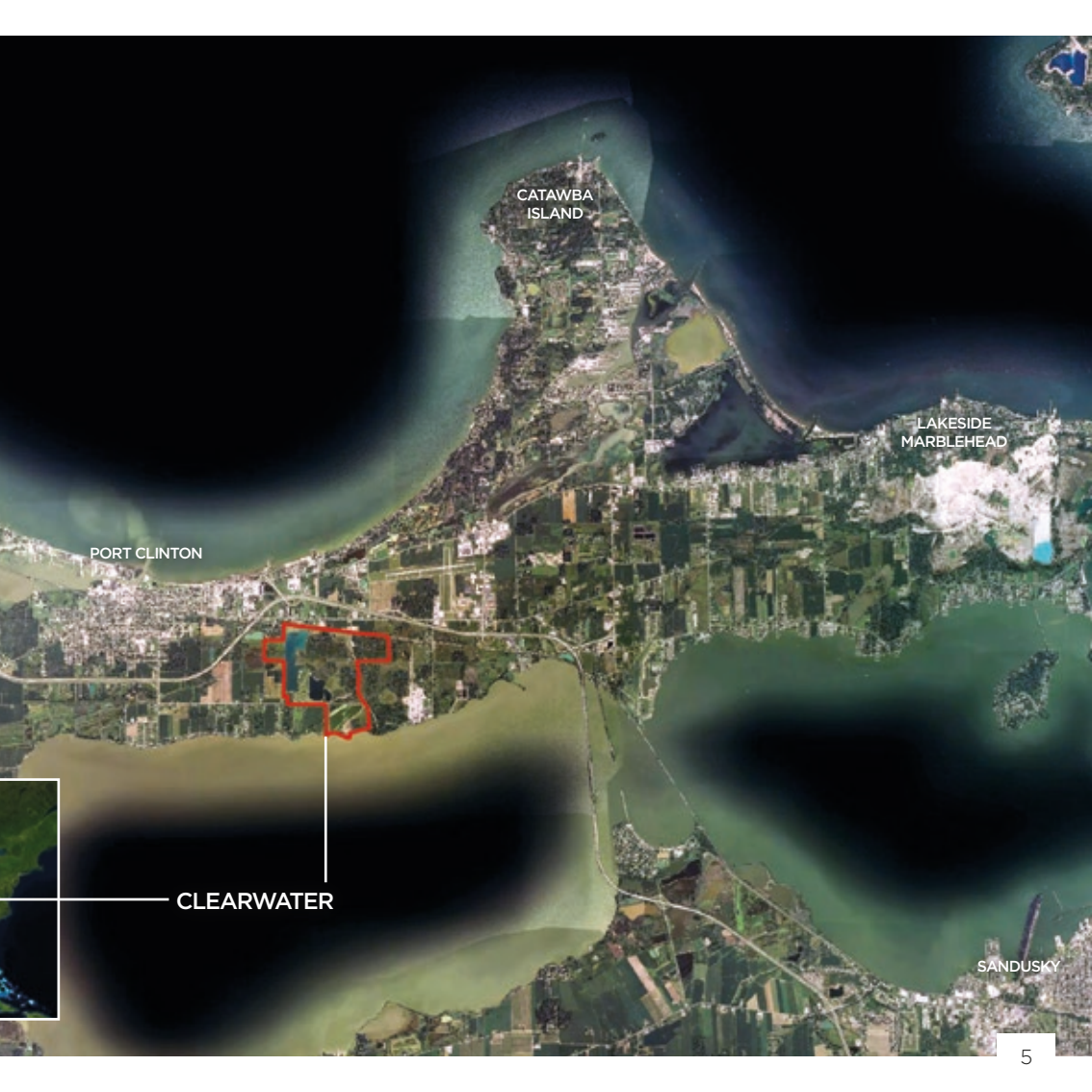
Cedar Point, the world famous amusement park is in close proximity to Clearwater and upon completion it is proposed to introduce ferry traffic across Sandusky Bay from the Clearwater Development to Cedar Point.

Close by are the Erie Islands that attract discerning visitors who enjoy many often outdoor activities and pursuits available on the islands. However, it is the creation of a development consisting of residential, commercial, leisure and vacation facilities as part of an inspirational masterplan with buildings of architectural excellence which will make Clearwater unique.

Close proximity to the waters of Sandusky Bay provides a challenging opportunity that has been astutely exploited and improvised by the construction of Sunlight Sound, a canal linking the site to the Bay, thus opening up the site by providing boat access to the Bay and the wider horizons of the Great Lakes.

The site consists of approximately 700 acres of which almost 160 acres are water. The strongly influential physical and natural presence of water enhances all forms of urban and natural environs.





CATAWBA
ISLAND

LAKESIDE
MARBLEHEAD

PORT CLINTON

CLEARWATER

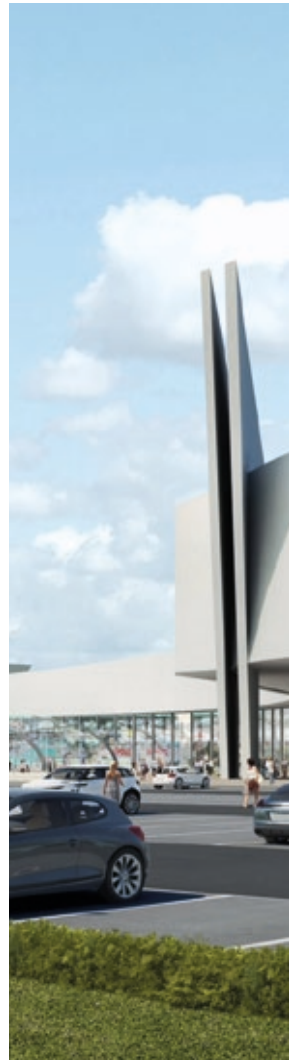
SANDUSKY

THIS EXCITING DEVELOPMENT WILL ATTRACT BUSINESS AND INVESTORS FROM ACROSS THE UNITED STATES

The philosophy of working closely with communities that are affected by or involved in, development frequently ensures an ethical and compatible solution to the complex and problems associated with projects of this scale.

It is recognized that interaction and consultation with the community result in successful planning and implementation. Strong principles and motivation in quality and design excellence together with environmental enhancement have historically proved to be extremely successful. It is anticipated that this project will significantly add to the social and economic status of the region. It is anticipated that this exciting development will attract business and investors from across the United States that aspire to be associated with this ground breaking project.

Clearwater has excellent links to major interstates within a short 15 minute drive, thus linking the site to Cleveland, Columbus, Detroit, and Chicago. Over 60% of the U.S. population resides within an 8 hour drive of this location. To fully accentuate the opportunity, we expect some additional infrastructure will be required in anticipation of the increased volume of traffic generated by the development.



Also, within close proximity of Clearwater is located the Erie-Ottawa International Airport. There is no doubt that the volume of air traffic will be intensified and significant growth generated as a result of the Clearwater Development. It is also anticipated that the development will bring the Airport substantial economic

and commercial growth resulting in additional freight as well as passenger traffic. It is envisaged that this will generate considerable investment elsewhere in the County with significant employment and economic opportunities created simply by having an aspiring airport close by.



MASTERPLAN

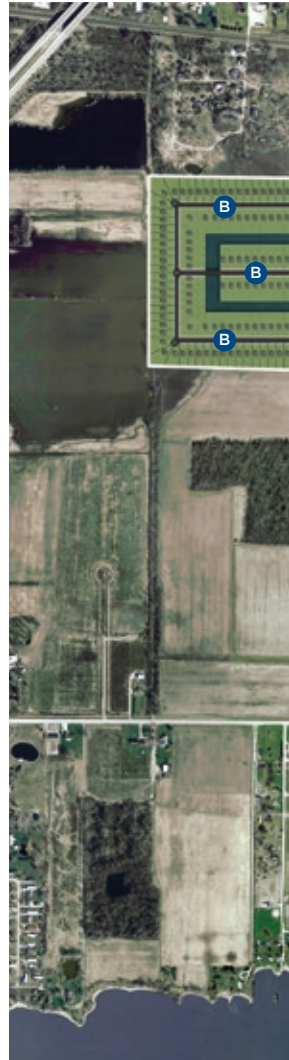
1. PIAZZA/EVENT SPACE
2. BRIDGE OF SERENITY
3. TROPICAL LEISURE DOME
4. STREET BETWEEN SHOPS
5. SQUARE
6. ECUMENICAL PLACE OF WORSHIP
7. HOTEL
8. CONVENTION CENTER
9. HOTEL

PARKLAND SPORTS AREA

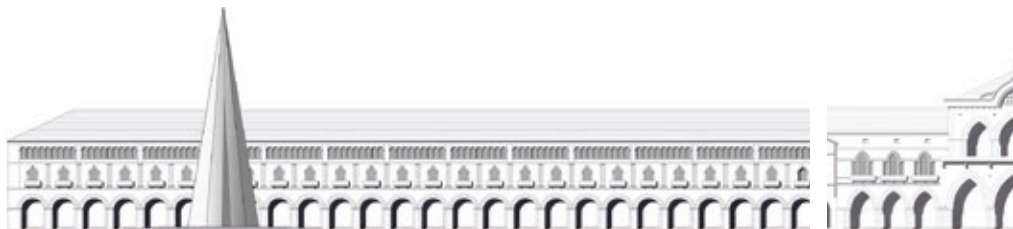
10. ICE HOCKEY ARENA
11. TENNIS FACILITY
12. SPORTS HUB
13. VELODROME & ATHLETICS
14. SKI SLOPE
15. NATURE PRESERVE
16. BAYFRONT BEACH
17. SUNLIGHT WHARF
18. SUNLIGHT SOUND
19. BOARDWALK LODGES
20. AMPHITHEATER
21. PARK
22. EDUCATION HEALTH CENTER
23. LAKESIDE WINERY
24. MARINA
25. BOAT STORAGE BUILDING
26. CANAL PRINCIPALE
27. NEW BRIDGE AND ROAD

HOUSING

- A. APARTMENTS
- B. SINGLE FAMILY/VACATION HOMES
- C. RETIREMENT LIVING
- D. CONDOMINIUMS LIVELINE SPACES
- E. VACATION LODGES







It is expected that the re-location of out of state companies will not be limited to this site but, other opportunities within Ottawa County will evolve as a result of the commercial aspirations and pressure to be associated in some way with this landmark site. The financial and economic growth would provide unlimited opportunities for the region, Job creation, being the principal factor, supported by the growth in the local economy that would be sustained year round.

In order for a development of this magnitude to be successful at an unprecedented level it must be unique in both context and content. Exploitation of the site's natural resources are fundamental to the practicalities and success of the development but it was also considered important that the development contains examples of innovative and inspirational design as a statement of Architectural Excellence.

However it was also decided that it would be stimulating for the visitor to experience a strong contrast of scale and style within the site and therefore it was concluded that the introduction of Italianate architecture around the water, lining the canals and at the heart of the development would be a stirring emotional response to the scintillating evocative modern architecture elsewhere on the site.

The focus within the site is undoubtedly the proposed Piazza, whose strongly defined geometry would establish the space as a major attraction. Almost overwhelming spatially and emotionally with strong architectural forms, the buildings enclosing the piazza would have a formal civic presence and character.



Notwithstanding this however, the inspirational decision to create a symbolic, evocatively stunning tower of glass within the Piazza is a bold architectural statement in that it was decided therefore that a spirit of new-wave technology and invention should be expressed in this structure.

This 'Spirit of Ohio' Tower is a delicate, finely detailed glass structure of strong Geometric Proportions that graces yet contrasts with the architecture and civic formality of the Piazza Buildings. It is symbolic in that it reflects traditional values (the elevations of the surrounding buildings) yet makes an evocative statement of the pursuit of excellence and enterprise.

However in addition to being an iconic landmark structure the tower will also provide important and resourceful communication and technological facilities.

The examples of Modern Architecture across the site demonstrate the standard of excellence that is a pre-requisite for any world-stage project and will as a consequence attract visitors to the site just to experience the Architecture, space and distinct sense of place.



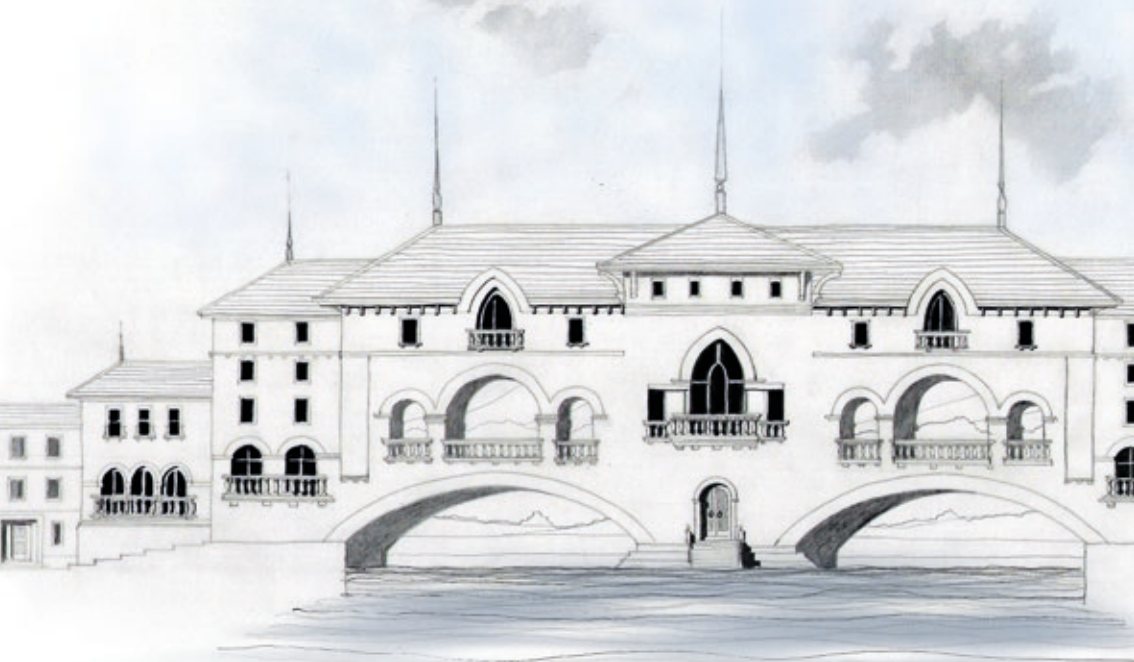
The variety of Shops, Bars, Restaurants, Boutiques, Business and Performing Arts within the core of the development is sustained by the variety and density of residencies throughout the site and the significant numbers of visitors expected on a daily basis.

The coherent Italianate theme is enhanced by the construction of the Bridge of Serenity, which links the west and southern areas of the site to the core.



The Bridge of Serenity is an evocative architectural masterpiece in scale and form and in itself will become a major tourist attraction. The buildings on the bridge form an intimate street with introverted spaces and overt vistas and views across the water.

Apartments and shops will form the street which runs the length of the bridge and prepares the visitor for a stimulating and spatial experience as it leads into the grand, impressively vast open space of the Piazza.



The development will provide for all needs and requirements. The diversity of shopping will be unparalleled from fashion houses and designer outlets, to local markets.

It is proposed to initiate 'market days' on a weekly basis as an added attraction that will boost the vibrancy and buzz of the streets and provide a stimulus and welcome alternatives to regular shopping.

The fresh produce, supplemented by indigenous arts and crafts will be an outdoor facility in summer time but will be relocated indoors throughout the winter, resourcefully responding to the demands of both visitors and residents.

The canal sides will be a mix of shops, bars, restaurants, where Antique hunters and other specialty shoppers can enjoy the eclectic variety that is spontaneously presented around the waters-edge and, in some cases, actually on the water.

It is anticipated also that specialty shopping in the form of Special Collector's items etc will have a presence on the waterfront. It is expected that these cultural quarters will in themselves become visitor and tourist attractions for example the Antiques Quarter or a Lace Market.





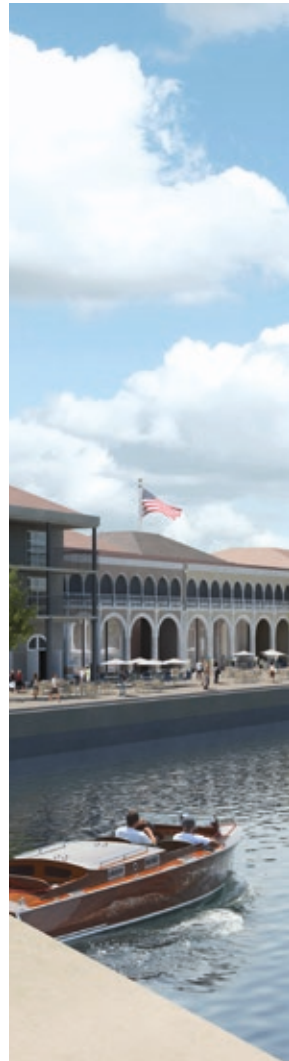
The shopping will also have a strong presence along the canals, particularly the Canal Principale where the bustle of activity and the buzz of vitality is generated by the variety of Shops, Bars, Restaurants.

It is envisaged that the Canal Principale will in itself, become a major Tourist Destination within strong European styles and characteristics providing comfortable environs for visitors of all definitions.

Overlooking the Canals above the Canal side shops, bars and restaurants will be residencies of all forms that will help to maintain the sustainability throughout the winter months. However it is envisaged that since the site will become a National Destination the vibrance and spontaneity will endure year round.

Another focus attraction will be the street, busy and atmospheric with a distinct sense of place that is achieved by scale and intimacy.

Adjacent to the Street can be seen the 'Square' (4) which is a formal route from the Tropical Leisure Dome (5). The square is designed to provide convenience shopping for residents and visitors, Supermarkets, Pharmacy, Dry Cleaning, specialty Jewelry Shopping and similar stores.



The space within the square is also contained by the presence of the proposed Ecumenical Place of Worship which is a focal point from all aspects and forms a prominent piece of townscape and landmark within the development providing worship opportunities for all faiths.

In order to galvanize Clearwater as an International Destination however, the site must provide other attractions and activities. It is accepted that the Concept will be the main attraction for visitors and residents, however it is considered important for Clearwater to be recognized as having unparalleled sporting and vacation facilities.



PARKLAND SPORTS FACILITY

Through the application of sound practical experience and a progressive attitude toward Architecture it has been possible to create unique sporting facilities that will complement other associated facilities within the site and rapidly establish Clearwater as a national sports destination.

The Parkland Sports Facility located in the North Eastern section of the site will provide for a wide range of indoor sporting activities. These principally will be Ice Hockey, Racket Sports, Basketball, Cycle Racing and Gymnastics.

At the heart of the Parkland Facilities is located the Sports Hub. This building, in addition to linking the Ice-Hockey Arena, Tennis Halls and Velodrome provides key components and facilities that are necessary and expected for the success of the sporting venues. Consequently, the Sports Hub will contain Food Courts, Specialty Leisure and Sports Retail Outlets, Halls of Fame, Sporting Exhibitions and Memorabilia in sports themed environments.

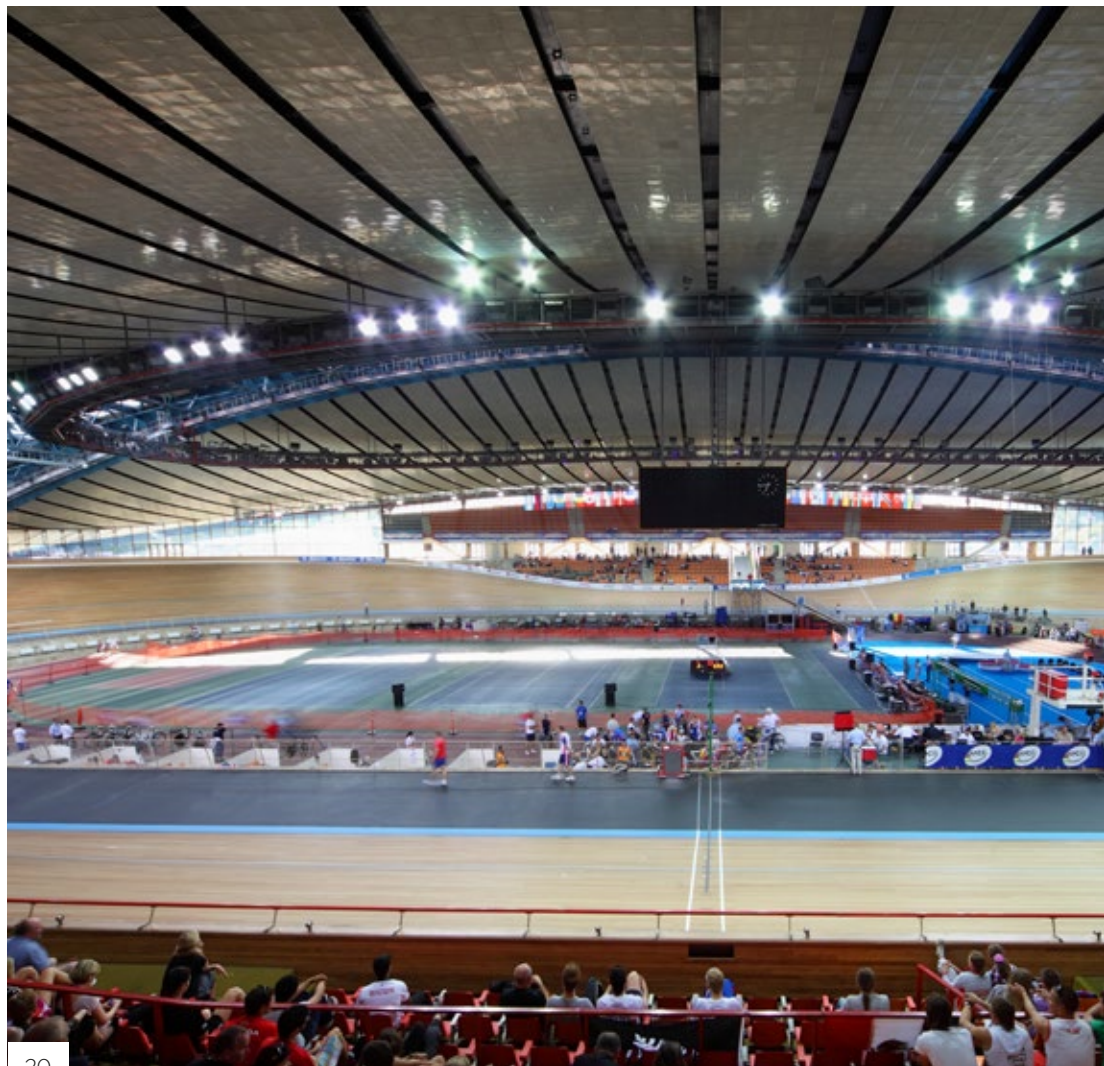


ICE / HUB

The Ice Arena will provide accommodation and facilities for hockey at all levels from Junior level to Professional, catering for tournaments, club weekends, vacations and exhibition games.

Generous spectator provision is to be provided and accessible to all areas. The indoor Rackets facility has dexterity in design with versatility of use and improvisation of space.







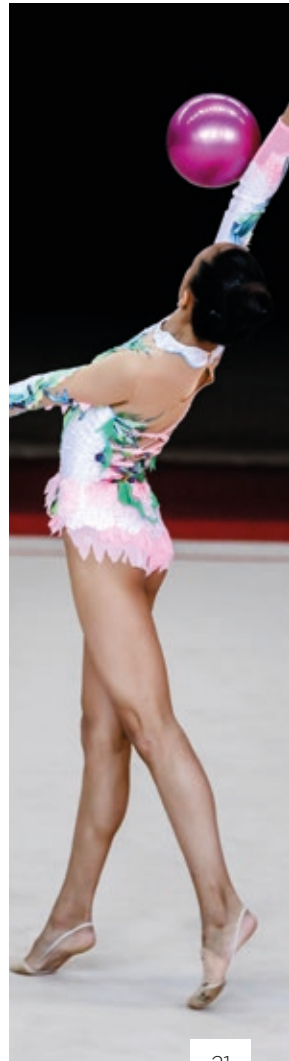
The arena can provide a venue of 8 tennis courts, each can be adapted for Badminton yielding four courts. In addition, the facility has the provision for other racket sports with Squash Courts as a permanent facility supplemented by mobile spectator seating.

The Velodrome is a response to the growing demand and enthusiasm for cycling. This impressive facility will provide international standard cycle racing, which will also embrace world standard Gymnastic and Basketball with generous spectator accommodation providing uninterrupted views from all areas of the building.

It is envisaged that these outstanding sporting venues in a ground breaking composition will become a national focus for Tournaments, Festivals and Special Events.

Consequently quality Family accommodation for spectators and participants is to be provided on site in the form of apartments which are located in close proximity to the sporting facilities and that can be leased for the duration of their stay.

In addition to the Parkland Sports Facility it is intended to introduce other sporting/leisure opportunities to the site that will consolidate year round tourism.





*AN INSPIRATIONAL
MASTERPLAN WITH
BUILDINGS OF
ARCHITECTURAL
EXCELLENCE WILL MAKE
CLEARWATER UNIQUE*



SKI-SLOPE

Located in this expressive, landmark Building is the 240 yard long Ski-Slope which will provide opportunities for skiers of all levels to enjoy the snow and the variety of ski-runs available. The creation of a Ski-Slope structure provides the opportunities to utilize the space below the structure and introduce other uses and facilities within the envelope of the building; Exhibition Halls, Hotel, Apartments, Auditorium, Conference Spaces, Mult-Screen Cinema, Performing Arts Arena and extensive boat storage facilities.

The very principle of Form following Function is never as evocative as the Shape of the Ski-Slope Building. This major architectural statement provides that opportunity to exploit the presence of the structure and create a dynamic, scintillating landmark building that is fresh, vibrant and inspirational, symbolic of the aspirations of Clearwater.



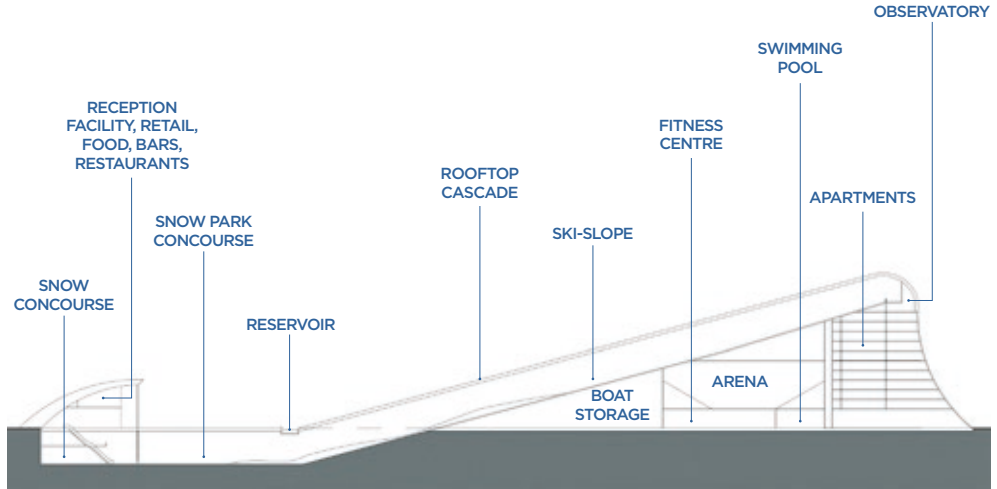
*THESE OUTSTANDING SPORTING VENUES
WILL BECOME A NATIONAL FOCUS FOR
TOURNAMENTS AND SPECIAL EVENTS.*

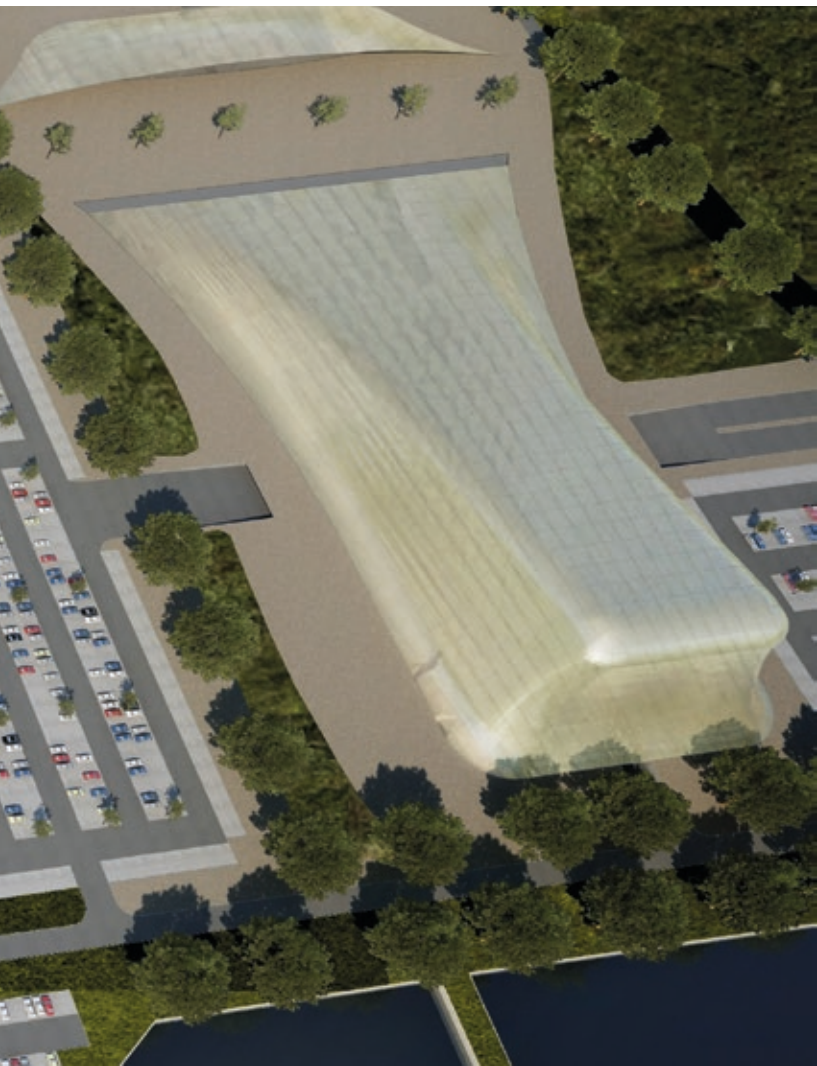


However, in order to provide the distance for an international standard ski-run it has been necessary to extend part of the building to run below ground where other snow halls and facilities are located. These are accessed from the adjacent building which provides all associated ski and snow provisions, eateries, winter/ski fashion and equipment, training facilities and simulated skiing tuition.

The expansive roof structure of the Ski Building provides a rare opportunity for the installation of photo-voltaic cells across the roof plane, which will generate sufficient electricity to supplement and sustain the facility year-round.

Also the form of the roof provided the opportunity to introduce an element of Kinetic Art into the roof composition. It is proposed to collect the rainwater centrally on the roof area and form a cascade along the profile of the roof which will fall into the receptive pool, providing opportunities for further visual stimulus, particularly when floodlit.





SUB-TROPICAL LEISURE COMPLEX

In contrast to the year-round skiing it was decided that alternative facilities would benefit the site.

Therefore it was decided to introduce a Tropical Leisure Pool. This dome shaped, state of the art facility will become the vacation destination of many families.

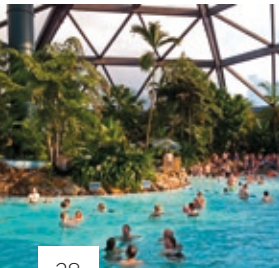
The year round tropical pool and gardens will have an abundance of wide ranging facilities and water-based leisure pursuits. There will be several pools, with Palm Beaches and Gardens, Grand Rapids, River Flows, Scuba tuition, Water Slides and Flumes, Baby Pools and Family Entertainment and Restaurants.

It is anticipated that Clearwater will attract many visitors from afar. Some will be short-stay simply to experience the space and the venue, others will be active, sporting enthusiasts or people on business or vacation.

Each category of visitor therefore is catered for in the various forms of accommodation that is provided at several points throughout the site.

Cutting Edge design and attention to detail are recognized as fundamental principles for Great Hotel Design. Quality Design forms the basis for Hotel comfort and enjoyment and is the platform from which an operator is able to generate a welcoming environment; this is an essential pre-requisite from which the proposals for Hotel Design within the development stem.

It is considered essential however that there is variety in the type of accommodation presented within the development. This is a response to the needs of visitors and activities within the site offered by the Clearwater Development.





Therefore it was decided to initiate State of the Art Design proposals for each of the hotels in a striking, modern idiom that does not lose sight of the fundamental needs of Hotel Guests.

It is proposed to have two Hotel Buildings adjacent to the Convention Hall and linked by elevated walkways. Themed differently, these 5 Star Hotels will be focusing on serving the Business Community and Tourists.

The Hotel overlooking the Piazza is envisaged to be a Bijou/Boutique Hotel with specific standards and facilities consistent with this type of facility.

However, amongst the accommodation within the Ski-Slope structure will be an additional hotel that enjoys breathtaking views across Sandusky Bay.



QUALITY DESIGN FORMS THE BASIS FOR HOTEL COMFORT AND ENJOYMENT

The Convention Hall is a 453,468sqft facility that will be unrivalled in the Country. The facilities will be enhanced by State of the Art Technology and will become a major draw for large scale events.

It is intended that it will become a major component within Clearwater and an added attraction that will generate diverse use throughout the year.





In addition to satisfying the needs of the established Business Community of the United States the flexibility of the vast space, on different levels with supplementary Function Halls, Conference Rooms and Entertaining Facilities will also establish the Clearwater Convention Hall as the preferred venue for Concerts, Political Assembly Rally's, Trade Shows, Political Conventions and Specialty Festivals.

It is contemplated that in addition to generating income for the many on-site businesses, the Convention Hall will be a major destination attracting interest from all corners of the United States. People will be attracted by the facility but also by the uniqueness of Clearwater as an experience.

It was decided nonetheless that many actively focused visitors to the site who arrive for skiing, Tropical Paradise Swimming or other sporting festivals and activities can also be accommodated in the custom-built apartment buildings that embrace the sporting facilities in the Parkland Sports Area.





AMPHITHEATER

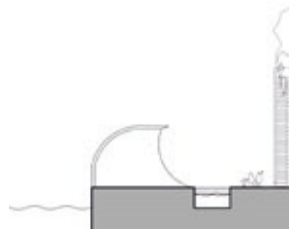
There are several areas of Parkland within the development. However the largest Park is adjacent to the Ski-Slope. This is an area that is envisaged to be the main park for residents and visitors and will have gently rolling contours providing variety with well landscaped trails, seating, play areas and ornamental ponds.

It is intended that it will enable residents to enjoy contrasting spatial experiences with mature landscaping and will provide splendid natural screening to the major car parking facility on site.

It was decided that this area of the site will also be utilized for beneficial re-use of all the excavated materials from the development. Born out of the necessity to re-shape this part of the site was the idea to form and create an amphitheater.

Therefore it was decided to construct and remodel the topography on the water-edge of the park for the location of the Amphitheater thus allowing the water to be the back-drop to the Dias when required.

The structure will provide generous comfortable seating for up to 3000 people and it is anticipated that concerts and other stimulating performing arts will be attracted to this special venue and setting.





RESIDENTIAL

The residential component of the development is comprised of a variety of housing and lifestyle opportunities and facilities. It is proposed to introduce a vibrant mix of year round living. Vacation Homes, Single-family homes, Retirement Homes, Apartments, Condominiums with opportunities for expansion within the development that will enable growing families to expand or to scale down their living requirement without having to leave the site.

The housing mix is key to the success of this part of the development. Single Family homes will nestle alongside Retirement and Senior living facilities that will interact with vacation homes in the form of Waterside Housing, Condominiums and Apartments.

As can be seen from the Master Plan it is proposed to introduce many single family homes to the Clearwater site, each with direct water access, Mooring and Boat Storage facilities.



The idea of leaving home by water and navigating the far horizons of the Great Lakes is a stimulating and desirable concept.





In addition to this it is proposed to introduce Apartment buildings into the mix of housing, in order to satisfy demand to be located and involved in the Clearwater Development.

The constantly modern design of each Apartment building will be a response to its setting while embracing the amenities of the site and the opportunities created.

The proposed year round living within the site will be supported by quality services and facilities anchored to the fabric of the development.





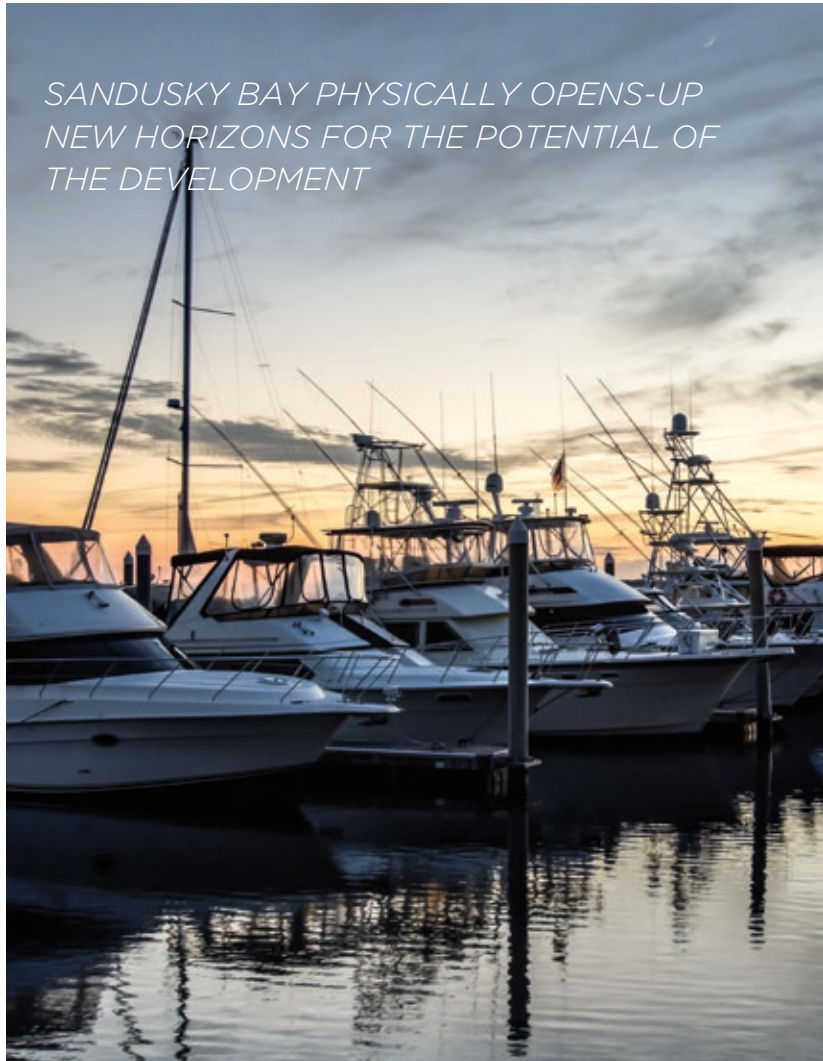
Local Shopping such as Drugstore, Supermarkets etc will all have a central presence supported by Medical/Health Facilities, Dentistry, Veterinary Rooms and Community-led opportunities such as Adult Learning Vocational /Hobby Tuition and specialized learning opportunities particularly focused for senior living.

Sustainability is the key to the success of the development. The provision of live/work and studio facilities within the site will contribute significantly to the success of the development, enabling people to work from home or within walking distance of their place of work which together with the introduction of office suites and other commercial opportunities will consolidate the vitality around the site particularly the main public spaces, such as the Piazza, Canal side Cafes and Bars, Streets and Squares where the success of the space is consolidated by vibrant activity, spontaneity, color and distinctiveness.

It is also proposed to introduce an Ecumenical Place of Worship within the development that will be a welcoming facility for all faiths at all times where private or communal worship can take place. It is envisaged that this facility will bring together and engender a strong sense of community and inclusiveness within the development.







*SANDUSKY BAY PHYSICALLY OPENS-UP
NEW HORIZONS FOR THE POTENTIAL OF
THE DEVELOPMENT*



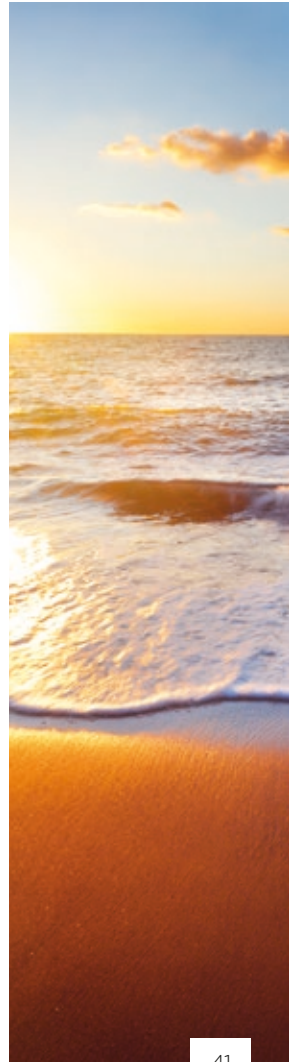
SUNLIGHT WHARF

The Channel connecting the waters within the site to Sandusky Bay physically opens-up new horizons for the potential of the development and for the recreational facilities available to residents and visitors.

Sunlight Sound will bring added dimensions to the development and will become a valuable resource in providing access to the Great Lakes.

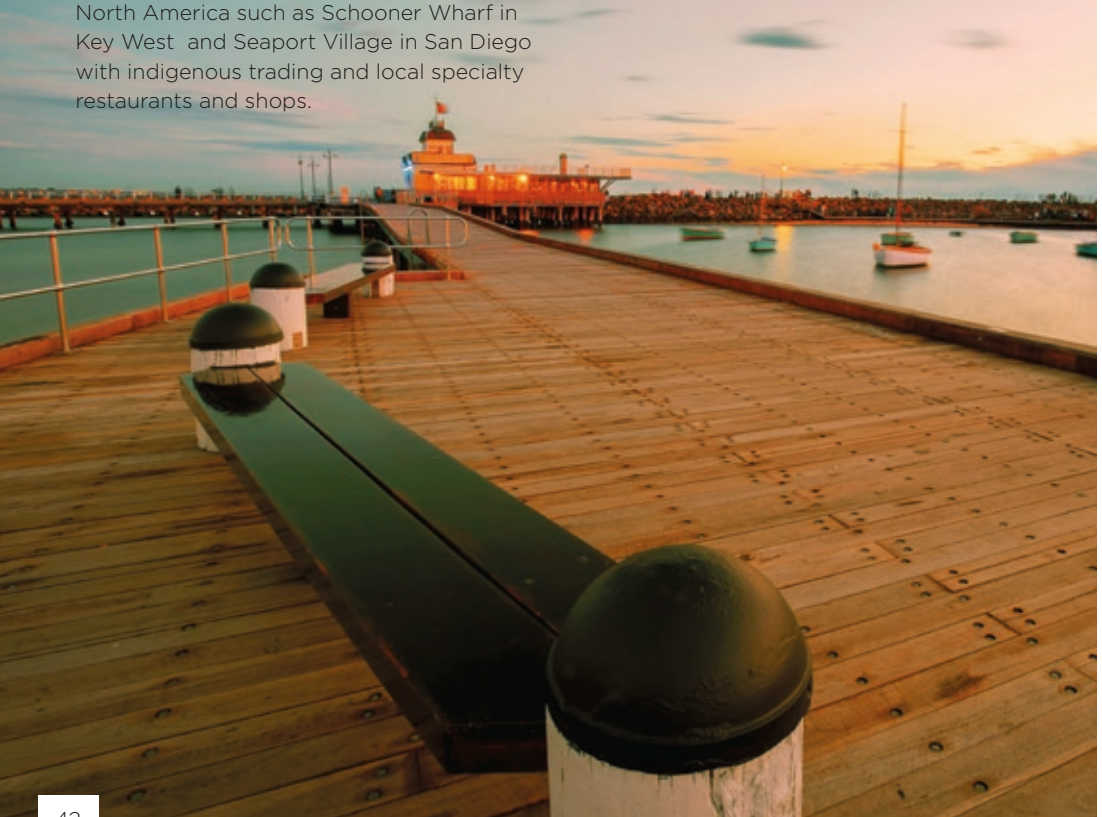
It is proposed to further exploit the potential of this key link to the world's largest body of National Water by introducing regular water transport to other resorts and facilities in the Lake Erie Region. The introduction of Water Taxis/Ferry Service from the site to nearby Cedar Point, Kelly's Island and Put-In-Bay will stimulate a receptive economy and generate more visitors to the development.

As a consequence of this facility it was decided to create a dock/harbor that could accommodate visiting boats and provide reception facilities and service facilities such as gas and repairs.

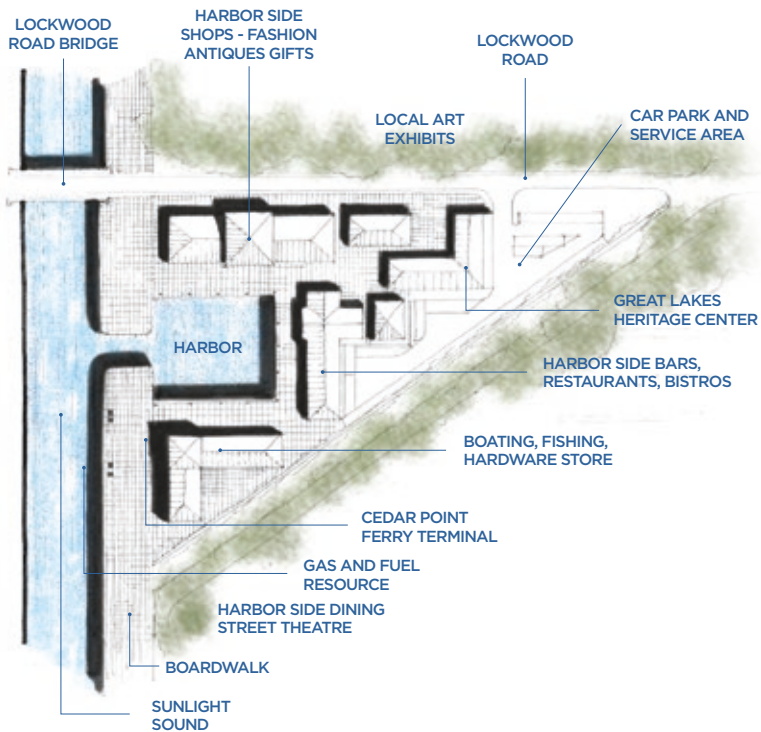


Sunlight Wharf will be the arrival and embarkation point for the Lake Erie Water Taxi Services and as such will be a welcoming grouping of water related facilities and visitor attractions. It will have the charm and character perpetuated by small Harbors and Fishing Towns across North America such as Schooner Wharf in Key West and Seaport Village in San Diego with indigenous trading and local specialty restaurants and shops.

From Sunlight Wharf visitors can enjoy the walk into the heart of the development by following designated trails and paths with photo opportunity vistas along the way continuing and linking all parts of the development.



The creation of Boardwalk Housing will provide residents with direct access to the Bay front but also with principally views over Sunlight Sound and beyond to the Nature Preserve.



CONCLUSION

Great care has been attributed to the safeguarding of the Nature Preserve within Clearwater. It is acknowledged that this is a valuable resource and extensive works in maintaining a natural habitat for all species will be maintained as a on-going program as part of the site management.

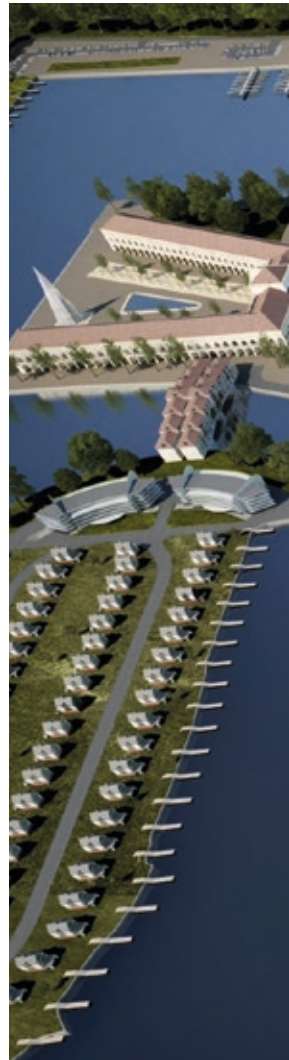
The diversity of the Clearwater development from the innovative use of space, creation of stunning vistas, inspirational streets, Avenues and Squares, complemented by spectacular architecture is consolidated by the introduction of various trails and vantage points across the site where visitors can explore the widely varying facilities and relate to the refreshing utilization of water throughout the site.

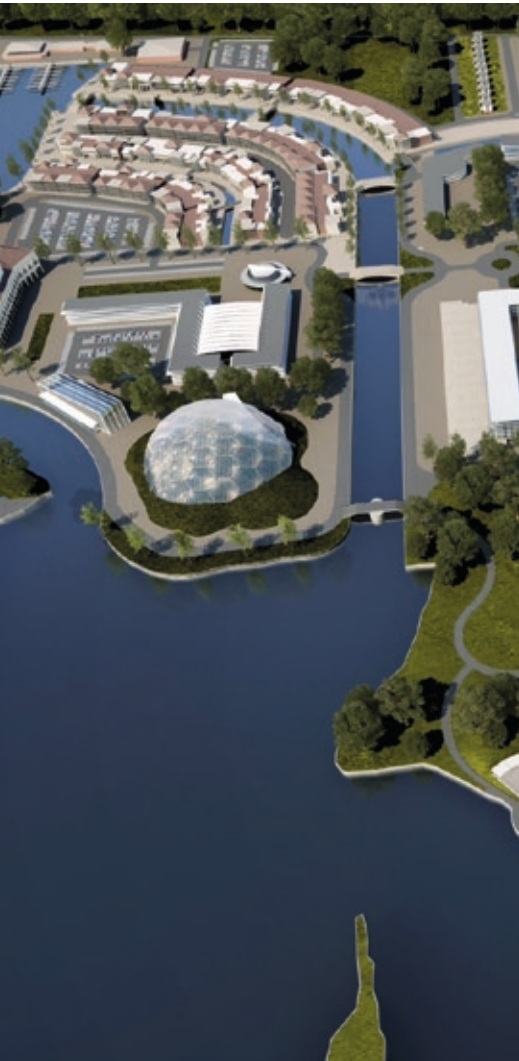
Clearwater is unique, and as such will become an international destination and an inspirational arena for visitors from around the world.

The decision to introduce dynamic architectural statements within the development is a response to the need for this development to be unique.

The examples of modern Architecture shown, demonstrate the standard of excellence that is a pre-requisite for any world-stage project and will as a consequence attract visitors to the site simply to witness and experience the Architecture, the Space and the Distinct Sense of Place.

The Architectural narrative across the site will result in a permanent exposition of scintillating modern structures juxtaposed alongside the pleasingly detailed Italianate style of the buildings along the Canals and Piazza.





DEVELOPMENT CRITERIA

Apartments	1455
Condominium	396
Single Family Homes	564
Lodges	36
Live/Work Units	132

Hotel Bedrooms	2359
Hotel Facilities	390,934sqft

Retail Space	263,046sqft
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Tropical Leisure Spa/Pool	165,688sqft
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Ice Hockey Studio	483,191sqft
Tennis Arena	68,791sqft
Velodrome	151,986sqft
Hub	76,294sqft

Marina	39,395sqft
Boat Storage	26,900sqft

Education Community Centre	57,371sqft
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Amphitheater	3,450 seats
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Total Car Parking Spaces	12,000
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A foggy, atmospheric view of Venice, Italy. In the foreground, a gondola is docked at a wooden pier with several posts. A person is visible in the gondola, leaning over the side. The water is a muted greenish-blue. In the background, the Campanile di San Marco (St. Mark's Campanile) stands prominently with its tall, brick tower and green-tiled spire. Other buildings and domes are visible in the distance, all softened by the thick fog.

STATE OF THE ART DESIGN

A photograph of a Venetian canal scene on a foggy day. In the foreground, several weathered wooden posts are visible. The water is a muted blue-grey. In the middle ground, a white boat with a dark roof is moving across the canal. The background features a large, classical-style building with a prominent dome and columns, partially obscured by the fog. The overall atmosphere is misty and serene.

TRADITIONAL VALUES

*CLEARWATER IS UNIQUE, AND AS SUCH WILL
BECOME AN INTERNATIONAL DESTINATION
AND AN INSPIRATIONAL ARENA FOR VISITORS
FROM AROUND THE WORLD.*



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