

A mural is painted on a blue background within a stone archway. The mural depicts a yellow bird with black wings and tail, perched on a branch with green leaves and red berries. Below the bird, a green frog with black spots sits on a rock. The background of the mural features white line art of a house and a tree. The archway is made of stone and is part of a larger building with a brick wall and a red door visible in the background.

GARFIELDCommunity Plan

A Neighborhood Master Plan

October, 2021

Created: August 2021

Created with and for:



Planning Facilitated by:



Media Consultant:



Financial Contributors:



What is a Master Plan?

"A Neighborhood Master Plan is a long-term vision which describes a dynamic conceptual framework to guide and inform a community's redevelopment. The Master Plan is significantly shaped, managed, and implemented by neighborhood residents, businesses and institutions. A Master Plan includes; neighborhood and community engagement, analysis, recommendations and proposals for a neighborhood's population, economy, housing, transportation, community facilities and land use all focused on providing an enhanced quality of life for existing and future residents and stakeholders."

definition by Toledo Design Collective

cover image:

Kessler Park Mural Commissioned by the Arts Commission and Photographed by Doug Hinebaugh

2021 COMMUNITY PLAN VISION

As new developments drive and encourage positive momentum within the Garfield Neighborhood, now is the opportunity to build upon past and present visions. By capitalizing on its combination of a rich historical legacy of leaders, institutions, and architecture along with access to the vital Maumee riverfront Garfield can maintain pride in being a historical East Toledo Neighborhood that encourages new business and residential growth. This plan addresses stabilizing existing conditions within the neighborhood, recognizing current residents and stakeholders, while promoting growth without displacement.

This plan is drawn from residents' and stakeholders' vision and voices during the planning process and will continue to evolve as implementation happens.

CONTRIBUTIONS

Over 200 individuals participated in neighborhood engagement including the following organizations, listed alphabetically

THE ARTS COMMISSION

CITY OF TOLEDO

DEPARTMENT OF ECONOMIC DEVELOPMENT

DEPARTMENT OF NATURAL RESOURCES

DEPARTMENT OF NEIGHBORHOODS

DEPARTMENT OF TRANSPORTATION

CONNECTOLEDO

EAST TOLEDO FAMILY CENTER

EAST TOLEDO HISTORICAL SOCIETY

FAIR HOUSING CENTER

KEEP TOLEDO LUCAS COUNTY BEAUTIFUL

LISC AMERICORPS

LISC TOLEDO

LUCAS COUNTY AUDITOR'S OFFICE

LUCAS COUNTY LAND BANK

METROPARKS TOLEDO

NEIGHBORWORKS TOLEDO REGION

ONE VOICE FOR EAST TOLEDO

SACRED HEART

SMITHGROUP

TOLEDO DESIGN COLLECTIVE

TOLEDO LUCAS COUNTY PLAN COMMISSIONS

TOLEDO LUCAS COUNTY SUSTAINABILITY COMMISSION

TOLEDO PUBLIC SCHOOLS

WAITE HIGH SCHOOL

GARFIELD ELEMENTARY

**+ OVER 200 INDIVIDUALS WHO PARTICIPATED IN
NEIGHBORHOOD ENGAGEMENT**

CONTRIBUTIONS

listed alphabetically

GARFIELD CORE PLANNING TEAM.

**East Toledo Family Center (ETFC) +
ONE Voice for East Toledo (OVET) +
Toledo Design Collective (TDC)**

Stephanie Bartlett *City of Toledo, Dept. of Transportation; TDC*

Tracey Britt *Toledo Police Dept., Community Officer; East Toledoan*

Ryan Bunch *The Arts Commission; TDC*

Molly Burns *TDC: Project Manager*

Ruth Chang *Midstory; TDC*

MacGregor Driscoll *ConnecToledo; TDC*

Elizabeth Ellis *TDC: Studio Director*

Theresa Gadus *District 3 Council Member; East Toledoan*

Allen Gallant *Metroparks Toledo*

Jodi Gross *ETFC; East Toledoan*

Anthony Gustely *TDC: Urban Planning Intern*

Nancy Hirsch *Toledo Lucas County Plan Commissions*

Paul Hollenbeck *TDC: Board Co-Chair*

Skyler Jackson *ETFC; LISC AmeriCorps*

Martin Jarret *TDC*

Matt Killam *Metroparks Toledo*

Jefferson Le *TDC: Urban Planning Intern*

Beverly Piper *OVET; Garfield resident*

Robert Seyfang *TDC*

Anna Stanley *TDC: Urban Planning Intern*

Dan Steingraber *Steingraber & Associates; Garfield business owner*

Sean Stewart *TDC*

Elizabeth Moore *TDC: Urban Planning Intern*

Michael Young *TDC*

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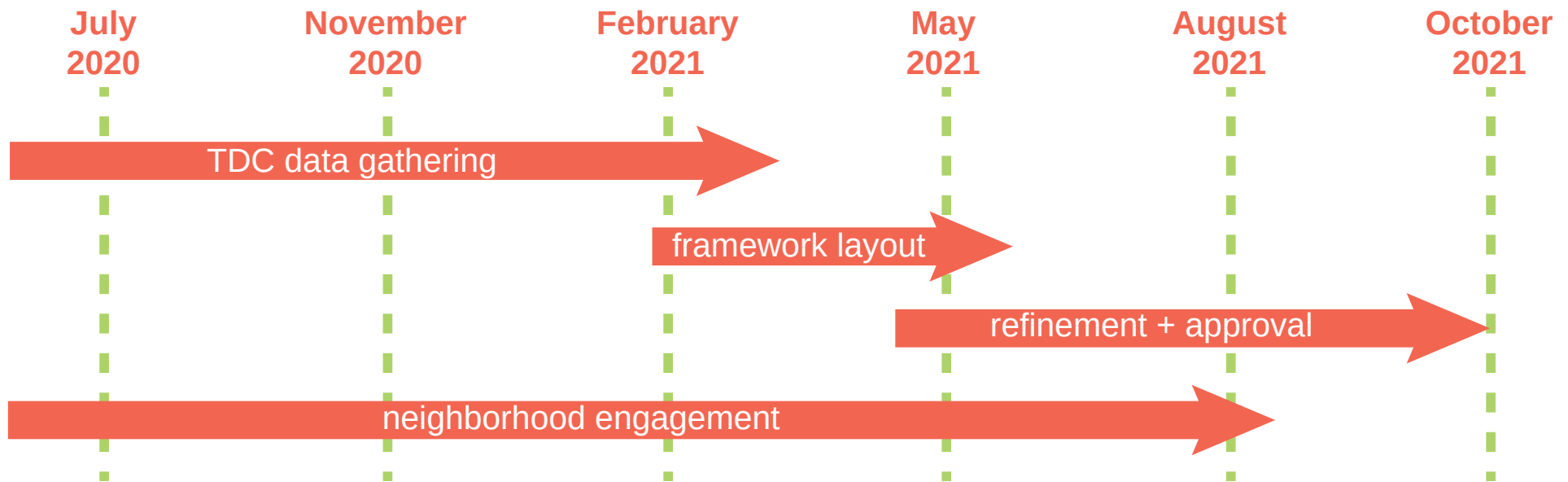
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INTRODUCTION



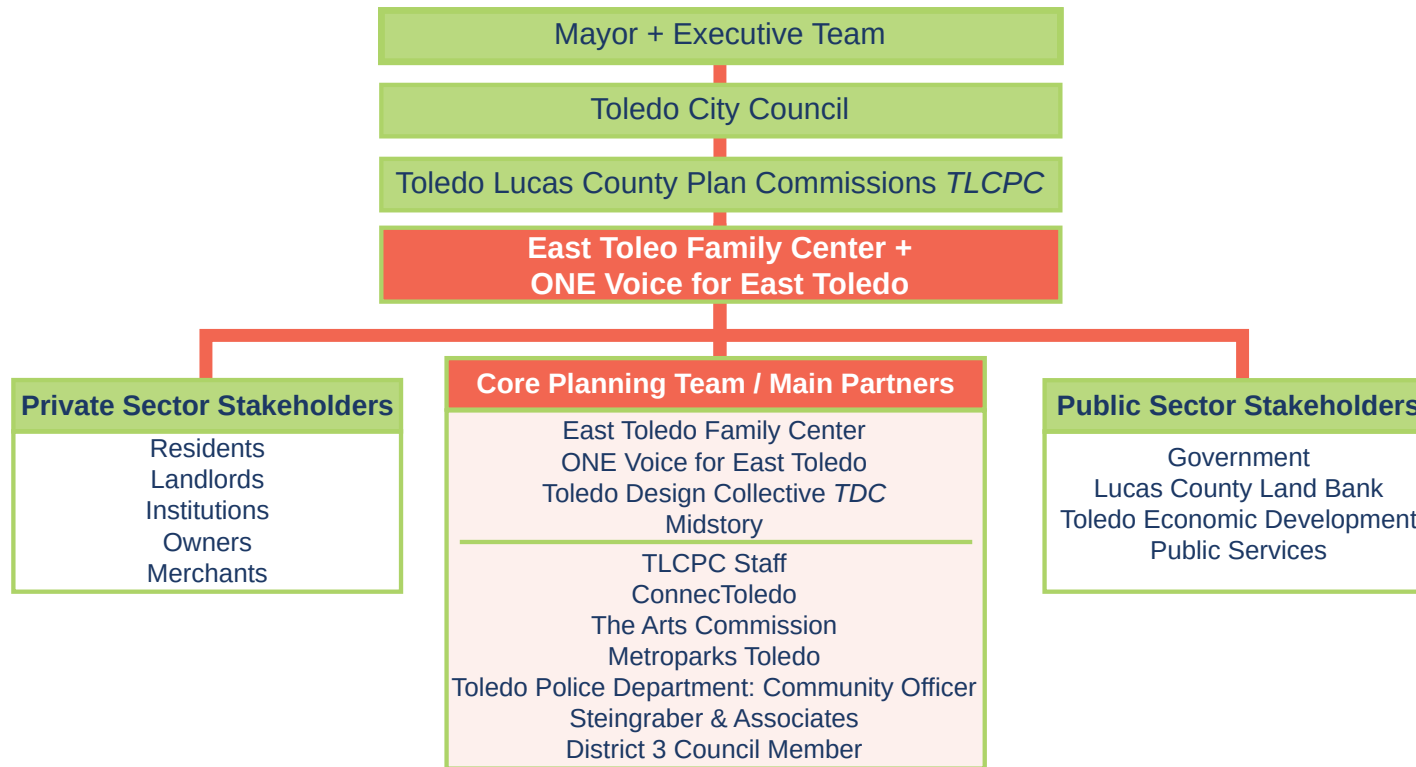
PLANNING PROCESS TIMELINE

After approximately two months of pre-planning with the East Toledo Family Center and partner organizations, the official Planning Process began in July 2020 with the kick-off meeting including the Core Planning Team as well as other neighborhood partners. The process started with Data Gathering, focusing on demographics and other statistical information of the neighborhood.

Taking both the Data Gathering and Neighborhood Engagement, the next step in the process was to explore the alternative possibilities and then refine the selected Framework Vision.

ENGAGEMENT. During the entire planning process stakeholders were not only informed of what was being considered, they were also encouraged, through multiple platforms, to give input and critique the constantly evolving plan. The inclusive engagement process included:

- Regular meetings with core partners: East Toledo Family Center, ONE Voice for East Toledo, and Midstory
- Regular monthly meetings with the Core Planning Team
- Regular meetings with the East Toledo Partners Group hosted by LISC Toledo
- Online engagement through social media, a neighborhood plan website, google forums, and newsletters
- Personal interviews + multiple in-person events
- Final Public Meeting August 2, 2020



PLANNING TEAM STRUCTURE

The team structure for the Garfield Community Plan was organized to accept a broad base of input from representatives of both the public and private sectors.

The Core Planning Team was primarily composed of members and stakeholders from the Garfield Neighborhood. Main partners and drivers of the plan were East Toledo Family Center and ONE Voice for East Toledo. The Toledo Design Collective helped to facilitate the planning process, with media consultant Midstory. Other Core Planning Team members included Toledo Lucas County Plan Commissions staff, ConnecToledo, The Arts Commission, Metroparks Toledo and District 3 council member, Theresa Gadus, Toledo Police Department: Community Officer, and Steingraber & Associates. The Garfield Community Plan Core Planning Team, met on a

regular basis to review and interpret data gathering, explore options, and refine recommendations.

The Garfield Community Plan Core Planning Team was constantly informed during the planning process, approved final recommendations, and ultimately will serve as the keepers of the plan.

The ultimate goals of the process were to

1. Create broad consensus within the community regarding plan recommendations and
2. Have the Garfield Community Plan approved by the Toledo Lucas County Plan Commissions, City Council, and the Mayor's Office as an amendment to the City of Toledo 20/20 Comprehensive Plan.



EAST TOLEDO FAMILY CENTER

The East Toledo Family Center has a long history of “serving the people of East Toledo. It began in 1901 as the Neighborhood Association, but soon became fondly known in the community as simply, ‘the Neighborhood House.’ Presently, it serves more people and provides more programs than at any other time in its long history.” 2021 marks its 120th anniversary.



ONE VOICE FOR EAST TOLEDO

One Voice for East Toledo, operating under the East Toledo Family Center, focuses on engaging, educating, and empowering interested residents, church, school, agency and business volunteer leaders in building a livable, healthy, and sustainable East Toledo Community. One Voice volunteer residents are working to create and make change one block at a time.



MIDSTORY

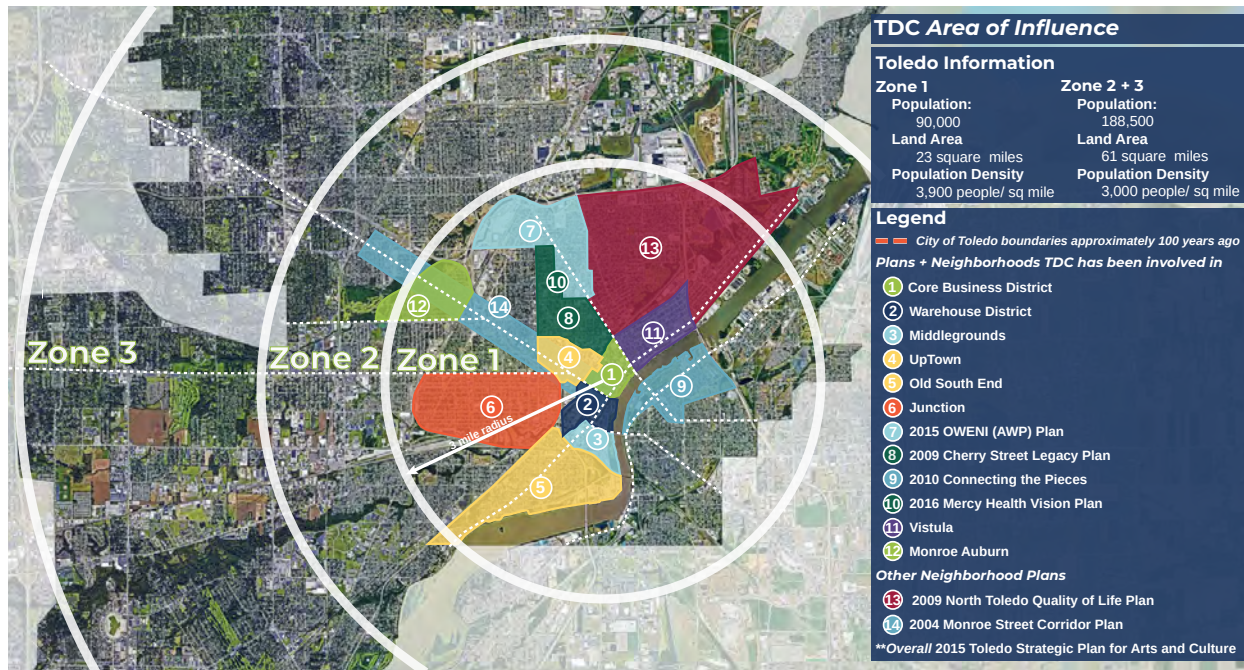
Midstory is a 501(c)(3) non-profit thinkhub that progresses the narrative of the Midwest by incubating bright, diverse and interdisciplinary thinkers to exchange ideas and envision the future of our region through multimedia storytelling and solutions-oriented research. As an educational media organization, they inform, interpret and inspire in and for the Midwest and believe our region's challenges can be our greatest asset to drive renewed interest and human capital into post-industrial cities.

In 2018, Midstory's four founders returned to their home in the Northwest Ohio region after pursuing various careers on the East Coast. Their vision to shape Toledo and like-Midwestern cities into places attractive to educated young talent continues to drive their efforts to engage and collaborate with local and non-local organizations.

Midstory brings together students, researchers, experts and on-the-ground changemakers from all over the nation to work on research, docket creation, creative storytelling and public media creation for the cultivation

of a regional voice within national conversations. Looking at issues of brain drain, community, and Toledo's historical intersections between environment, industry, and technology, Midstory engages in multimedia storytelling and research projects, partnering with local, regional and national groups to tell the stories of resilience of the Midwest. Midstory also conducts citywide events such as the 2019 A City in Transit Gala x Expo event which drew 1,000+ people to the MLK Jr. Downtown Train Station.

Through their mentorship and annual summer programming, Midstory has worked with over 80 young people from schools across the U.S. including Harvard, Yale, Princeton, Amherst, OSU, and more who are invested in the future and interested in the issues of the Midwest. For more information, visit Midstory at www.midstory.org.



TOLEDO DESIGN COLLECTIVE

MISSION. The Toledo Design Collective (TDC) advocates for excellence in design and planning. TDC initiate and supports urban revitalization and sustainability.

DEFINING SUCCESS. For the TDC, a successful project is more than an implemented urban plan and design. It's about uniting people, establishing a shared vision and empowering communities to take ownership over their future.

SUSTAINABLE CHANGE. Through data collection and community engagement, the TDC works to provide a plan that makes sense from a professional standpoint and from the community's perspective. Each plan is customized to the neighborhood and reflects the goals and desires of the individuals and organizations who live, work and play in the neighborhood.

PROCESS:

ENGAGE. The TDC partners with community groups, neighborhood organizations and the City of Toledo to advocate for urban planning and design excellence.

CONNECT. Using thoughtful design and strategic planning, the TDC connects ideas and people to determine how the function and aesthetic of neighborhoods can be improved.

CREATE. The TDC staff and volunteer-based team strives to create a sustainable vision that upholds design standards and improves the function and aesthetic of Toledo.



Maumee River

National Museum
of the Great Lakes

Glass City
Metropark

Future
Glass City
Metropark
Phase III

Tribute
Park

280

Ravine
II Park

Ravine
I Park

Marina Lofts

Weber
Block

Waite H.S.

Garfield
Elementary

Mollenkopf Stadium

Sacred
Heart

Garfield Neighborhood Boundary

Neighborhood Boundary



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective : August, 2021

GARFIELD BOUNDARIES

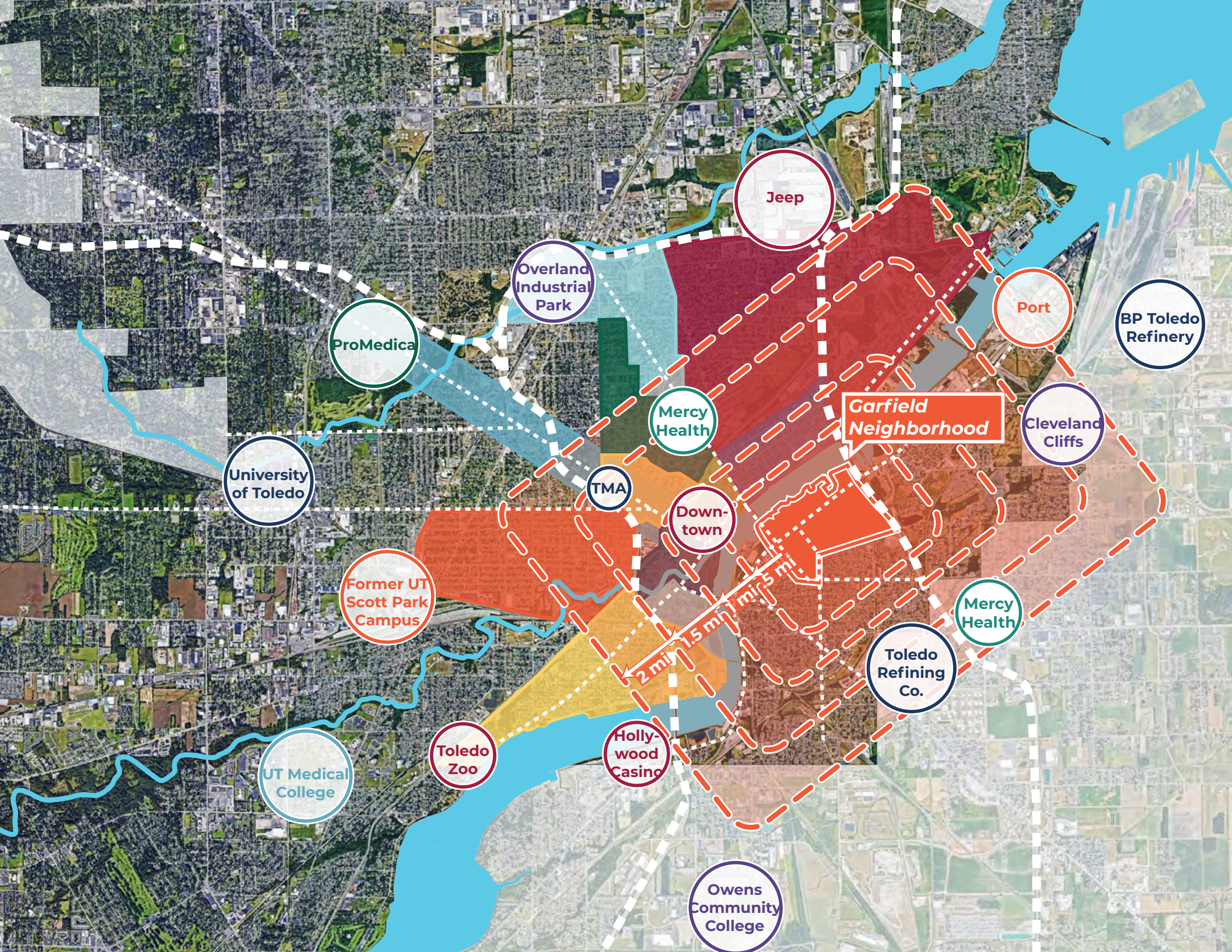
NEIGHBORHOOD BOUNDARIES. Garfield is bounded by Euclid Avenue to the southwest, Veterans Glass City Skyway bridge towards the northeast, Maumee River to the north, and South Ravine Parkway Drive from the south.

MAUMEE RIVER. The Maumee River is the northern boundary of the neighborhood. Industrial uses historically lined this boundary of Garfield but they are now gone. This boundary has recently become a major asset for the neighborhood's current residents and other Toledoans due to the investment in the Glass City Metropark and the Marina Lofts.

INTERSTATE 280. Forming the eastern boundary of the neighborhood, this portion of the interstate, as it touches the Garfield Neighborhood, is also known as Veteran's Glass City Skyway. I-280 was completed in 1959 and Veteran's Glass City Skyway was completed in 2007.

EUCLID AVENUE. Euclid Avenue is the southwestern boundary for Garfield as the Garfield Community Plan recognizes both sides of Main Street to the Main + Starr Business District for the neighborhood. Main Street connects to Cherry Street, which links East Toledo to West Toledo via the Martin Luther King Jr. Bridge.

SOUTH RAVINE PARKWAY DRIVE. South Ravine Parkway Drive forms the southern boundary of Garfield. It connects a string of popular East Toledo city parks and recreational activities from the Waite baseball fields to Ravine II Park.



Jeep

Overland
Industrial
Park

ProMedica

University
of Toledo

TMA

Downtown

Garfield
Neighborhood

Port

BP Toledo
Refinery

Cleveland
Cliffs

Mercy
Health

Mercy
Health

Toledo
Refining
Co.

Owens
Community
College

Holly-
wood
Casino

Toledo
Zoo

Former UT
Scott Park
Campus

UT Medical
College

2 mi
1.5 mi
1 mi

GARFIELD PROXIMITY

EMPLOYMENT CENTERS

TOLEDO'S INDUSTRIAL HUB. Like many Mid-Western cities, Toledo's riverfront was originally dominated by industrial and manufacturing uses. Many industries and manufacturers still operate in East Toledo, making these types of jobs fairly available, including the BP Toledo Refinery, Heidtman Steel Products, and ADM Grain Toledo. The Garfield Neighborhood, as indicated in the adjacent map, is strategically located near many of Toledo's largest job centers.

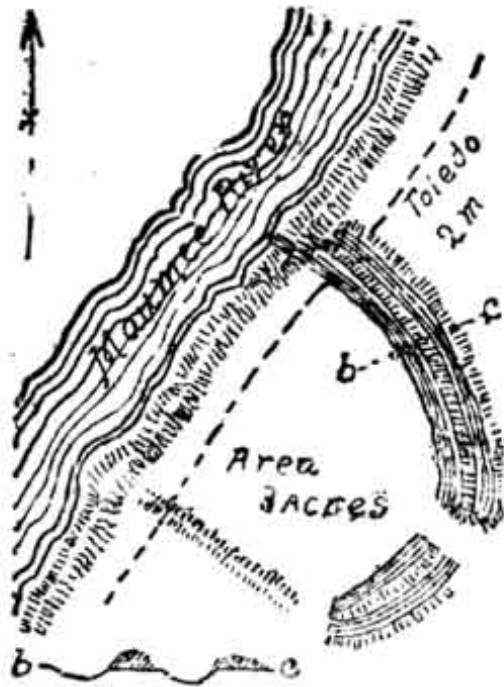
According to the U.S. Census Bureau's OnTheMap, there is an estimated 762 Garfield residents who commute outside of the neighborhood to work and less than 10 Garfield residents working within the neighborhood boundaries. Of those commuting outside of the neighborhood, 75% of workers are traveling less than 10 miles, supporting the employment proximity map to the left.



NEIGHBORHOOD + REGIONAL ASSETS. The Garfield Neighborhood sits along the Maumee River. This asset is not only invaluable to the neighborhood but is also a regional draw for the City of Toledo and beyond. The Maumee River offers recreational activities such as kayaking, boating, fishing and much more throughout other neighborhoods and has the immense opportunity to do so within the Garfield Neighborhood.

With the development of the Glass City Metropark, residents of Garfield will be able to enjoy campgrounds, a skating ribbon and sledding in the winter, as well as adventure play areas, hiking trails and event spaces by the end of 2022.

GARFIELD HISTORY



ORIGINS. As early as the 1650s, the riverfront (now home to the Glass City Metropark) was a trail where indigenous tribes, including the Wyandot and council of Three Fires: Ojibwe, Pottawatomie, and Odawa, would walk. Just south of that area was earthwork, and the location which is now Waite High School campus, used for campfires. In honor of this tribe, French fur traders gave the Maumee its name. This translates into “river of the Miamis”.

One of the most prominent early settlers of the Maumee Valley was French-Canadian Peter Navarre. He was born in Detroit in 1705, one of six brothers. In 1807, at the mouth of the Maumee River on the East side, he and his brother Robert built a cabin which remained his home until he passed away in 1874. Due to numerous interactions with the Pottawatomie Indians, Navarre learned to speak their language. This assisted in him becoming

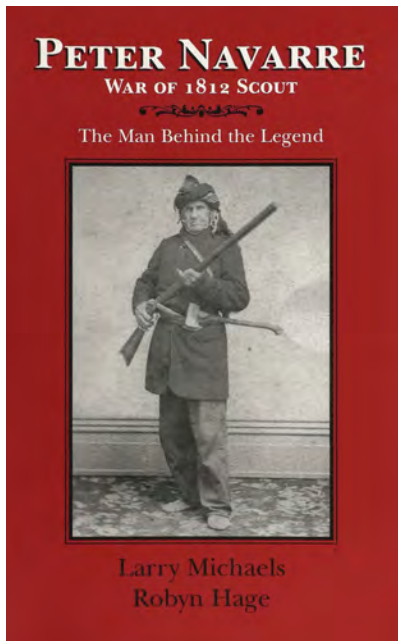
proficient in the dialect of the other tribes in the area. Navarre became an expert woodsman and trapper and while employed as a fur trader for many years became friends with the Miami chief Little Turtle near Fort Wayne, Indiana. During the War of 1812, he and his brother served as scouts for General William Henry Harrison.

Following the War of 1812, pioneer French-Canadian settlers carved small farms out of the dense forest at the edges of the Great Black Swamp. The German and French settlers from the Alsace-Lorraine region were among the first non-native settlers of the Maumee Valley. By the 1820s, the Prentice, Whitmore, and Crane families owned land east of the river. According to Isaac Wright's history of the East Side, early settlement included Isaac Worden's farm along the river bank near Oak Street. In 1826, he built his first house and, with the assistance of John Baldwin, planted three acres of corn.

By 1830, the Potter farm and the Bissell and Hicks farms had been established, thus beginning the farming and timber industry on the east side. Due to the lack of accessibility, the industry during this time was restricted to the needs of the current residents. This included grist mills, sawmills, and rolling mills. Meanwhile, pioneer Elijah Woodruff arrived and took part of land along the river. He began to operate a ferry which transported passengers across the river. Traveling by boat was the only way to cross the river during this time making this a lucrative business.

During this time, settlement began with the founding of the town Oregon (what is now the southeast part of Toledo) by Issac Street. It was here that Street attempted to create a commercial center for the entire valley. This was unsuccessful and sold for auction 5 years later. Although this venture was a failure, Oregon was later used for the name of the township. By this time and continuing into the 1840s, several other settlers arrived including Louis Metzger, John Consaul, John Fassett, and many others, pressuring indigenous tribes to leave.

In 1839, Utah became the first developed district on the East Side, which established along Front, Oak, and Cherry streets. Soon, the Bissell and Hicks farm was taken over by Elijah Woodruff which was changed to residential land uses. From then on, the first business located in this part of the east side was Thomas Bradberry's saw mill built along the riverbank in 1848. In 1849, Victor Plumey opened the first store on Front Street. During this time,



Biography of Peter Navarre, by Toledo historians



Peter Navarre's Homestead: "The cabin was built by Peter Navarre Jr. for his father, the scout, between 1860 and 1870 on the Mominee Family farm near Corduroy Rd in East Toledo. The cabin was relocated to Navarre Park in East Toledo in 1922, to the Toledo Zoological Society grounds in 1957, and to the Toledo Botanical Garden in 1975" (Toledo-Lucas County Library archives)



Weber Block Building, 1900s. A winter scene featuring the Weber Block. Pedestrians gather in the snow in front of the building

S.S. Curtis opened a saw mill at Cherry Street, Charles Phillips opened another store, and Elijah Woodruff had sowed a wheat field from what is now Main Street between the river and the ravine that is now Waite High School.

What had, until 1850, been primarily farm land was fast becoming a business center with the assistance from the newly-built Toledo, Norwalk, and Cleveland railroad in 1852. Because of this rapidly expanding growth, the Yondota platt which was located in Oregon Township was annexed to Toledo, Oak Street was surveyed, and Cherry Street (Euclid) was laid out in 1853. The decision to incorporate East Toledo was because the railroads ended east of the then bridgeless river. Passengers exited at the Toledo & Ohio Central docks and rode the ferry to cross the river. In 1856, a railroad bridge was built in order to cross Maumee as a result of Toledo's annexation of the East Side. Utah soon became the first successful commercial enterprise on the east side of Maumee. Around this time, Bridge Street (now Main Street) was platted, but not yet graded.

Before the Civil War, Toledo built the Cherry Street Bridge which was the first bridge to cross the Maumee River. Prior to this, the only way to cross the river was by boat. It was a wooden structure, built low to the river, needed constant repairs, and would be damaged if horses were to exceed a walking pace ultimately proving to be more of a nuisance. The bridge required an unpopular toll of 2 cents per person, a half-cent for pigs and goats, and 25 cents for carriages and two horses. While it did make access to the East Side easier, it was costly to use or maintain, and therefore hindered the growth of that part of the city. It wasn't until 1875 that the City of Toledo purchased the bridge and dropped the toll, thus opening the East Side to more rapid development. In 1988 this bridge was renamed to the Martin Luther King bridge in honor of the Civil Rights leader.

DEVELOPMENT. The first roads in East Toledo were River Road (now Miami and Front) and the Woodville Plank Road. After Cherry Street (Euclid) and Oak Street were laid out in 1853, the first business district was developed around Front, Oak, and Euclid.

After Cherry Street (Euclid) and Oak Street were laid out in 1853, the first bustling business district developed around Front, Oak, and Euclid. This means that despite its name, commercial enterprise did not start along "Main" Street. By this time, Bridge Street (now called Main Street) was platted in the 1860s. By 1974 the large Plumey Block, anchored by Plumey & Metzger Dry Goods, became the first large business district on the East Side. This site is located at the corner of Front Street and Bridge Street which is currently the site of a Wendy's restaurant. By 1876, the population of people who lived east of the Maumee River had increased from about 400 people to roughly 3,200 people.

In 1929 and 1930, Main Street east of Front, was widened to 75 feet by

moving all the buildings along the south side of Main street back 15 feet. All the basements were excavated and large rollers were placed under the buildings so pulleys and levers could be used to slide them back.

Sitting on the corner of Front and Main Streets, the Weber Building has been the “anchor of East Toledo” since its construction in 1888. Constructed by Gustave and John Weber, the 3-story, 35,000 square foot commercial building is a gem of Queen-Anne style architecture. The building has been the home to many tenants over the decades, including A&P, Liggett Drug Store, The East Side Business School, Stoll's Drug Store, and Murphy's Department Store (1955-1970s).

The Weber building has also been home to a business college and hotel on the second floor, a gym and union halls on the third floor, a theater at the back, the first post office and YMCA branches.

One of the most well-known stories about the upper floors of the Weber Building is that of Jess Willard, a professional boxer who used the gymnasium to prepare for his boxing match against Jack Dempsey in 1918. Willard ended up losing the fight for the world heavyweight crown.

By the mid 1980s, the Weber block had become derelict and abandoned. Demolition of the building has been avoided due to the intervention of the East River Economic Revitalization Corporation (ERERC). As a Community Development Corporation, the ERERC helped restore the Weber Block and bring in new tenants. In 2010, the ERERC sold the Weber building to a new owner.

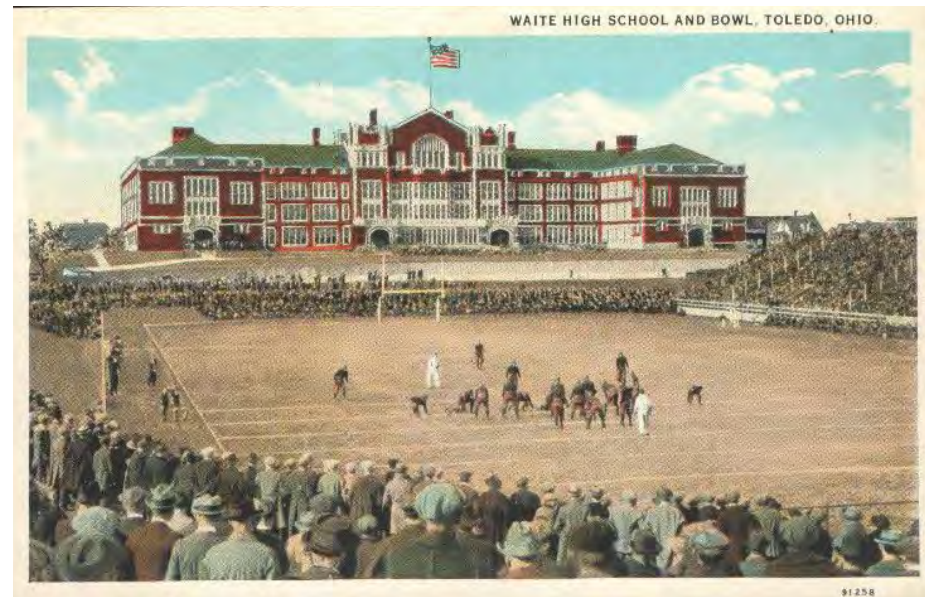
WAITE HIGH SCHOOL. Opened in September of 1914, Waite High School has been a major anchor in the Garfield neighborhood and East Toledo at-large for decades. The school was named after Morrison R. Waite, a lawyer and politician from Ohio who served as the seventh Chief Justice on the Supreme Court from 1874 to 1888. Waite High School took around six years to build because of a shortage of men and materials during the buildup to World War I. Although rumors swirl regarding the orientation of the high school, Waite was intentionally built with its back to the Maumee River in order to face the residential neighborhoods of East Toledo.

The southern portion of the Waite property was the original location of the football stadium and was built upon the Old Duck Creek Ravine. The ravine ran northeast through the Garfield Neighborhood, through Ravine Park, and into the Maumee River.

For around six decades (1914-1960s), the Waite football team had a historic



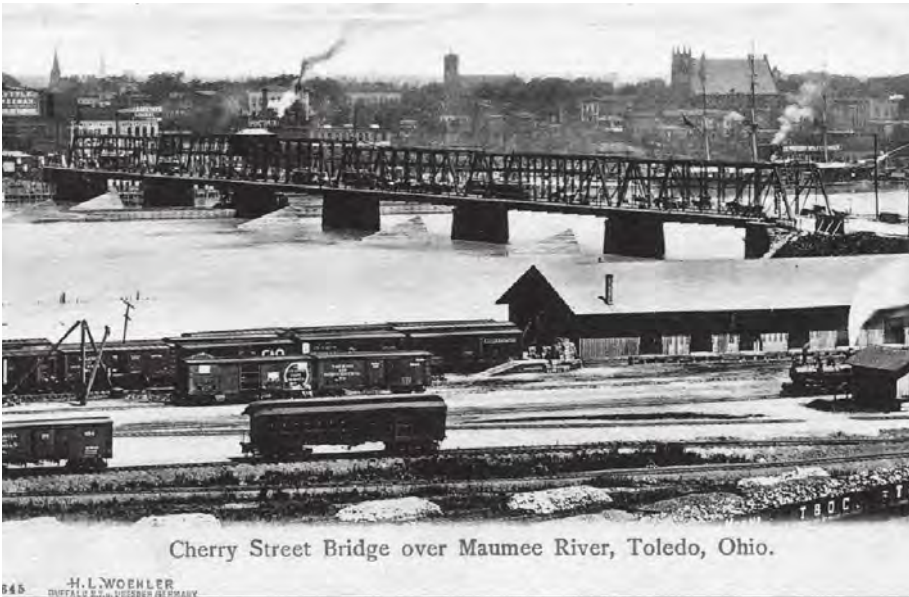
Main and Second Street looking towards downtown, 1910. “Keller Hardware is in the near left. Montville Block building (middle left) was home to Wolf Hardware for many years. Beyond that is East Side Pharmacy,. Followed by the Friedman building, Finkbeiner furniture To the right, far Weber Block building, Flory's then Murphy's department store. The clock near the street was an advertisement for a jewelry store, owned by George Rantz. Photo was taken 15 or more years before the widening of Main Street.” (East Toledo Historical Society).



Morrison R. Waite High School, postcard featuring the school and original football stadium, 1920s.



*2012, Waite renovation. Duket Architects
left: auditorium
right: stairwell*



Cherry Street Bridge over Maumee River, Toledo, Ohio.

Cherry Street Bridge, , 1890s Bridge was rebuilt after extreme icing conditions, and a boat crashed into it in 1908.

TPS rivalry with Scott High School on the west side of the Maumee River. Held in the Waite Bowl (and later the Mollenkopf Stadium), Waite and Scott would face off once a year on Thanksgiving in a football game that attracted fans and media attention across the Midwest. Cold weather, cheerleaders, snacks, school bands, and even airplanes were always fixtures at the annual showdown.

After the second World War, 34 homes were built in between Front Street and Waite High School for veterans returning home from War. Over one hundred people moved into the housing units when they first opened in 1945. As temporary housing, these units were only occupied until 1955, and have since been demolished.

Now over 100 years old, Waite High School is an architectural gem with unique features. Coincidentally, both Waite and Scott high schools were designed by the same architect, David Stine. The Waite library, formerly the cafeteria, is a beautiful open room on the fourth floor with high ceilings, wooden beams, and arched windows. Several alumni remember pizzaburgers and pink frosted cookies from the former cafeteria at Waite.

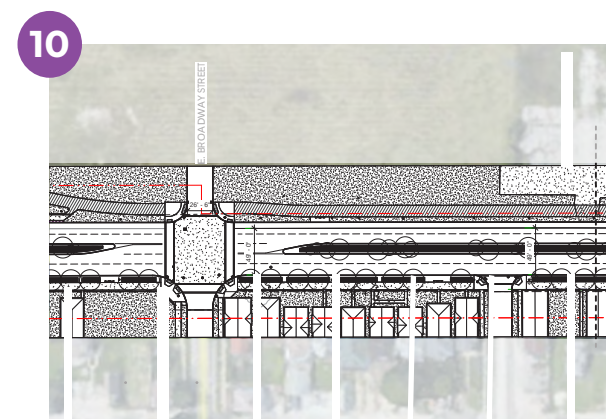
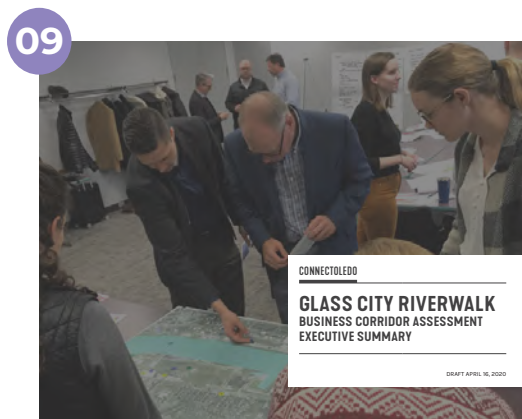
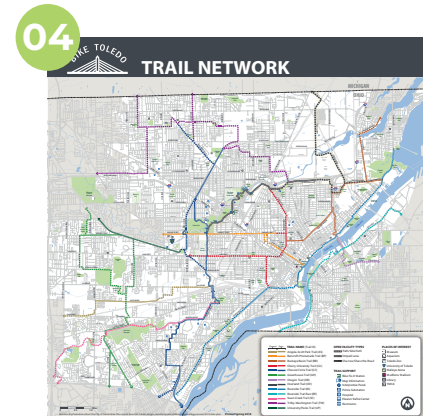
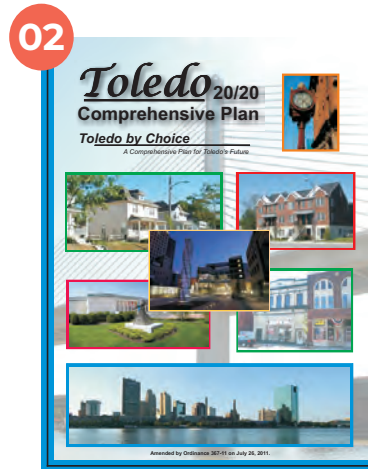
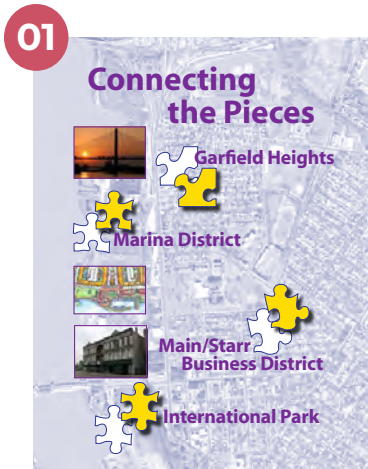
In 2012, Toledo architecture firm Duket Architects worked as a consultant with Moody Nolan of Columbus, to renovate Waite. The project's scope of work included exterior and interior renovation of the high school through the Ohio School Facilities Commission.

PREVIOUS + CURRENT PLANNING EFFORTS

OVERVIEW OF PAST + CURRENT PLANS WITHIN GARFIELD

OVERVIEW. Within the last 13 years there have been numerous planning efforts in or adjacent to the Garfield Neighborhood. The comprehensive Garfield Community Plan builds on these relevant planning efforts.

- 01 Connecting the Pieces**
2008 Dillin Corporation, East Toledo Family Center, Housing East Development Corporation, Local Initiatives Support Corporation (LISC)
- 02 Toledo 20/20 Comprehensive Plan**
2011 City of Toledo
- 03 Toledo Strategic Plan for Arts & Culture**
2015 The Arts Commission
- 04 2015 Toledo Bike Plan**
2016 City of Toledo
- 05 Downtown Toledo Master Plan**
2017 ConnecToledo
- 06 Our Town Report**
2018 The Arts Commission
- 07 New Urban Waterfront Metropark**
2018 Metroparks Toledo; currently implementing plan
- 08 Toledo Riverfront Trail + Open Space Concept Plan**
2019 ConnecToledo
- 09 Glass City Riverwalk: Business Corridor Assessment**
2020 ConnecToledo
- 10 Front Street Study**
In Progress



01

CONNECTING THE PIECES

2008 LISC TOLEDO

PURPOSE. Beginning in 2006, Toledo LISC invited neighborhood organizations across various disciplines such as human services, public services, and development to collaborate in an effort to create a strategic, placed-based planning approach to East Toledo. A single grant of \$200,000, provided by LISC, incentivized neighborhood leaders, private sector stakeholders, and government officials to envision larger scale, long term impact efforts. Simultaneously, LISC worked to finalize a long-range comprehensive neighborhood change within a targeted area. The overall vision for the area was to create a livable neighborhood and enhance community identity.

Working with the residents and business owners of the neighborhood was a particularly unique experience. While concerns and problems in the area were identified that need to be addressed, overwhelmingly the community came up with unique, thoughtful ideas on a future for the area.

The Connecting The Pieces plan focused on the “principles of livability” which are:

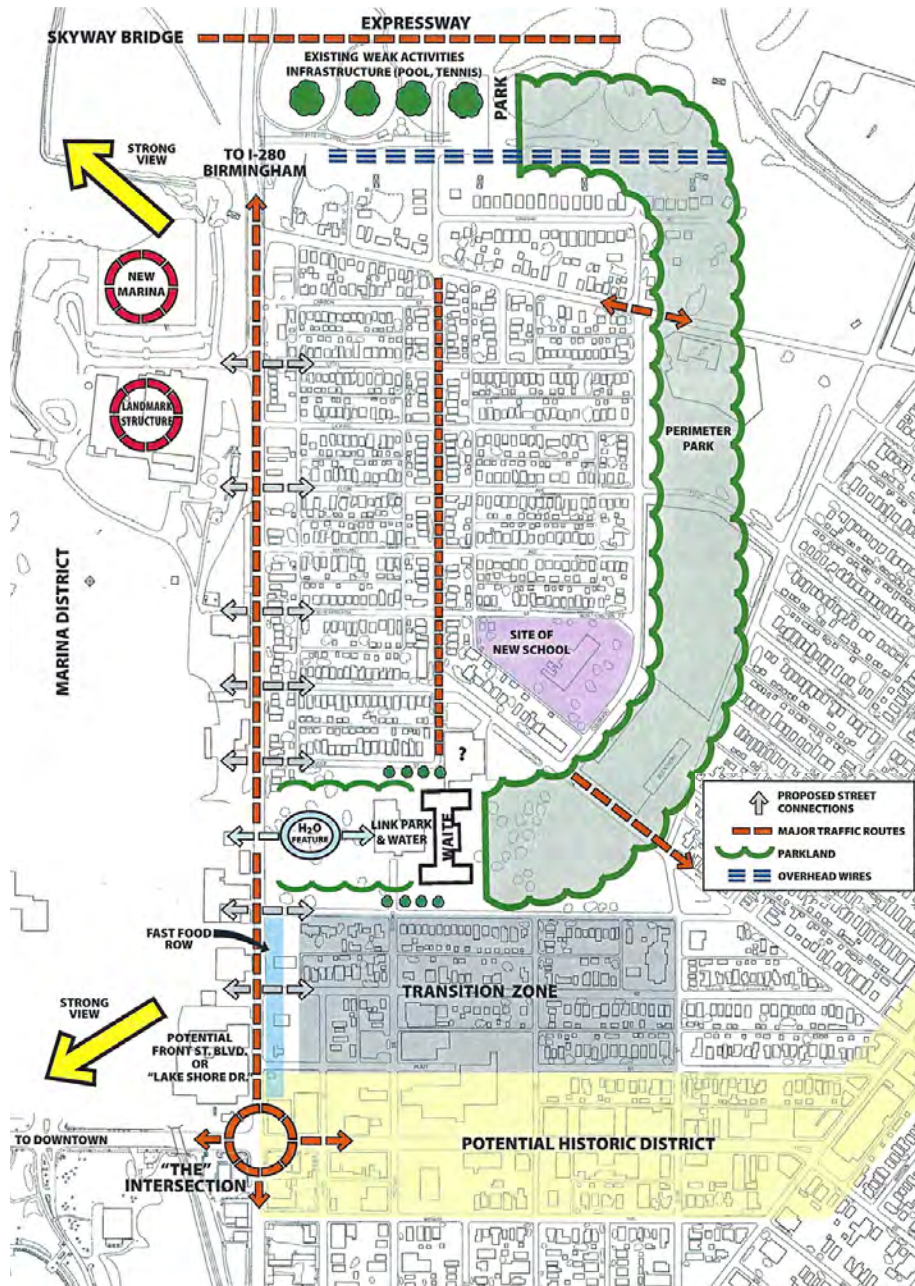
1. *Design on a human scale*
2. *Provide choices*
3. *Encourage mixed-use development*
4. *Preserve urban centers*
5. *Vary transportation options*
6. *Build vibrant public spaces*
7. *Create a neighborhood identity*
8. *Protect environmental resources*
9. *Conserve landscapes*



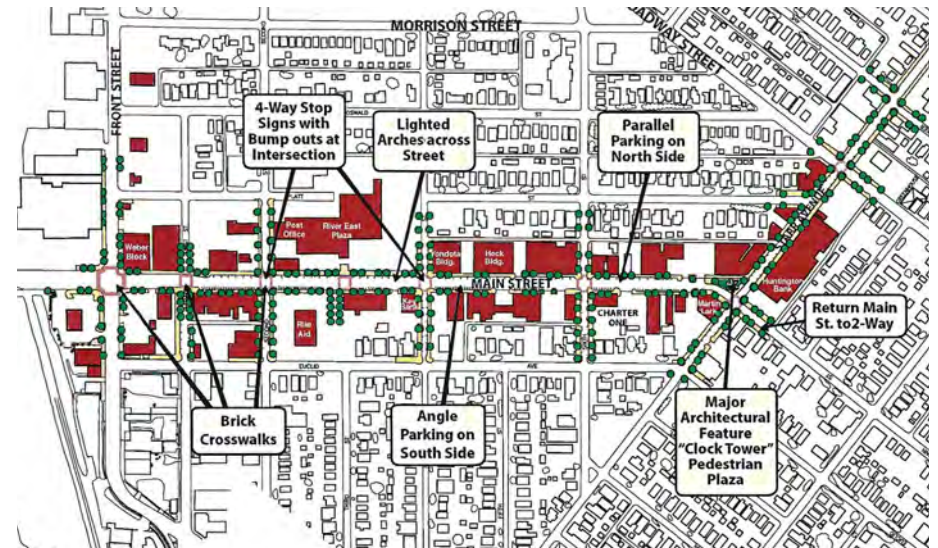
Study Area Boundaries: 1) Marina District 2) International Park
3) Main Street District 4) Garfield Neighborhood

RELEVANCE. Prior to this plan, there were four distinct areas which made up the currently existing Garfield neighborhood. This plan combined four areas adjacent to one another into one cohesive plan: Marina District; International Park; Main Street District; and Garfield Neighborhood. Though this plan is nearly 10 years old, it still holds relevance today. Connecting the Pieces laid out objectives for serving all Districts, such as:

- Enhancing connectivity between individually planned areas such as the streetscape along Front Street;
- Improve green space and recreational opportunity;
- Reverse stages of population decline and disinvestment;
- Reverse increasing vacancy levels;
- Reverse the loss of retail and services.



Neighborhood Analysis



Main Street Redevelopment Concept



Proposed streetscape improvements to make Main / Starr Business District more walkable



TOLEDO 20/20 COMPREHENSIVE PLAN

2011 CITY OF TOLEDO

RECOMMENDATIONS.

The Toledo 20/20 Plan provides a set of recommendations to guide the future growth and development of the city. A framework to implement these recommendations is also required if the Plan is to accomplish the desired results. This Plan provides Toledo with:

- *A set of land use and related recommendations for the development and redevelopment of the city. Recommendations are made for the region, city, downtown, and neighborhoods.*
- *A future land use plan map and land use policy recommendations that will be implemented with a new zoning code.*
- *A guide for major public investments required to implement the Plan using the City's Capital Improvement Program and other funding sources.*
- *A process for review and updating the Plan through a Plan Implementation Standing Committee.*

TOLEDO 20/20 RECOMMENDATIONS FOR EAST TOLEDO:

- *Enforcing the housing code aggressively*
- *Encourage infill housing, where appropriate.*
- *Expanding greenways, trails and hiking/ biking paths.*

Land Use Recommendations within the Garfield Neighborhood included:

URBAN VILLAGE. This is a specialized residential and commercial district that possessed characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Within Garfield, this district was highlighted on the north side of Front Street and extended all the way to the riverfront.

SINGLE FAMILY RESIDENTIAL DISTRICT. The majority of the neighborhood would fall under the use of "single family" residential. This district was intended to accommodate the development of single family dwelling units on individual lots. May also include libraries, schools, churches, and community centers.

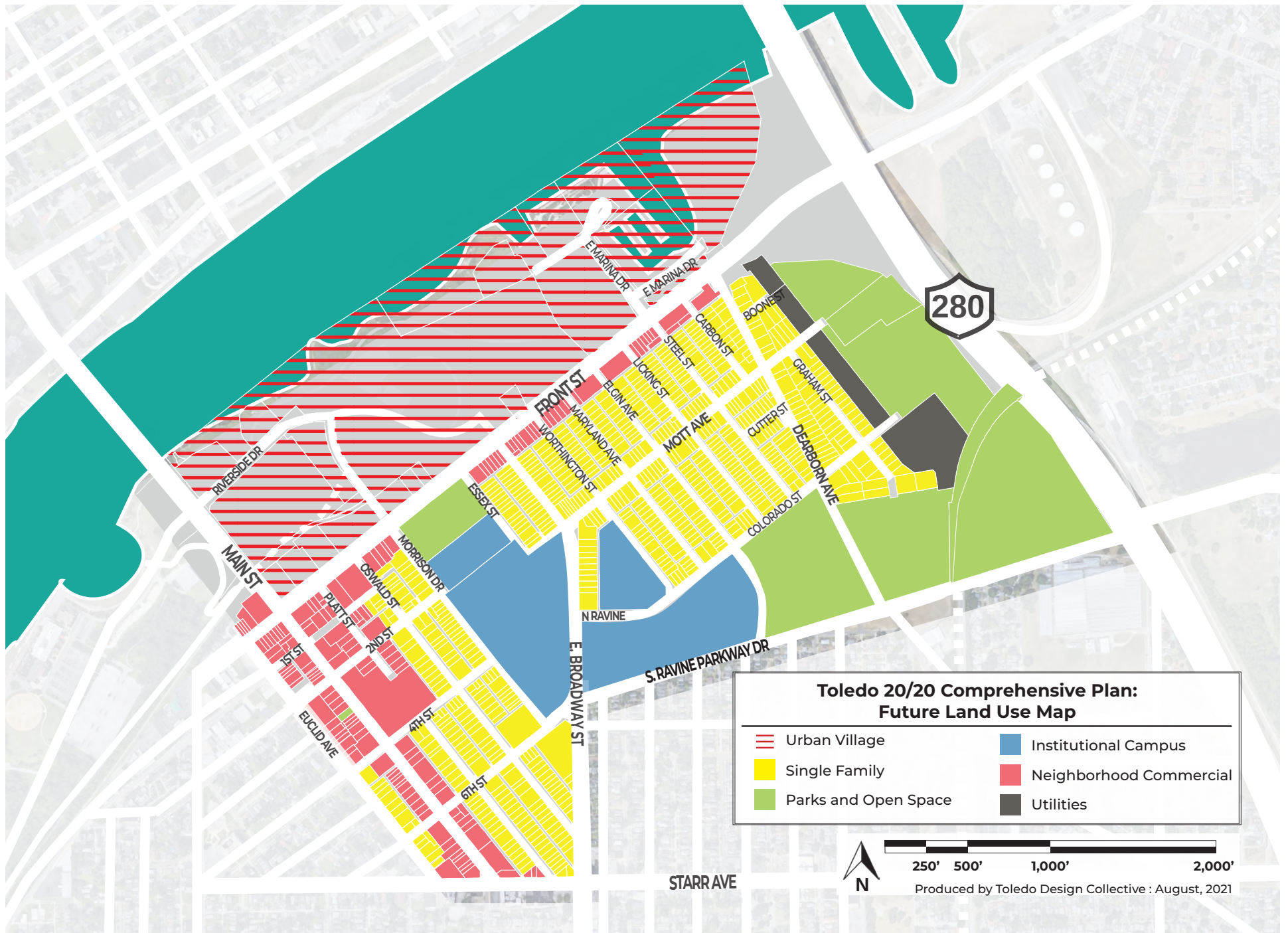
PARKS + OPEN SPACE. This is intended to preserve and enhance major open space and recreational areas, this district may also be applied to privately-owned open space areas within residential developments.

INSTITUTIONAL CAMPUS. This land use within Garfield called out the academic anchors of Waite High School and Garfield Elementary. These are very specific land uses, dealing with school related activities throughout the year.

NEIGHBORHOOD COMMERCIAL. Intended to highlight commercial nodes to be the focus of future retail and commercial development, these areas are meant to spur economic viability and diversity. Within Garfield this land use was seen on both sides of Main Street and Starr Avenue, as well as the south side of Front Street.

UTILITIES. This land use ran along the western edge of Ravine II Park. There are still electrical poles and services within this area.

RELEVANCE. Since its update in 2011, this land use plan has helped to shape the zoning for the Main & Starr Street district. Much of the recommendations are still relevant, and still may require zoning changes to protect the Garfield Neighborhood.



03

TOLEDO STRATEGIC PLAN FOR ARTS & CULTURE

2015 THE ARTS COMMISSION

VISION. “In creative placemaking, partners from public, private, non-profit, and community sectors strategically shape the [physical and social character of a neighborhood, town, city, or region around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures, and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired.”

PURPOSE. The basis of this plan is outlined within the Arts Commission’s definition of placemaking as arts and culture build community. Art and culture contribute to the development of community by serving as a voice for diverse cultural expression, improving educational attainment, enhancing quality of life, and attracting businesses to the City of Toledo. Ultimately, arts and culture are essential to urban communities by contributing to social, economic, and environmental aspects of urban life.

NEIGHBORHOOD REPORT: EAST TOLEDO. East Toledo boasts many distinct neighborhoods, including two nationally registered historic districts. The East Toledo Historic District is located across the Martin Luther King Jr. Bridge opposite Downtown Toledo, surrounded by commercial corridors. The area is full of historic churches, homes, and public buildings, such as the Weber Block building on Main Street. The Craig Street Bridge lands in Birmingham, near to the Birmingham Historic District. This area is the home of the Birmingham Ethnic Festival, which marked its 40th year celebrating the Hungarian heritage of that area in 2014, and the famous Tony Packo’s Restaurant, known far and wide for its Hungarian hot dogs. The Anthony Wayne (or Hi-Level) Bridge carries traffic across the Maumee River from the Warehouse District and South Toledo to the southern edge of International Park and the surrounding neighborhoods.”

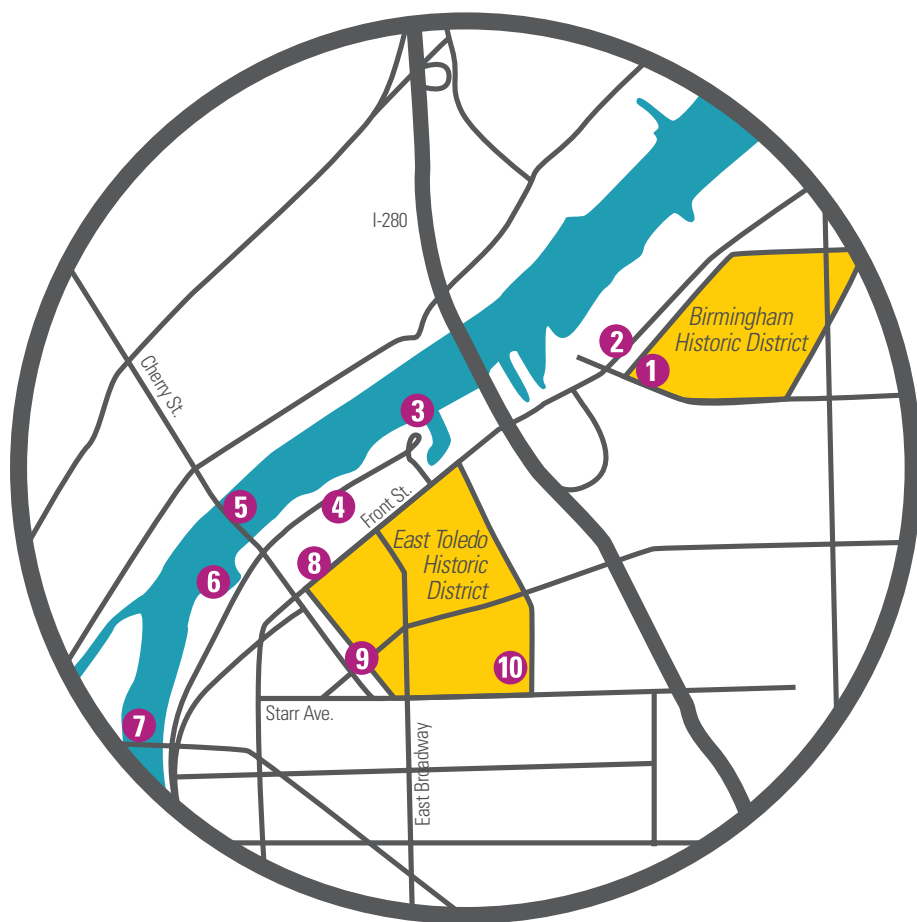


2015
Toledo
STRATEGIC
PLAN FOR
ARTS &
CULTURE
CELEBRATING CREATIVE COMMUNITIES

a catalyst for positive change and increased quality of life for the people of Toledo

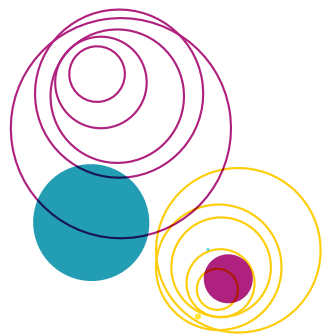
Toledo Strategic Plan for Arts & Culture





EAST TOLEDO ASSETS*

- 1 // Birmingham Ethnic Festival Site
- 2 // Tony Packo's Cafe
- 3 // National Museum of the Great Lakes
- 4 // Marina District Development Site
- 5 // MLK Bridge (Cherry Street Bridge)
- 6 // The Docks at International Park
- 7 // Anthony Wayne (Hi-Level) Bridge
- 8 // Weber Block Building
- 9 // East Toledo Creative Corridor
- 10 // LeSo Gallery and Learning Center



East Toledo Assets Map

COMMUNITY MEETING. “(Residents and stakeholders) would concentrate on making Main Street and Starr Avenue Corridor, a thriving arts, entertainment, and business district. They would use the increased traffic on the MLK Bridge to Main Street, due to the Anthony Wayne Bridge shutdown, to gain exposure for the revitalized arts district. They would not wait for the Marina District development; instead, they would create a strong foundation that would attract artists, homeowners, and businesses. When the Anthony Wayne Bridge re-opens in December 2015, they plan to be ready for an influx of traffic, investment, and contribution of their rich assets to the City of Toledo in a new and exciting way.”

CONTINUITY WITH 10 GOALS. “East Toledo’s recent activity exemplifies the overall goals of the Toledo Strategic Plan for Arts and Culture. Through collaboration across sectors and creative thinking, residents have rallied to magnify their strengths and address their weaknesses through hard work and advocacy for better quality of life for Toledoans on both sides of the Maumee River. They are creating a place-based arts and culture engine that will fuel business development and attract more residents and tourists to the waterfront, all the while increasing quality of life for those already invested in the area.”

RELEVANCE. Developed in 2015, this plan contains goals and strategies that can be applied to the Garfield Community Plan including:

- Maximizing school engagement
- Promote equitable, racial, and ethnic diversity in arts organizations;
- Strengthen presence of arts and culture organizations in neighborhood;
- Distinct and prominent neighborhood gateways (predominantly on bridges)
- Encourage the Toledo-Lucas County Plan Commissions to include live/work/sell spaces in zoning code.

04

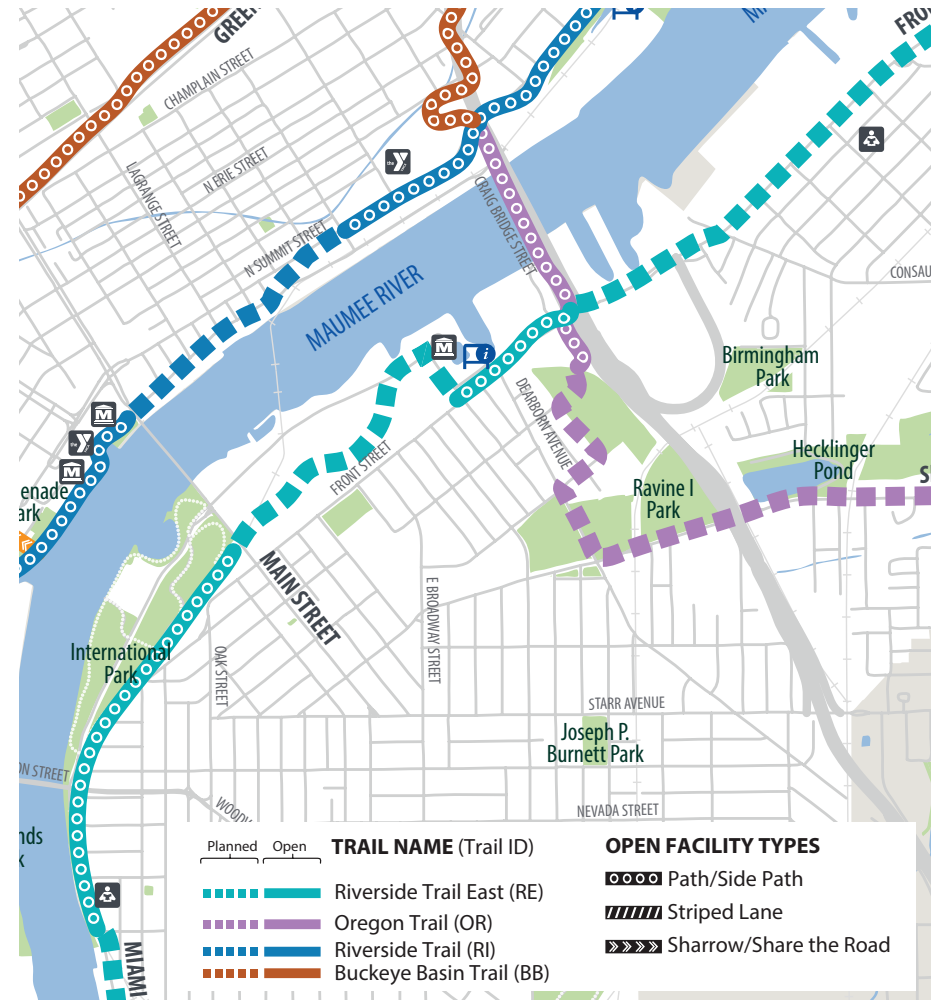
2015 TOLEDO BIKE PLAN 2016 CITY OF TOLEDO

PLAN OVERVIEW. The City of Toledo developed a bike plan of existing and proposed trails within the city of Toledo. The plan presented 13 total bike paths that would connect major landmarks or destinations within Toledo. Two of the planned bike paths outlined within this bike plan run along the boundaries of the Garfield Neighborhood. These paths identify major routes to build upon. Moving forward with this plan there should be more connections within the Garfield Neighborhood that play off of these planned major routes and encourage connectivity throughout the neighborhood.

RIVERSIDE TRAIL EAST TRAIL. This trail connects Rossford to International Park, the Marina District, the Great Lakes Maritime Museum and to the City of Oregon trail system. Within Garfield, the trail will pass through all phases of the Glass City Metropark including a bridge over Main Street, north of Front Street.

OREGON TRAIL. This trail connects the Buckeye-Basin Trail, west of the Maumee River, to Ravine Park to the City of Oregon trail system. Within Garfield, the trail will border Ravine I and II Parks. The planned path then runs along South Ravine Parkway past Hecklinger Pond.

RELEVANCE. While these projected paths offer bike connections from West Toledo, they highlight only major routes along the boundaries of Garfield, including the Riverside Trail East that is currently in construction. The Oregon Trail is highly desired from the community but is not a clearly demarcated path. As Garfield is the gateway neighborhood to East Toledo from West Toledo, there is a great opportunity to better connect the East Side internally to multi-modal forms of transportation and East Side parks, recreation, and community facilities. Trail expansion should be explored to connect into the East Side neighborhoods.



Trail Network, Bike Toledo

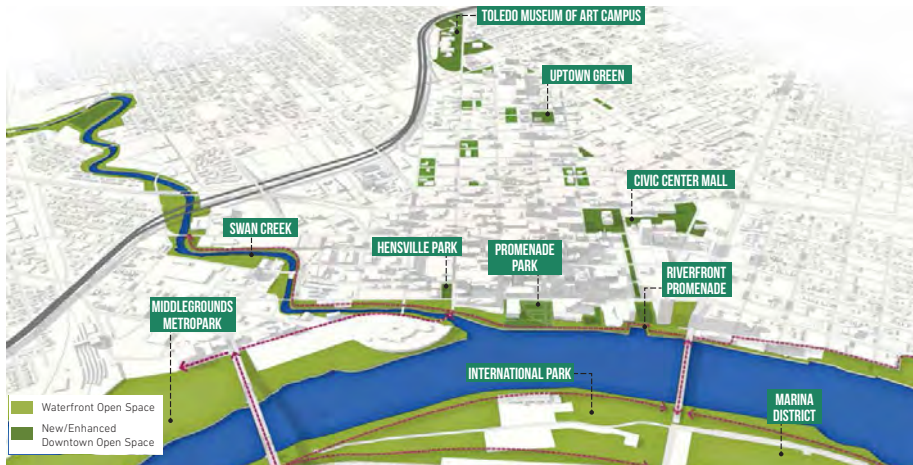
DOWNTOWN TOLEDO MASTER PLAN

2017 CONNECTOLEDO

05



Marina District



Additional 320 acres of parkland

VISION. The 2017 Downtown Toledo Master Plan was a vision for future growth and revitalization of Downtown Toledo. The Plan not only looked at the core of downtown, but also the surrounding neighborhoods and the important connections between them. While East Toledo is called out on some maps, it is not explicitly within the plan. Only the Marina District is visioned within the context as it sits along the riverfront and therefore should be included when envisioning the entire riverfront as a regional draw.

BEGIN WITH THE WATERFRONT.

One clear result from the public process was the importance of the Maumee River. The river is unquestionably the unique defining feature of the region and has the potential to be the focus of an effort to dramatically transform Downtown Toledo, surrounding urban districts and adjacent neighborhoods... The public responses during the course of planning showed an instinctual sense of the necessary steps needed for the desired transformation to occur:

- *Ensure multiple and various ways to get to the water*
- *Allow for a continuous waterfront experience*
- *Make the waterfront an attractive destination with experiences both natural and organized that will enhance the appeal of Downtown Toledo.*

RELEVANCE. This plan is being implemented through the Toledo Glass City Metropark Plan. This plan identifies how to better connect the East Side to the riverfront, and ensure connection across Front Street for direct access to the water.



OUR TOWN REPORT

2018 THE ARTS COMMISSION

PURPOSE. In November 2017, the project Creative East Toledo was, led by The Arts Commission of Toledo, partnering with the East Toledo Family Center, One Voice for Toledo, and the Toledo Design Collective. Driven by conversations involving community artists, residents, and stakeholders, the objective was to discover how arts and culture can result in positive impacts such as revitalizing the Main Street Business corridor and connect neighborhoods to existing and future development along the Maumee Riverfront.

VISION. Main Street being a community “node” which serves as a central gathering space and hub for Garfield.

This initiative should engage Heritage Ohio's Main Street program as the issues that East Toledo's Main Street faces are more akin to small rural town than a central city neighborhood. Businesses that could help revitalize retail along Main Street while also being relevant to the neighborhood could include antique and second hand stores. Also of note is the rural and recreational surrounding areas of East Toledo that can engage travel tourism through physical movement and activities such as biking, kayaking, hiking, and birding.

RELEVANCE. Finalized in 2018, this plan contains goals and strategies that can be applied to the Garfield Community Plan including:

- Meet with building owners to identify available spaces and how they can be efficiently utilized while promoting existing local entrepreneurs, neighborhood groups, and business owners
- Identify an East Toledo brand and create a campaign
- Implement various mediums of public art projects along Main Street
- Placemaking with distinct and prominent neighborhood gateways
- Occupying 2nd and 3rd floor of the historic Weber Building



Our Town Report

Long term efforts should focus on previous errors in development where Main Street is disrupted by modern suburban design models that disrupt the flow of the street. In addition, vacant storefront and empty historic structures provide great opportunity in the neighborhood. Interest was shown in the possibility of a makerspace or community arts center occupying one such building.



Rail viaduct over Main Street, image from 1978



December 2017 Workshop



Main and 2nd intersection looking towards Rite-Aid, concept rendering



Main and 2nd intersection looking towards Food Town, concept rendering



07

URBAN WATERFRONT METROPARK

2018 METROPARKS TOLEDO; currently implementing

STAKEHOLDER MEETINGS. Stakeholder meetings were organized in three separate public open houses to talk about what the community wanted to see for the new Metropark along the Maumee Riverfront and within the Garfield Neighborhood. “Three major themes emerged from the conversations: improve connectivity, design for flexibility and accessibility, and celebrate East Toledo.” Some of these points are laid out below:

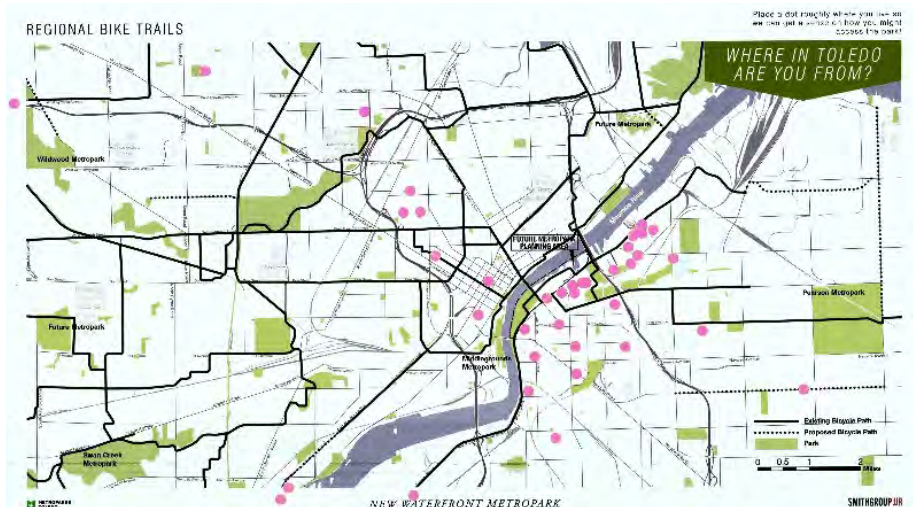
CONNECTIVITY. “There is an opportunity to not only connect to Downtown Toledo, but to east side neighborhoods, adjacent businesses, parks and trails, and the waterfront. Challenges to the park accessibility include poor pedestrian access across the river, disjointed connectivity between International Park, and difficult access along Front Street.”

EAST TOLEDO. “While it is essential that the new Metropark functions as a regional attraction, the design and programming should also engage the adjacent communities. It was expressed that (East Toledoans) have felt a sense of neglect in regards to investment and development. The community wants to maintain a close level of involvement throughout this process in order to ensure that they can be a “part of the solution”.”

CONNECTING TO THE SITE. “Most of the participants indicated that they would access the park from adjacent neighborhoods on streets perpendicular to Front Street.

The table below summarizes this information and shows that the majority of people who answered this question would prefer to drive or walk to the park, and a significant percentage bike to the park.”

Method Preferred	Bike	Bus	Car	Walk
Count	5	0	8	8
% of Total	24%	0%	38%	38%



Regional Connectivity: Public meeting participants identified where they live with a dot

RELEVANCE. Glass City Metropark is currently under construction. Phase I has been completed and the community has been able to utilize the riverfront park since the beginning of 2021. Since opening, the Metropark has been a success and the East Side has begun to adopt the public space as their own.

The Front Street corridor is currently within a planning study to investigate how to effectively connect the south side of Front Street to the riverfront based on discussions with stakeholders.



New Urban Waterfront Metropark "Glass City Metropark"; 2018 plan

08

TOLEDO RIVERFRONT TRAIL + OPEN SPACE CONCEPT PLAN 2019 CONNECTOLEDO

PURPOSE.

To guide the City of Toledo, partner organizations, and private development in phased implementation of the downtown riverfront.

The goals of the plan were:

- To identify typical trail treatments and locations for gathering nodes;
- Establish a design vocabulary;
- Establish order of magnitude costs
- Identify a common set of amenities

RECOMMENDED AMENITIES:

CORE:

- Pavement
- Lighting
- Accent Lighting
- Bike Parking + Repair
- Seating
- Waste + Recycling
- Railing (Where Needed)
- Wayfinding + Signs
- Landscaping
- Security

SUPPLEMENTAL:

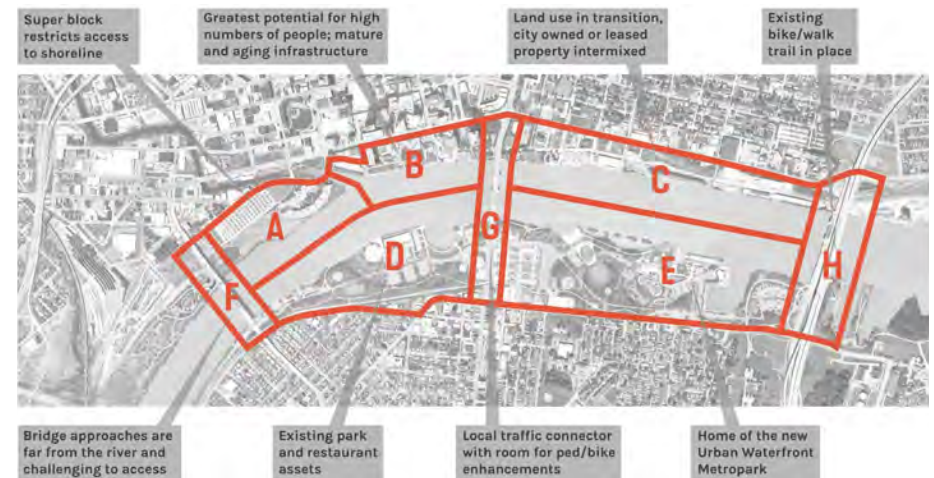
- Restroom Facilities
- Specialty Pavements
- Overlooks / Water Access
- Power / Charging Stations / Wifi
- Dog Waste Stations
- Shade Structures
- Drinking Water Stations
- Fish Cleaning Stations
- Public Art

DESIGN ANALYSIS ROUTE AND ACCESS.

PLANNED ROUTE:

OPPORTUNITIES:

- Implement the part of the master plan, which integrates the route along the river and connects to new park assets



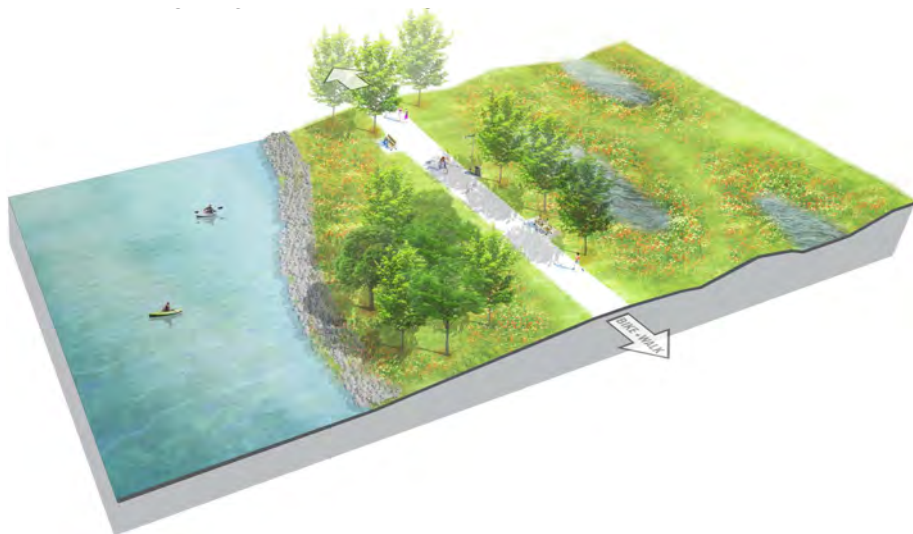
Study Area Base Map



Open Space Plan: Future



Opportunities Synthesis



Concept Design: Marina District Stormwater Management Basins



District E: Shoreline + Adjacent Land Use Design Analysis

PUBLIC ACCESS:

OPPORTUNITIES:

- Provide additional neighborhood access points
- Provide gateway experiences at access points (i.e. wayfinding, amenities, lighting)

NODE

OPPORTUNITIES:

- Implement strategies for seasonal programming of open spaces, shade, and amenities to draw high user counts year-round
- Develop unique nodes with a sense of place

RELEVANCE. The Riverfront Trail Plan is currently being implemented and is already having positive affects on how the surrounding community has access to the riverfront. The connection across Front Street to the residential core of the Garfield Neighborhood is being studied with a streetscape plan done by Edge Group.

09

GLASS CITY RIVERWALK: BUSINESS CORRIDOR ASSESSMENT 2020 CONNECTOLEDO

PLAN OVERVIEW. This planning process was an extension of previous planning efforts including the Downtown Toledo Master Plan and plans for the Glass City Riverwalk and future Metropark.

The process has resulted in a draft vision and set of recommendations and implementation strategies that should be further vetted through a future inclusive neighborhood planning process.

IDENTIFIED EXISTING CONDITIONS:

- *Front Street serves as a truck route due to its connection with I-280, however it is predominately residential in character, featuring various community-based service establishments that blend in with the single-family homes.*
- *Marina Lofts, a 360-unit luxury residential development was recently built adjacent to the riverfront, just East of Main Street and the bridge.*
- *Main Street boasts a commercial area featuring historical architecture, however the building scale along Main Street is representative of 2-3 story community-based service establishments. There is an interest from property owners to better utilize upper story residential units along Main Street, with about 20% of the space being leased, and the rest remaining vacant or in need of rehab. Chain restaurants like Wendy's and McDonald's distract from the unique charm of East Toledo.*
- *The residential areas of East Toledo are comprised of moderately sized homes, with a predominant renter population. Navarre, Ravine, and International Parks are some of the largest community parks in the City.*

EXISTING

(looking north)



OPTION



Main Street Concept; visioning parallel parking and green buffer

EXISTING

(looking west)



OPTION 1



OPTION 2



Front Street Concept; visioning slowing traffic and adding tree canopy

VISION.

East Toledo is home to the Environment and Recreation Districts of the Glass City Riverwalk. The Metropark offers a number of active and passive recreation uses. Main Street is a walkable, mixed use district with active ground floor uses and fully occupied upper stories. It is safe and inviting to pedestrians, is well served by bus transit, and provides adequate on-street parking. Visitors to the International Park and Glass City Metropark and residents of the neighborhood feel invited to walk to the Main Street Business District. Front Street remains a vital transportation route for business and industry, but it feels safe for pedestrians.

LAND USE AND POLICY RECOMMENDATIONS:

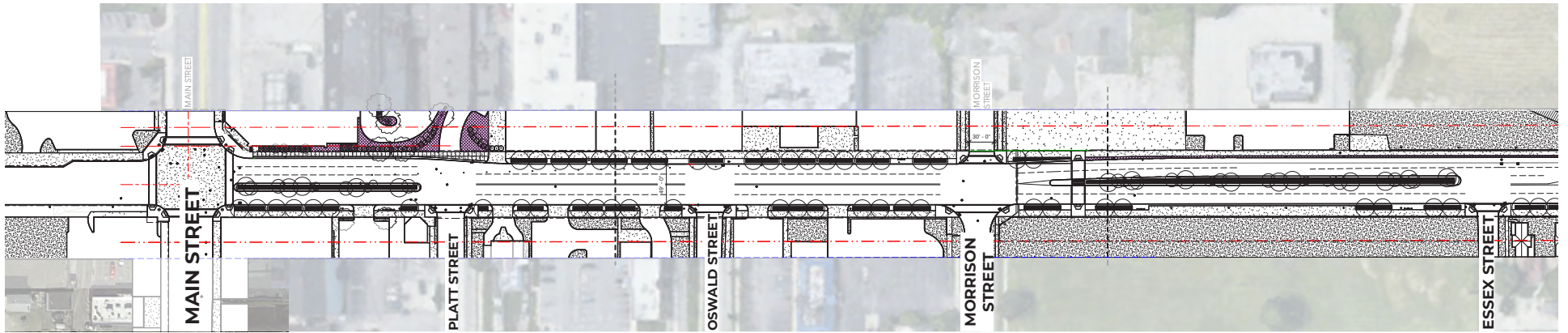
- Open space is the predominate land use between the river and Front St. The long-term open space and Glass City Riverwalk vision should be considered in the design of all near-term capital improvements planned by the City, this include adjacent streetscape and pedestrian facilities.
- Rehab, infill, and redevelopment are encouraged along Front St. Higher density residential is the preferred use. Some neighborhood service is appropriate, however, investment in the revitalization of the Main Street district is preferred over establishing a secondary commercial district along Front St.
- Streetscape improvements are recommended for Main Street and Front Street.
- Balance the needs of the community in terms of affordable restaurants, goods, and services and the function and form of the pedestrian realm.
- Encourage alley loaded development and shared driveways behind Front Street.
- Connectivity between the neighborhood and riverfront is important. Enhanced pedestrian crossings should be installed at appropriate intersections and park gateways.
- Façade improvements and building additions should be made with historic rehabilitation in mind.

RELEVANCE. This assessment is extremely relevant to this Garfield Community Plan. The considerations laid out above were considered within the framework and action plan sections of this Plan, especially the recommendations for Main Street.

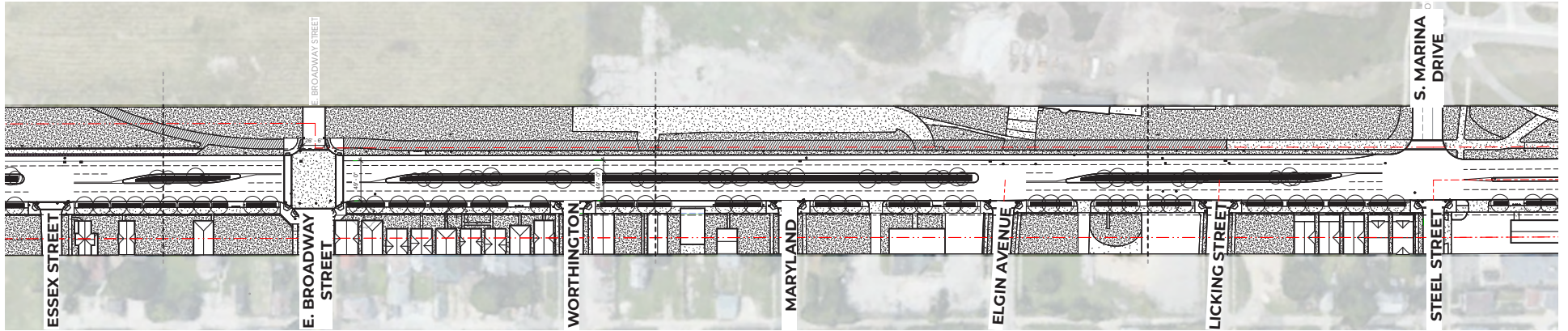


FRONT STREET STUDY

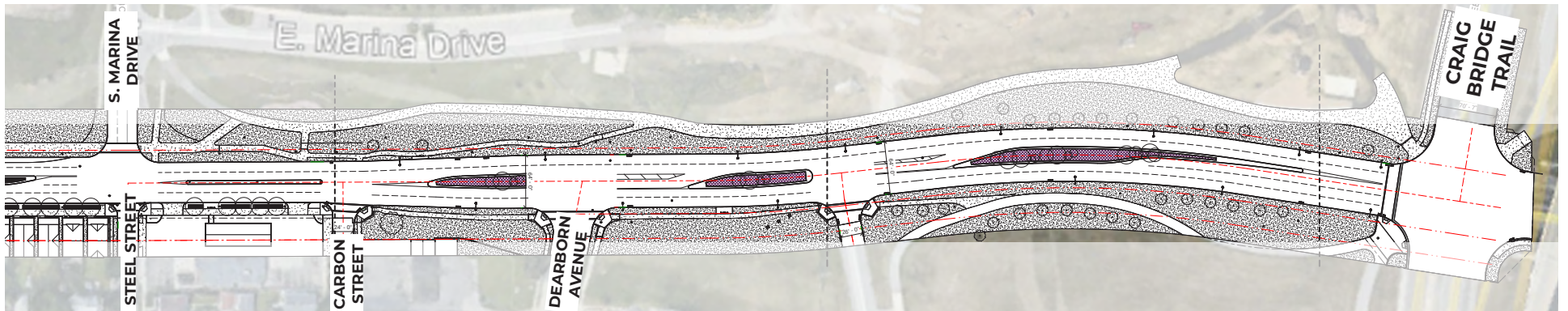
2021 METROPARKS; In Progress



Front Street; proposed streetscape improvements: from Main Street to Essex Street



Front Street; proposed streetscape improvements: from Essex Street to Steel Street / S. Marina Drive



Front Street; proposed streetscape improvements: from Steel Street / S. Marina Drive to Craig Bridge Trail



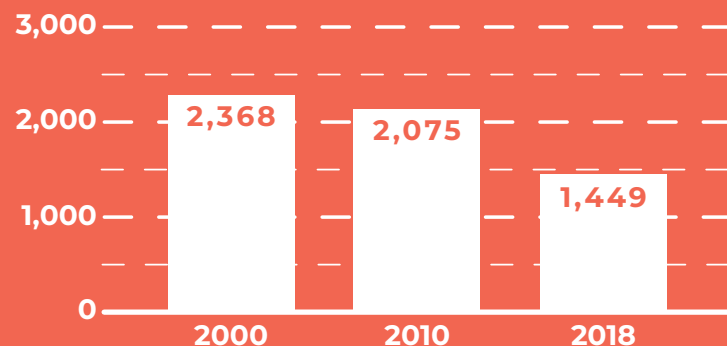


DATA COLLECTION

Garfield Neighborhood

Toledo

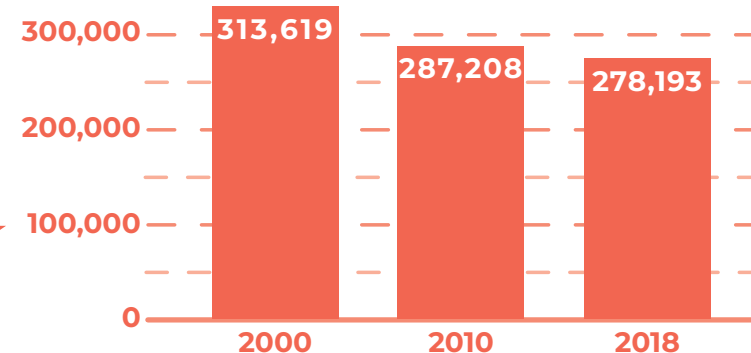
population



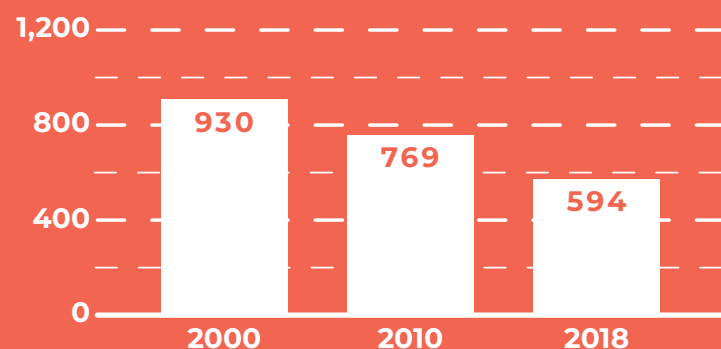
30%
population
decrease
since 2010



3%
population
decrease
since 2010



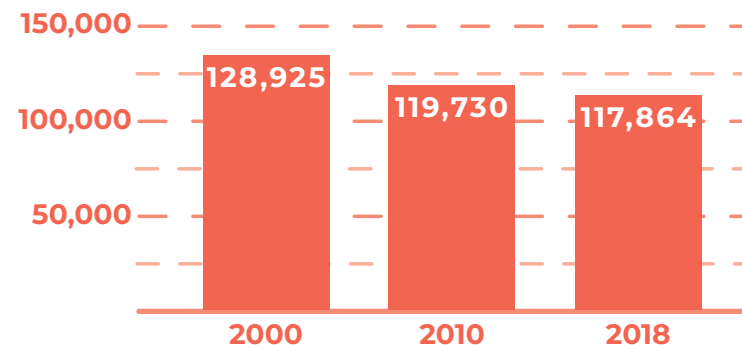
number of households



23%
household
decrease
since 2010



1%
household
decrease
since 2010



*we compare ACS 1-year, 3-year or 5-year estimates with Census 2000 data as outlined within Census data. It is acknowledged that the data pulled with basic characteristics such as sex, age, race, Hispanic origin, and homeowner status

2000: 2000 DEC Summary File 1, U.S. Census Bureau
2010: 2010 DEC Summary File 1, U.S. Census Bureau
18: 2018 ACS 5-Yr Estimates, U.S. Census Bureau

COMPARATIVE CENSUS DATA

GARFIELD NEIGHBORHOOD COMPARED TO TOLEDO

POPULATION DECREASE. Population decrease is not a new subject within rustbelt cities like Detroit, Cleveland, and Buffalo. Even though Toledo is smaller, it follows similar trends to those larger legacy cities.

Toledo had a peak population 385,000 people in 1970. Today, Toledo has an estimated population of 275,000 people, which works out to a decrease of 27% of the Toledo population over the last 48 years. Noting this trend, Toledo is starting to see a stabilization of population as there is a movement towards the downtown districts.

Garfield has seen nearly one-third of its population leave the neighborhood since 2010. This population data does not include the residents of the newly developed Marina Lofts.

HOUSEHOLD DECREASE. A household is used to describe a housing unit and its occupants all referred to as one “unit” of a household.

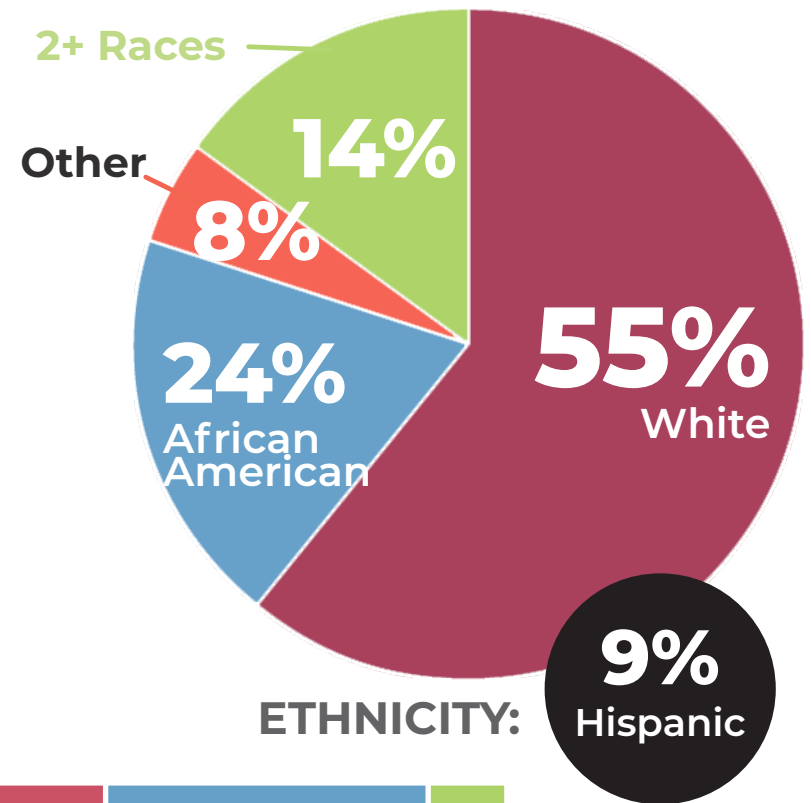
As the population decrease there is often a direct correlation to the household decrease within the neighborhood as well. This is true within both the City of Toledo as well as the Garfield neighborhood. Typically, as the percentage of population decreases, the percentage of total number of households decrease is nearly identical.

Similarly, Garfield has had a 30% decrease in population alongside a 22% reduction in households.

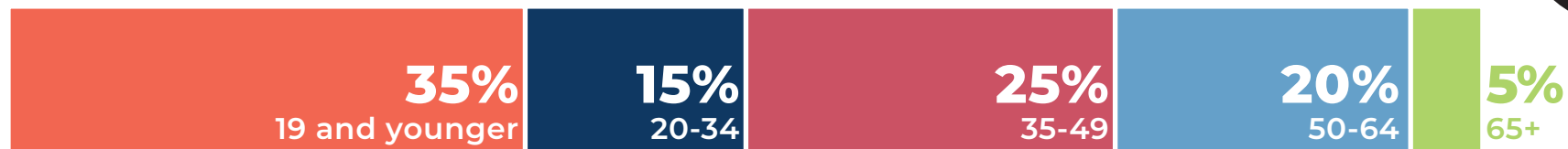
2018 ESTIMATE POPULATION OVERVIEW*:



POPULATION BY RACE:



POPULATION BY AGE:



POPULATION BY EDUCATIONAL ATTAINMENT (>25 yrs old):



2010: 2010 DEC Summary File 1, U.S. Census Bureau
2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau

NEIGHBORHOOD REALITIES

OVERVIEW OF THE 2018 CENSUS ESTIMATE DATA

POPULATION SUMMARY BY YEAR		
2000	2010 *	2018 *
2,368	2,075	1,449

POPULATION SUMMARY BY SEX		
	2010 *	2018 *
Male	49%	44%
Female	51%	56%

POPULATION SUMMARY BY AGE		
	2010 *	2018 *
0-19	34%	35%
20-34	22%	15%
35-49	21%	25%
50-64	16%	20%
65+	8%	5%

POPULATION SUMMARY BY RACE		
	2010 *	2018 *
White	76%	55%
African American	9%	24%
American Indian	0.5%	0%
Other	7.5%	7.5%
Two or More Races	7%	13.5%

2018 POPULATION SUMMARY BY MARITAL STATUS *	
TOTAL	1,161
Never Married	39%
Married	40%
Widowed	4%

2018 CIVILIAN POPULATION IN LABOR FORCE *	
TOTAL	769
Employed	88%
Unemployed	12%

2018 POPULATION BY EDUCATIONAL ATTAINMENT *	
Less than 9th Grade	2%
Some High School: No Diploma	11%
High School Diploma or GED	40%
Some College: No Degree	35%
College Degree (Associates + Higher)	11%

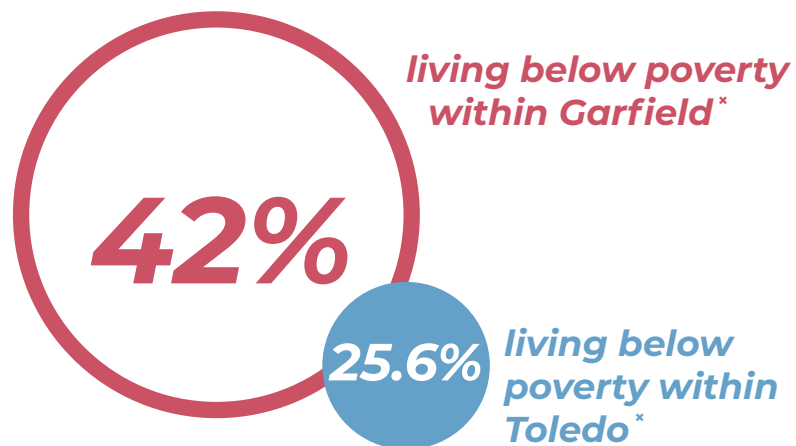
POPULATION SUMMARY. Much like many neighborhoods in the City of Toledo, Garfield's population has experienced a decrease in population within the last ten years. The neighborhood lost roughly 650 residents within the last ten years, and half its residents in the last 20 years.

AGE. The age of the residents in Garfield have remained consistent within the last ten years. The decrease in young adults suggests that as children age, they move away from the neighborhood. This suggests that Garfield is a family-oriented neighborhood.

RACE/ ETHNICITY. The racial composition of Garfield has slightly changed over the last decade. The neighborhood has continued to have majority White residents, however, there has been a 21% decrease. The population of African Americans and multiracial residents has seen an increase.

2000: 2000 DEC Summary File 1, U.S. Census Bureau
 * 2010: 2010 DEC Summary File 1, U.S. Census Bureau
 * 2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau

2018 ESTIMATE INCOME, EMPLOYMENT AND HOUSEHOLD OVERVIEW:

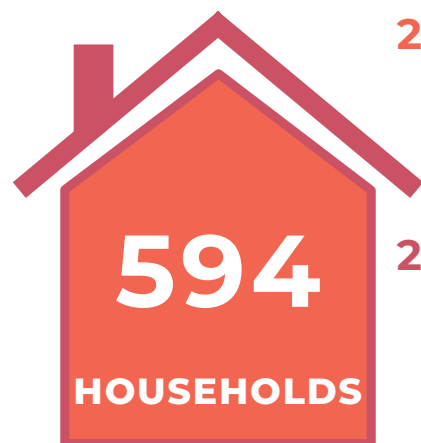


Per Capita Income: \$13,235

2020 minimum wage in Ohio: \$8.70/hr

One person working for minimum wage 40 hours/week for 50 weeks out of the year will make \$17,400/year

Median Household Income: \$21,591

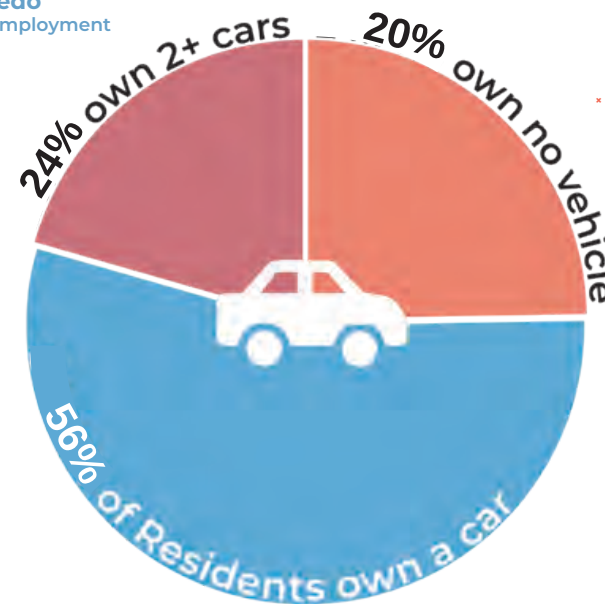
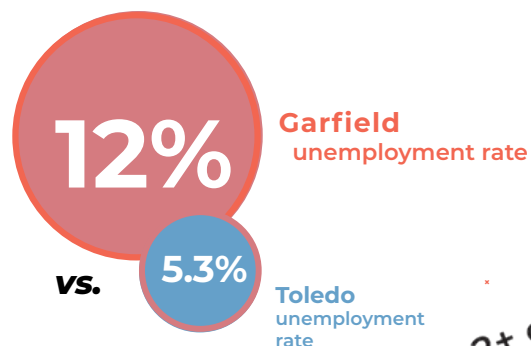


2018 Housing Tenure

35% owner occupied
64% renter occupied

2010 Housing Tenure *

36% owner occupied
64% renter occupied



2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau
*2010: 2010 ACS 5-Yr Estimates U.S. Census Bureau
^Toledo Unemployment Rate (Mar 20), Bureau of Labor Statistics

NEIGHBORHOOD REALITIES

OVERVIEW OF THE 2018 CENSUS ESTIMATE DATA

2018 POPULATION BY RELATIONSHIP *

TOTAL	1,449
Householder	30%
Spouse	17%
Child	42%
Other Relative	2%
Non Relative	4%
Family Households	62%
Non-Family Households	38%

NUMBER OF OCCUPIED HOUSEHOLDS BY YEAR

2000 [*]	2010 [*]	2018 [*]
930	1,210	1,061

2018 HOUSING UNIT SUMMARY *

TOTAL	1,328
Owner Occupied	35%
Renter Occupied	64%
Vacant Units	17%

2018 OCCUPIED HOUSEHOLDS BY TYPE *

TOTAL	1,061
Married Family Households	28%
Single Parent Family Households	34%
Non-Family Households	38%

2018 OWNER OCCUPIED HOUSING UNITS BY VALUE *

< \$50,000	87%
\$50,000 - \$99,999	8%
\$100,000 +	5%

2018 HOUSEHOLDS BY INCOME *

< \$15,000	22.7%
\$15,000 - \$24,999	19.2%
\$25,000 - \$34,999	10.2%
\$35,000 - \$49,000	32.5%
\$50,000 - \$74,999	13.5%
\$75,000 +	1.6%

MEDIAN HOUSEHOLD INCOME *

2018
\$23,574

PER CAPITA INCOME *

2018
\$13,235

HOUSEHOLD SUMMARY. Garfield has experienced a decrease in occupied households as a result of the population loss. As of 2018, there are over 200 vacant units throughout the neighborhood.

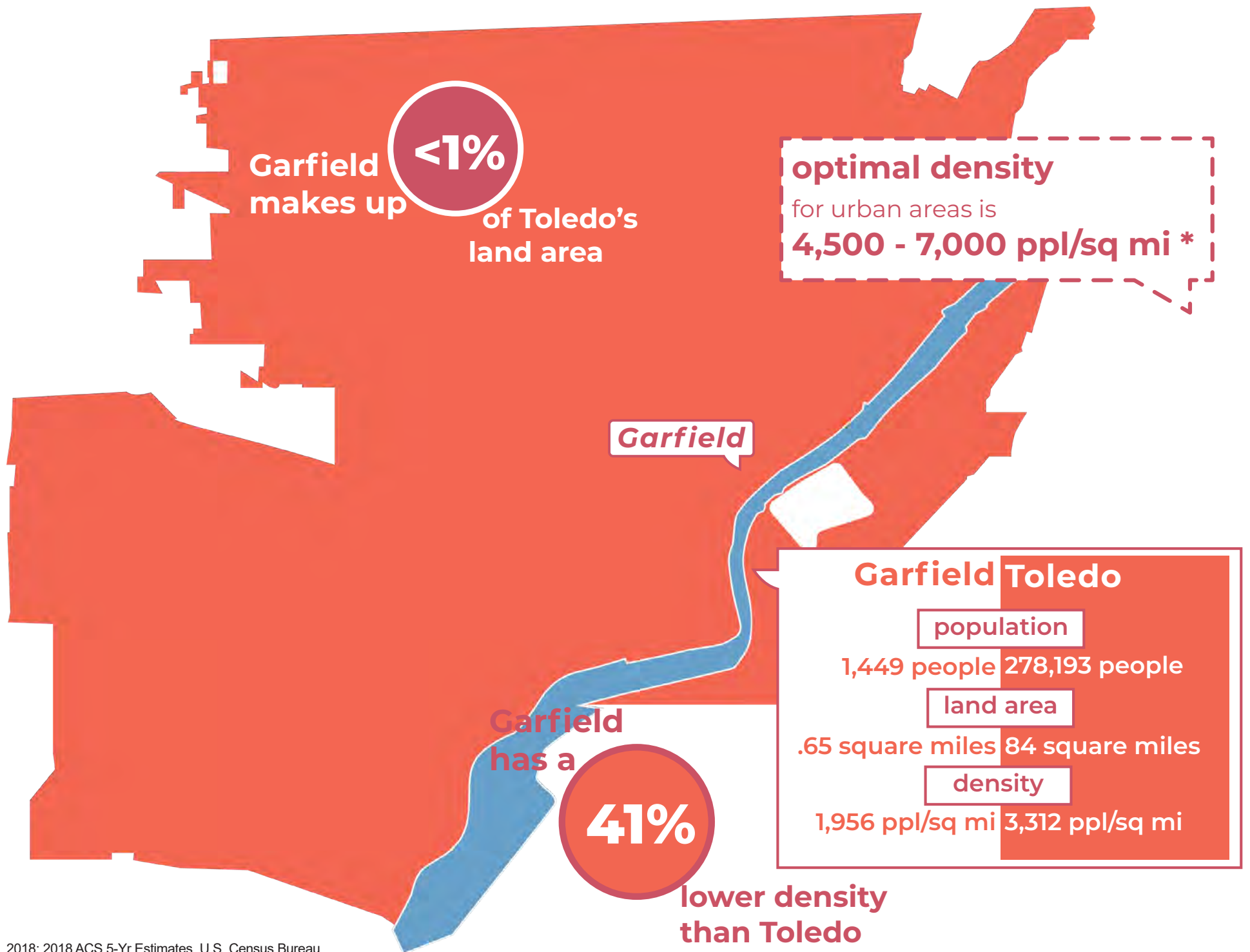
Garfield's unemployment rate is much higher than the City of Toledo. The per capita income within the neighborhood is low when considering the minimum wage within the state of Ohio. Nearly one fourth of the population of workers make below minimum wage. More than a third of Garfield's total population is living below the poverty line.

^{*} 2000: 2000 DEC Summary File 1, U.S. Census Bureau

^{*} 2010: 2010 ACS 5-Yr Estimates, U.S. Census Bureau

^{*} 2010: 2010 DEC Summary File 1, U.S. Census Bureau

^{*} 2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau



2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau

COMPARATIVE CENSUS DATA

GARFIELD NEIGHBORHOOD COMPARED TO TOLEDO

POPULATION DENSITY. Garfield has had a steadily declining population contributing to its already unusual low density for a neighborhood adjacent to the downtown of a major city. This may be due to the bulk of undeveloped open land that resides within city limits of Toledo.

Using Census data, when comparing Garfield's people per square mile density of 2,264 to the Design Standard of 4,500 – 7,000 people per square mile of “optimal” density, the neighborhood misses the mark by 50%. A key issue is the large percentage of land which is purely vacant land or used as parks.

DISCLAIMER(S): All Census data pulled does not take into account the Marina Lofts complex which includes 360 1-3 person units. That data, once given, will likely point to a clearer picture to the current population.

When gathering measurements from Google Earth and subtracting the Glass City Metropark, Ravine I Park, and Ravine II Park, the remaining Garfield Neighborhood has a land area of .36 square miles. Under these conditions, there is a density of 4,025 people per square mile. This is much closer to the optimal density standard, and more accurately describes the proximity that neighbors feel to one another.

NEIGHBORHOOD STREETS

HIERARCHY OF STREETS

In Garfield, all streets labeled on the map to the right create the urban fabric of the neighborhood. For the purposes of the Garfield Community Plan, the Toledo Design Collective has highlighted the streets listed below using the three classifications: Major Corridors, Secondary Streets, and Residential Streets. At varying volumes, these are seen as the most integral arteries that move pedestrians and vehicles through and around the neighborhood.

MAJOR CORRIDORS. These streets have the highest vehicular traffic and are considered the least pedestrian friendly.

Front Street. Carries the highest traffic volumes on a minimum mileage within Garfield. The section from Morrison Dr to the Veterans Skyway Bridge has an extremely high volume of crashes per section of road within the city of Toledo (TMACOG).

SECONDARY STREETS. Secondary streets often contain businesses, services, or anchor institutions while carrying heavier traffic. These streets can connect to Major Corridors.

Main Street. High vehicular thoroughfare which spans two lanes with parking in both directions. Leads to MLK bridge which connects Garfield to Downtown. Contains parallel parking northbound and angled parking for adjacent businesses southbound.

Starr Avenue. This street is two lanes wide with parallel parking in both directions. The traffic within the Garfield boundary is slightly higher and acts as a business corridor within the Garfield boundaries but converts to residential along its span.

East Broadway Street. This street is two lanes wide with parallel parking in both directions. It serves as a connector to two schools and runs from Navarre Park to Glass City Metropark on both ends of East Toledo.

South Ravine Parkway Drive. This road is two lanes wide with space for parallel parking in both directions.

RESIDENTIAL STREETS. These streets are seen as connectors from the local streets with the lowest mobility to the secondary streets with anchors. These tend to be more neighborhood oriented allowing for both pedestrian and vehicular traffic.

Mott Avenue. This two-way road has parallel parking on the north side. This road sits centrally within the residential heart of the Garfield Neighborhood and connects to most local streets.

Colorado Street. South of Mott Avenue, this street runs from Ravine II Park to Licking Street and then changes to North Ravine Parkway Drive. This route connects the City Parks and residential core of Garfield to both the Garfield Elementary and Waite High School campuses.

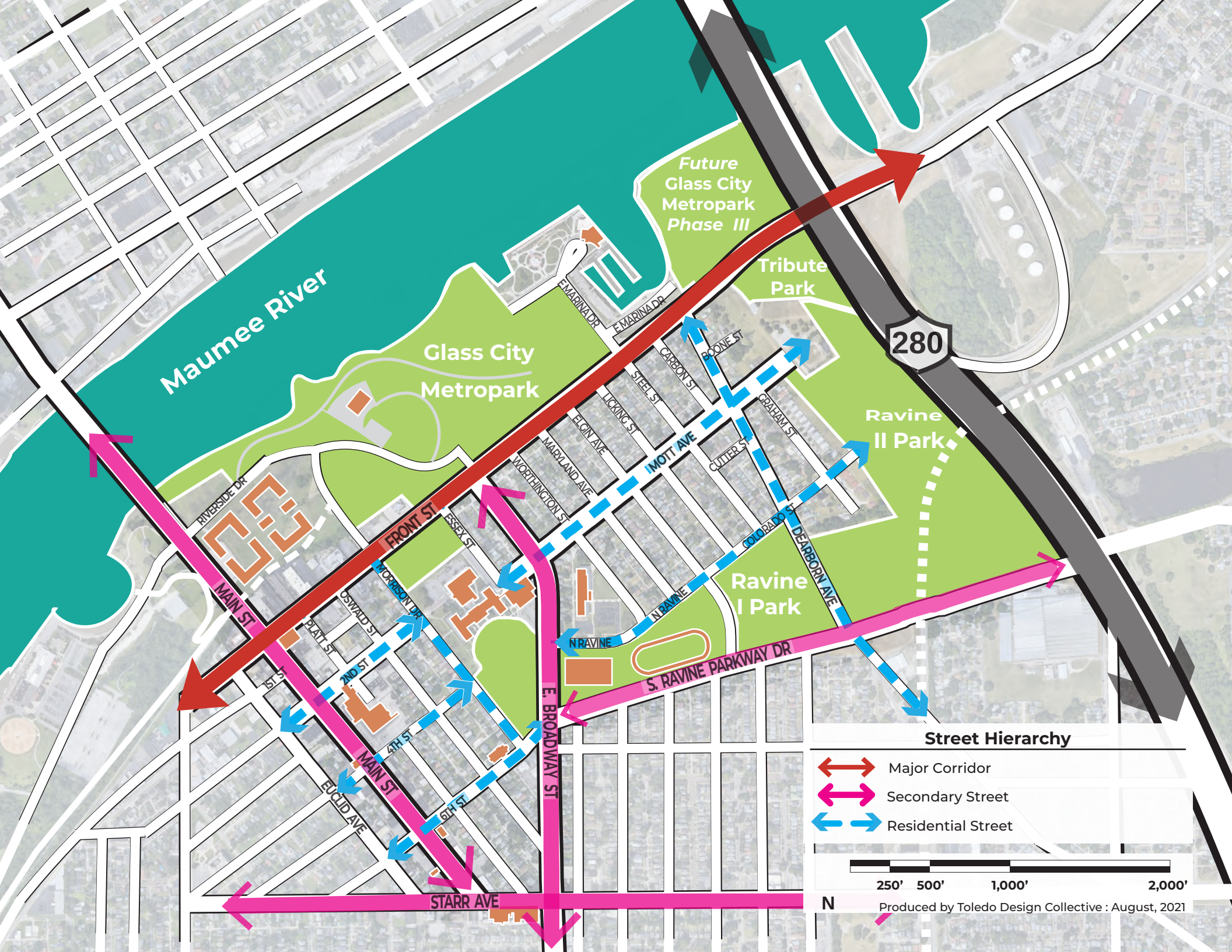
2nd Street. Two-way street that connects the side entry to Waite High School to the Main / Starr Business District. This street contains housing from Morrison Drive to Oswald and then public services and businesses leading to Main Street.

4th Street. Runs one-way from Oswald Street to Morrison Drive, switching to two-way traffic toward Main Street. 4th street connects the walking path on the Waite High School Campus to the Main / Starr Business District.

6th Street. Two-way street that connects the Sacred Heart Church site to the Main / Starr Business District. Beyond the intersection at East Broadway Street, the road changes to South Ravine Parkway Drive along the Mollenkopf Stadium.

Morrison Drive. Within West Garfield; spans from Front Street to 6th Street. This road has residential on the west and Waite High School on the east.

Dearborn Avenue. This street connects the residential area to Front Street, Seaman Road, and the adjacent neighborhood south of Garfield.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

Street Hierarchy

- Major Corridor
- Secondary Street
- Residential Street

250' 500' 1,000' 2,000'

Produced by Toledo Design Collective : August, 2021

GARFIELD ANCHORS

ANCHORS WITHIN THE NEIGHBORHOOD

ANCHOR DEFINITION. “Anchors” within the neighborhood are places identified by the community as main hubs for activity where neighborhood residents and stakeholders gather for various events and extended time frames. Anchors may also be prominent neighborhood businesses.

- 1 MARINA LOFTS.** *625 Riverside Drive.* A recent redevelopment site containing 360 apartment units and roughly 10,000 square feet of retail.
- 2 WEBER BLOCK BUILDING & MICHAEL’S BAKERY.** *101 Main Street.* A historic three-story brick commercial structure which serves as a architectural icon and landmark for East Toledo. This historic building houses a Garfield staple, Michael’s Cafe and Bakery.
- 3 TOLEDO FOOD MARKET.** *303 Main Street.* Family-owned neighborhood market which provides produce and other vital resources to Garfield and other surrounding neighborhoods.
- 4 TOLEDO FAMILY PHARMACY.** *324 Main Street.* An independent family-owned pharmacy which serves the East Toledo community.
- 5 RITE-AID PHARMACY.** *210 Main Street.* An American drugstore chain with readily available goods. Located on the corner of Main St and 2nd St.
- 6 WAITE (MOLLENKOPF) STADIUM & TRACK.** *301 Morrison Drive.* Waite High School uses this field for football.
- 7 CITIZENS BANK.** *602 Main Street.* Citizen is the only bank currently within the Garfield Neighborhood.
- 8 ECUDARE ACADEMY 1.** *631 Euclid Avenue.* One of two locations of childcare providers within the Garfield Neighborhood.
- 9 ECUDARE ACADEMY 4.** *806 Starr Avenue.* One of two locations of childcare providers within the Garfield Neighborhood.
- 10 GARFIELD ELEMENTARY.** *1103 N Ravine Parkway.* This elementary school is a part of the TPS district and serves the Garfield neighborhood and beyond.
- 11 WAITE HIGH SCHOOL.** *301 Morrison Drive.* This high school is a part of the TPS district and serves East Toledo and part of South Toledo.
- 12 EPIPHANY OF THE LORD PARISH, SACRED HEART CATHOLIC CHURCH CAMPUS.** *509 Oswald Street.* Epiphany of the Lord is one parish community made up of three historic churches in East Toledo: Sacred Heart, St. Stephen, & St. Thomas Aquinas.
- 13 NATIONAL MUSEUM OF THE GREAT LAKES.** *1701 Front Street.* Originally housed in Vermilion, Ohio, this national museum now lives in East Toledo, which celebrates the history of the Great Lakes and actively provides educational programming for the community.
- 14 RAVINE I+II PARKS.** Ravine I Park is bounded by Elgin Street, Colorado street, South Ravine Parkway, and I-280. Just to the North, Ravine II Park is bounded by the property line extending from Mott Avenue, the housing along Graham Street, and I-280.
- 15 TRIBUTE PARK.** This park is situated by I-280 on the edge of Craig Bridge and includes a statue plaza and walking trails.
- 16 GLASS CITY METROPARK.** 20+ acre in progress metropark bordering Maumee River, Front Street, and the Marina District Development site. This park will connect to International Park and Tribute Park. Phase I is complete, Phase II and III are underway.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

Garfield Anchors

Neighborhood Identified Anchor



250' 500' 1,000' 2,000'

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LANDMARKS + SIGNIFICANT ARCHITECTURE

LANDMARKS WITHIN EAST TOLEDO

ANCHOR DEFINITION. A landmark is a recognizable natural or artificial feature used for navigation, a feature that stands out from its near environment and is often visible from long distances. They tend to be local or national symbols.

- 1 THE DOCKS @ INTERNATIONAL PARK.** *20 Main Street.* A six-restaurant complex with outdoor dining along the Maumee River which overlooks the Toledo shoreline.
- 2 WEBER BLOCK BUILDING.** *101 Main Street.* A historic three-story brick commercial structure which serves as a architectural icon and landmark for East Toledo.
- 3 WAITE HIGH SCHOOL.** *301 Morrison Drive.* This high school is a part of the TPS district and serves East Toledo and parts of South Toledo. Its defining architecture can be seen across the river in West Toledo.
- 4 EPIPHANY OF THE LORD PARISH, SACRED HEART CATHOLIC CHURCH CAMPUS.** *509 Oswald Street.* Epiphany of the Lord is one parish community enriched by three churches in historic east Toledo: Sacred Heart, St. Stephen, & St. Thomas Aquinas.
- 5 NATIONAL MUSEUM OF THE GREAT LAKES.** *1701 Front Street.* Originally housed in Vermilion, Ohio, this national museum now lives in East Toledo, which celebrates the history of the Great Lakes and actively provides educational programming for the community.
- 6 TONY PACKO'S CAFÉ.** *1902 Front Street.* A famous restaurant in East Toledo, Tony Packo's serves Authentic Hungarian food made famous by its mentioning in M*A*S*H* (1976).

- 7 RAVINE I + II PARKS.** These parks take up one-sixth of the Garfield Neighborhood, and include some programming including two baseball/softball fields and a playground known as the "Blue Park," due to the play equipment color.
- 8 GLASS CITY METROPARK.** A 20+ acre metropark bordering Maumee River, Front Street, and the Marina District Development site. This park will connect to International Park and Tribute Park essentially creating a small greenbelt around Garfield.
- 9 MOLLENKOPF STADIUM.** Waite High School uses this field for football, which they excelled at during the 1920's and 30's. They won two National Championships.
- 10 MERCY HEALTH.** Mercy Health is the largest health care provider in Northwest Ohio and serves as Ohio's fourth largest employer. Mercy Health is determined to provide for the poor and under-served
- 11 CRAIG BRIDGE.** Spanning from Maumee River one mile downstream from downtown Toledo, the bridge was named after Robert Craig, a Scottish-Toledoan Second Lieutenant during the Second World War.^{ads}
- 12 MEMORIAL SKY BRIDGE.** Named the Veterans' Glass City Skyway, the plan for the Craig Bridge upset many of the Veteran groups that it did not represent all soldiers. As a compromise they created a new bridge.
- 13 MARTIN LUTHER KING BRIDGE.** First known as the Cherry Street Bridge, this bridge was the first of its kind with street car capability while being constructed.
- 14 EAST TOLEDO FAMILY CENTER.** Originally known as the Neighborhood House, started in 1901. Their focus is to help families and create a livable community.



The Docks at International Park



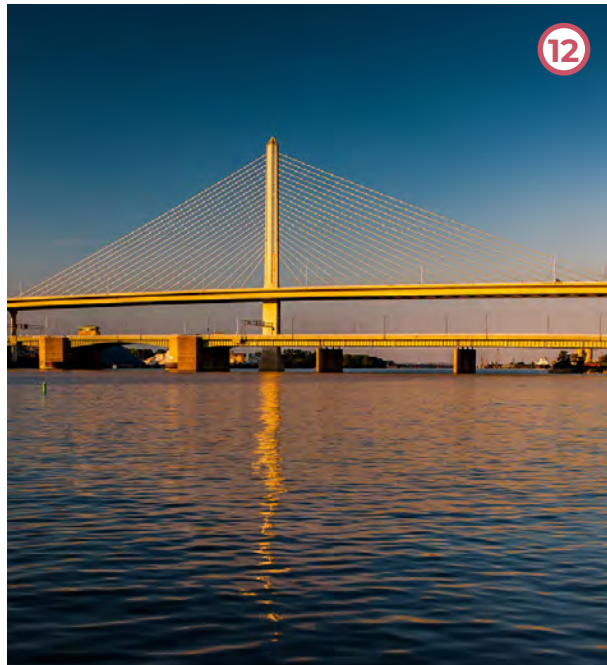
Weber Bock Building



Epiphany of the Lord, Sacred Heart Parish



Glass City Metropark



Memorial Sky Bridge



Original Tony Packo's



National Museum of the Great Lakes

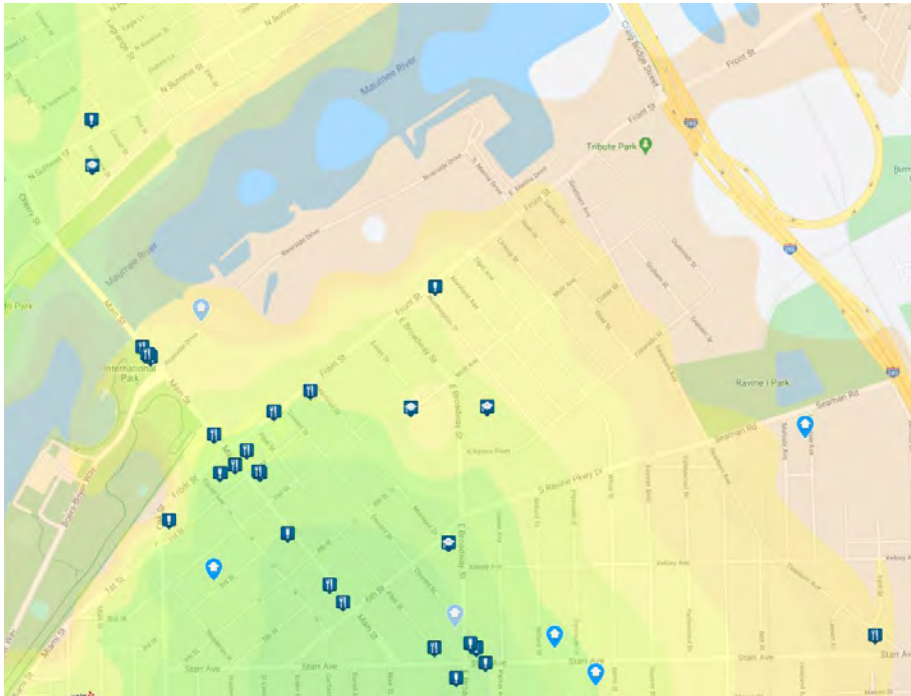


Mollenkopf Stadium

WALKABILITY

PROMOTION OF QUALITY OF LIFE

“Walkability” indicates how and where it is comfortable to walk within an area or zone. The typical comfort level is a 1/4 mile radius which is approximately a 5 - 10 minute walk. This is a set Planning Standard based off numerous user surveys and data for walking patterns within North America.



45 - 75
WALK SCORE

WALK SCORE. Walk Score is a third-party site that provides a score on a scale of 1, being the least walkable, to 100, being the most walkable for different cities and neighborhoods. Their mission is to promote walkable neighborhoods. “Walkable neighborhoods are one of the simplest and best solutions for the environment, or health, and our economy.” The approximate walk score for Garfield west of Waite High School is 75 and to the east is 45 with an average of 60 overall. The lower walk score to the east between Waite High School and I-280 results from the distance from neighborhood businesses and services to residents. Other factors that can lower the walk score may be the speed of vehicular traffic, deteriorated sidewalks, and/or areas with less tree coverage.¹

NEIGHBORHOOD WALKABILITY. The map on the following page shows neighborhood anchors, each with a quarter mile walking radius around the building face of each site. Therefore, larger sites will have larger circles. The overlaps in the quarter mile walking radii highlight the convenient proximity and walkability between neighborhood institutions, businesses, and services. This map supports the higher walk score designation in the west half of Garfield along the Main-Starr Business District and the decrease of walkability to the east.

Moving forward, it is important to address existing pedestrian conditions and where to increase neighborhood services to enhance Garfield’s overall walkability.

¹https://www.walkscore.com/OH/Toledo/East_Toledo



Maumee River

Future
Glass City
Metropark
Phase III

Glass City
Metropark

Tribute
Park

280

Ravine
II Park

Ravine
I Park

Garfield Walkability

 1/4 mile radius = 5-10 minute walking distance



250' 500' 1,000' 2,000'

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BUS ROUTES

ROUTING WITHIN THE GARFIELD NEIGHBORHOOD

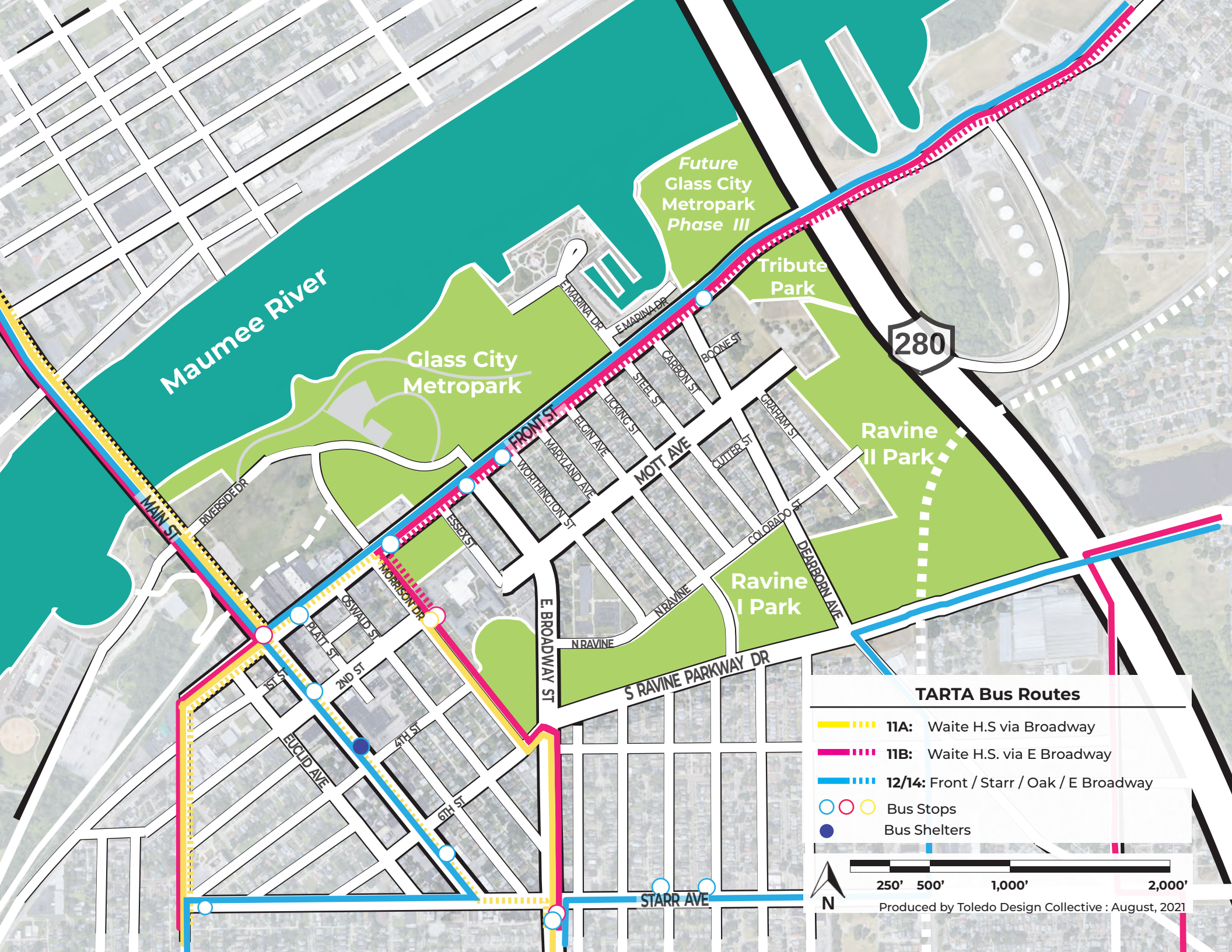
Toledo Area Regional Transit Authority, *TARTA*, routes utilize the three major corridors: Front Street, Main Street, and Starr Avenue.

11A | WAITE HIGH SCHOOL (H.S.) VIA BROADWAY This Route follows along Broadway on the West Side, crosses the MLK Bridge, proceeds down Oak Street, and loops up East Broadway to arrive at Waite Highschool before and after school hours, Monday through Friday. *This route will no longer be available in the 2021-22 school year as TPS did not renew their contract with TARTA.*

11B | WAITE H.S. VIA E BROADWAY. Starting from the Downtown Tarta Transit Hub, 11B copies the 11A route in the mornings by traveling down Oak and forming a loop from Oakdale to E Broadway, arriving at Waite H.S, Monday through Friday. This route differs from 11A by continuing over to the Birmingham Library after making a stop at the school. After school hours, the afternoon route stops at Waite H.S. first, goes up Front St to the Birmingham Library. *This route will no longer be available in the 2021-22 school year as TPS did not renew their contract with TARTA.*

12 / 14 | FRONT/ STARR/ OAK/ EAST BROADWAY. This route connects several East Toledo anchors, linking south to the Hollywood Casino.

BUS STOP CONCLUSIONS. Outside of the school routes, there is only the 12/14 route serving all of East Toledo that runs one-way. Due to Garfield's high walkability, the neighborhood is well connected to existing transit. It should be noted, however, that with a large one-way loop and only one covered bus stop in the neighborhood, public transit may not be the most efficient nor desirable option for Garfield residents to commute for work or school.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

TARTA Bus Routes

- 11A:** Waite H.S via Broadway
- 11B:** Waite H.S. via E Broadway
- 12/14:** Front / Starr / Oak / E Broadway
- Bus Stops
- Bus Shelters



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URBAN TREE CANOPY

TREE COVERAGE WITHIN NEIGHBORHOOD

OVERVIEW. Tree coverage, or canopy, provides health and social benefits to neighborhoods as well as reducing energy consumption. The adjacent map illustrates where there are trees within the neighborhood and where they shade the ground below.

This mapping depicts the residential core on the east side of the neighborhood having a decent tree canopy, once south of Front Street. This does not include the periphery of the residential area along Graham Street and Colorado Street, where there is room to increase tree canopy along Ravine II Park and Ravine I Park. Additionally, through the Main and Starr Business District, the housing behind Main Street, and along Front Street, the tree canopy is especially sparse and in need of considerate improvement.

BENEFITS OF A HEALTHY URBAN TREE CANOPY¹

ENVIRONMENTAL BENEFITS. “Trees sequester carbon [CO₂], reducing the overall concentration of greenhouse gases in the atmosphere. Urban forests promote beneficial water quality and reduce storm water management costs.”

- Trees are natural air conditioners. Neighborhoods with tree canopies can be 6-8 degrees cooler than neighborhoods without. This cuts down on residential air conditioning usage.
- Trees can intercept rainwater and storm water which can reduce pollutants into waterways.

ECONOMIC BENEFITS. “Communities and business districts with healthy tree-cover can help attract new residents, industry, and commercial activity.”

- According to the U.S. Forestry Service, mature trees increase property value by an average of 10 percent.²
 - Homes landscaped with trees can sell quicker than homes without
 - For businesses, shoppers are proven to shop longer where street trees exist

PUBLIC HEALTH AND SOCIAL BENEFITS. “Trees produce oxygen, intercept airborne particulates, and reduce smog, enhancing a community’s respiratory health. The urban canopy directly contributes to meeting a city’s regulatory clean air requirements.”

- Urban landscaping, including trees can help to lower crime rates, blood pressure, and relaxes brain wave patterns

1. <https://canopy.org/tree-info/benefits-of-trees/>

2. <https://www.arboday.org/trees/benefits.cfm>



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

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Urban Tree Canopy

One Tree

250' 500' 1,000' 2,000'

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Overlay Zoning Districts

-  MRO Maumee Riverfront
-  MDO Marina District
-  PUD Planned Unit Development
-  MSSA Main Street/Starr Avenue
- UNO Urban Overlay

Maumee River

280

Garfield Current Zoning

- | | |
|---|--|
|  RD6 Duplex Residential |  CR Regional Commercial |
|  RM36 Multi-Dwelling Residential |  IL Limited Industrial |
|  CO Office Commercial |  IG General Industrial |
|  CM Mixed Commercial-Residential |  POS Parks and Open Space |
|  CS Storefront Commercial | |

ZONING

EXISTING ZONING

The majority of the language from this review is taken directly from the Toledo Zoning Code.

Toledo Lucas County Plan Commissions establishes zoning districts and standards, which are outlined below. There are four types of base zoning districts: *Residential, Commercial, Industrial, and Special Purpose* districts, all of which can be found within the Garfield Neighborhood.

RESIDENTIAL [R] ZONING DISTRICTS.

[RD6] DUPLEX RESIDENTIAL. *The RD, Duplex district is primarily intended to accommodate the development of single dwelling units and duplexes on individual lots. The district is intended to create, maintain and promote a variety of housing opportunities for individual households.*

Within Garfield these zones are concentrated between Morrison Drive and behind the Main Street Corridor and southeast of Mott Avenue

[RM36] MULTI DWELLING RESIDENTIAL. *The RM, Multi-Dwelling districts are primarily intended to accommodate the development of multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The regulations are intended to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, and recreational opportunities. The development standards are intended to ensure that new development will be compatible with the City's character and to provide certainty to property owners, developers, and neighbors about the limits of what is allowed.*

The RM36 zone allows more than one principal building shall be allowed on a lot when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under

option by a single entity. A range of districts is established to reflect the diversity of the City's residential neighborhoods.

Within Garfield these zoned parcels are located north of Mott Ave, while containing primarily single family housing.

The Residential [R] Districts make up a significant portion of the Garfield Neighborhood. Within these Residential [R] Districts the RS6 zoned areas are the most restrictive, the RD6 allows for more flexibility for development, while the RM36 zone allows for the most flexibility in the neighborhood. While Single Family Zoning is the most common residential land use with in Garfield, there is no RS6 Zoning. See charts below for which residential development is more accommodating of others versus restrictive of others:

RS6		RD6		RM36	
Accommodates	More Restrictive / Longer Process	Accommodates	More Restrictive / Longer Process	Accommodates	More Restrictive / Longer Process
Single Family Development	Duplex Development	Single Family Development	Multi-Family Development	Single Family Development	
	Multi-Family Development	Duplex Development		Duplex Development	
				Multi-Family Development	

ZONING

EXISTING ZONING

COMMERCIAL [C] ZONING DISTRICTS.

[CO] OFFICE COMMERCIAL. *The CO, Office Commercial zoning district is generally intended to function as a low to medium intensity office zoning district that is generally intended for application along arterial streets. The district is intended to provide an alternative zoning classification for streets and roads where there is a desire to prevent strip commercial development. The district is also intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods.*

Within Garfield, CO zoning can be found in the northeast corner of the neighborhood near Tribute Park, where Northwest Ohio Building & Construction Trades Council is located.

[CM] MIXED COMMERCIAL-RESIDENTIAL - PLANNED URBAN DEVELOPMENT. *The CM, Mixed Commercial-Residential zoning district is intended to accommodate mixed-use, pedestrian-oriented development.*

Within Garfield, the singular parcel with this designation is the Marina Lofts Development.

[CS] STOREFRONT COMMERCIAL. *The CS, Storefront Commercial zoning district is intended to accommodate pedestrian-oriented, neighborhood-serving retail and service uses along streets that have historically had a storefront commercial character. The district is intended to foster new development that is compatible with this established character.*

Within Garfield, this zoning designation is along the Main Street and Starr Avenue, or what has been known as the Main Starr Business District.

[CR] REGIONAL COMMERCIAL. *The CR, Regional Commercial zoning district is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses.*

Within Garfield, the primary places containing CR zoning are along Front Street, surrounding the Glass City Metropark, including the National Great Lakes Museum.

INDUSTRIAL [I] ZONING DISTRICTS.

[IL] LIMITED INDUSTRIAL. *The IL, Limited Industrial district is intended to accommodate uses such as wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses.*

Within Garfield this zoning is located in two instances along Front Street. It is also dispersed within Ravine I and II Parks.

[IG] GENERAL INDUSTRIAL. *The IG, General Industrial District is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services.*

Within Garfield the singular parcel with this designation is on the west side of Main Street, just south of International Park, spanning beyond the neighborhood boundaries.

SPECIAL PURPOSE ZONING DISTRICTS.

[POS] PARKS AND OPEN SPACE DISTRICT. *The POS, Parks and Open Space district is a Special Purpose zoning district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. The POS district may also be applied to privately-owned open space areas within residential developments.*

Garfield is surrounded by parks, with Glass City Metro Park to the north, International Park to the west, Ravine I Park to the southeast, Ravine II Park and Tribute Park to the east.

OVERLAY ZONING DISTRICTS. *Overlay districts are tools for dealing with special situations or accomplishing special zoning goals. As the name implies, overlay zoning districts are “overlaid” on base zoning classification to alter some or all of the underlying district regulations. Overlay districts are shown on the Official Zoning Map as dashed lines labeled with the overlay map symbol or with the overlay district name. A CM (Mixed Commercial-Residential) parcel that is included in the -PUD (Planned Urban Development) district would be referred to as CM-PUD.*

[MRO] MAUMEE RIVERFRONT OVERLAY DISTRICT. *The -MRO, Maumee Riverfront District is of special and substantial public interest because of its location along the lower reaches of the major river in the region. The river is a visual, environmental and transportation resource affecting substantial portions of the City including many neighborhoods, the Central Business District, numerous parks, and several areas designated or with the potential for redevelopment. It is the general purpose and intent of these regulations to provide for maximum public benefit from the further development of the riverfront area, through a sharing of the -MRO District land by different types of uses which are developed with a river orientation and with an emphasis on the opportunity for enjoyment of river vistas and access by a maximum number of citizens.*

Within the Residential, Park and Water- Oriented Recreation subdistrict, the -MRO regulations are intended to promote a superior level of public access, convenience, comfort and amenity; to encourage safe and efficient pedestrian and vehicular access; to provide adequate parking; to preserve and enhance principal vistas and visual relationships; and to promote a beneficial relationship between the waterfront area and adjoining areas.

Within Garfield the -MRO District is mainly north of Front Street to the Maumee river, with the exception of the parcels south of Front from Platt Street to Essex Street that line Front Street.

[MD] MARINA DISTRICT OVERLAY. *The adopted Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan shall apply to all development within the Marina District, and those standards for development shall take precedence where they are more restrictive or advance the purposes defined within*

The -MD overlay is north of Front Street between Main Street and I-280.

[PUD] PLANNED UNIT DEVELOPMENT. *The Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features or consolidation of open space in order to provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility that provides for the siting of development in a coordinated and efficient manner.*

Planned Unit Development regulations are intended to promote consistency with the Comprehensive Plan and adopted neighborhood plans. The Planned Unit Development may be a residential, commercial, or industrial development or may be a combination of uses with no minimum site area required. All planned unit developments shall be platted in accordance with applicable subdivision rules and regulations.

Within Garfield, the only -PUD that exists is the Marina Lofts site.

[MSSA- UNO] MAIN STREET/STARR AVENUE URBAN OVERLAY DISTRICT. *The Main Street/Starr Avenue Urban Overlay District is intended to: provide a review process for proposed physical changes to structures and public space along the Main Street, Starr Avenue & Front Street areas; implement appropriate building and parking setbacks that accommodate redevelopment that is compatible with historical building patterns; and promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features. The overlay zoning district establishes additional design standards for development allowed by the underlying zoning district.*

Standards of the MSSA-UNO District are comprehensive and can be found in the City of Toledo’s Zoning Code. The standards of the Main Street/Starr Avenue Urban Overlay District apply to the physical change of any building or building addition that increases a building’s floor area by more than 10 percent, except for detached houses and duplexes used for residential purposes. “Physical change” means any work such as alteration, remodeling, new construction or renovation of the exterior of a structure. The standards also apply to the construction of off-street parking spaces and driveways, except for those serving detached houses and duplexes used for residential purposes. Building alterations that conflict with these standards or that otherwise increase the degree of non-compliance with these standards are prohibited.

The MSSA-UNO District contains parcels along both sides of Main Street between Front Street to the north and to the south side of Starr Avenue. It also contains the parcels on the both sides of Starr Avenue from Main Street to the west, and East Broadway Street to the east. It also contains the northwest corner of Main and Front Streets.



Maumee River

280

Garfield Current Land Use

- | | |
|--------------------|------------------|
| Single Family | Mixed Commercial |
| Duplex | Commercial |
| Multi-Family | Industrial |
| Parks + Open Space | Vacant Land |
| Public + Civic | |



Produced by Toledo Design Collective : August, 2021

LAND USE

CURRENT LAND USE WITHIN THE NEIGHBORHOOD

The Current Land Use map is based upon field surveys of existing conditions within the Garfield Neighborhood.

SINGLE FAMILY RESIDENTIAL. *Land used exclusively for residential purposes and containing a single dwelling unit.*

Throughout the Garfield Neighborhood, single family homes occupy the majority of housing units.

DUPLEX RESIDENTIAL. *Land meeting the general definition of duplex residential containing two or more attached dwelling units (share a common wall, each with primary ground floor access to the outside). Examples: attached townhome, double bungalow, triplex, and large multi-unit structures with each unit having its own external entrance.*

Within Garfield, this land use is seen heavily along Graham Street and Platt Street, south of 4th Street. It is also sparsely dispersed through the residential neighborhood.

MULTI-FAMILY RESIDENTIAL. *Land meeting the general definition of residential containing two or more attached dwelling units, one or more of which does not have primary ground floor access to the outside. Examples: apartment building and condominium with a main entrance for all residents.*

Within Garfield, this land use is sparsely scattered throughout the neighborhood, the biggest development being the Marina Lofts on Main Street.

PARKS AND OPEN SPACE. *Land used for park and recreational sport assembly or passive open space. This may occur at community level fields, regional parks, public parks, campgrounds, small urban parks, playgrounds, rest areas, etc. This category includes passive recreational activities or areas, such as wildlife refuges, habitat areas, public plazas, river walks, and residential common areas with distinguishable walk or bike paths.*

This land use exists along the north, east and south east boundaries of the Garfield Neighborhood.

PUBLIC + CIVIC. *This land use applies to schools, community centers, libraries, and other city funded institutions in which the owner does not pay taxes as they are for public uses.*

In Garfield, this includes Waite High School, Garfield Elementary School, and Sacred Heart Church.

MIXED COMMERCIAL. *Land containing a building with multiple uses but with NO industrial uses. An example would be a building containing commercial shops, childcare facility, offices, and/or restaurants. Downtown areas usually have buildings where the first and/or second floor is commercial and the rest is office or residential.*

This land use within Garfield, is along Main Street within the context of Office Commercial mixed use

COMMERCIAL. *Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use. This category is used as the default for commercial/retail land uses. Examples include: store, restaurant, hotel, bank, daycares, etc.*

Commercial land use is most prevalent along Main Street and Starr Avenue.

INDUSTRIAL. *Land containing manufacturing, transportation, construction companies, communications, utilities or wholesale trade. This category includes publicly owned industrial lands, warehouses, some special horticultural uses, landfills, and automotive junk yards.*

This land use is along Front Street and also along a small portion of 2nd Street. This land use is currently not the highest and best use within the Garfield Neighborhood

VACANT. *Land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernible use based on available data.*

This land use is scattered throughout the neighborhood.

PRELIMINARY STRUCTURE GRADING

IN COLLABORATION WITH THE LANDBANK

OVERVIEW. From 2014 to 2015, the Lucas County Land Bank lead the Toledo Survey Project, providing unprecedented data collection for the city. This data surveyed only residential parcels. Volunteers and staff collected information on all 122,000 City of Toledo properties.

To keep up with evolving conditions, another citywide survey is set to occur later in 2021. With new surveying software, the grading criteria is undergoing updates to best accurately capture the built environment. The data surveyed in the 2021 survey will look at all properties, not just residential, like the previous survey. In the Fall of 2020, TDC staff were able to pilot the new grading process and criteria for the Garfield Neighborhood.



*The following maps reflect the results of this pilot process with the displayed grades: **

GRADE A: EXCELLENT 55%

GRADE B: GOOD 22%

GRADE C: FAIR 13%

GRADE D: POOR 3%

GRADE F: POSSIBLE LOSS 3%

Grades were determined by visible defects of the foundation, roof, exterior doors and windows, paint and siding, and/or fire damage. The greater hindrance to habitability resulted in a lower grade.

***Official results of the city wide survey may vary in the following year as the new process and criteria are refined.**



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

Garfield 2020 Structure Grading

- | | |
|------------------------|-------------|
| Grade A: Excellent | Vacant Land |
| Grade B: Good | |
| Grade C: Fair | |
| Grade D: Poor | |
| Grade F: Possible Loss | |



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective : August, 2021



GRADES A + B. Existing structures located on these parcels are graded as “excellent” or “good.” These properties become the backbone for the neighborhood as they are in good condition. It remains important that these continue to be good properties and not slip into a C grading or lower. Grades A + B accounts for 79% of Garfield’s structures.



GRADES C. Existing structures located on these parcels are listed as “fair.” These properties are at risk of falling into further disrepair, D or F status. These properties have an opportunity to be renovated as they are in between but still not in the worst shape. Grade C accounts for 15% of Garfield’s structures.



GRADES D + F. These parcels have an existing structures located on them that are listed as “poor” or “possible loss.” These structures will most likely be demolished within the next couple of years. As these structures will likely be vacant, they represent an opportunity for redevelopment. Grade D + F accounts for 6% of Garfield’s structures and 5% of Garfield’s total parcels.



VACANT. Vacant parcels are any parcel that has no existing structure on them, including parks and green open space. With no structure, these parcels are not a part of the aforementioned grading scale. Vacant parcels account for 18% of Garfield’s total parcels. Of these, only 2% of total vacant parcels were marked as “abandoned.”

AREA OF OPPORTUNITY

OPPORTUNITIES FOR THE NEIGHBORHOOD'S FUTURE

Vacancy is scattered throughout the Garfield neighborhood. Within the Garfield Neighborhood there is approximately 15% opportunity area, which includes vacant, unoccupied, D, and F identified parcels. This percentage does not take into account all of the parkland to the east, southeast and north of the neighborhood nor the street right-of ways. The relatively low vacancy, if maintained, is a positive sign of neighborhood stability.

D AND F GRADE. The D and F rated parcels include housing that is beyond repair and possibly hazardous for any occupant.

UNOCCUPIED. “Unoccupied” classifies vacant buildings on parcels according to the structure condition survey. This condition occurs on 8% of Garfield's total parcels, combining business, residential, and institutional uses.

VACANT. The vacant parcels are any parcel that has no existing building.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

Garfield Opportunity Area

- D + F + Vacant Land / Structures + Street Right-of-Ways
- A + B + C 2020 graded parcels
- Parks and Open Spaces



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective : August, 2021

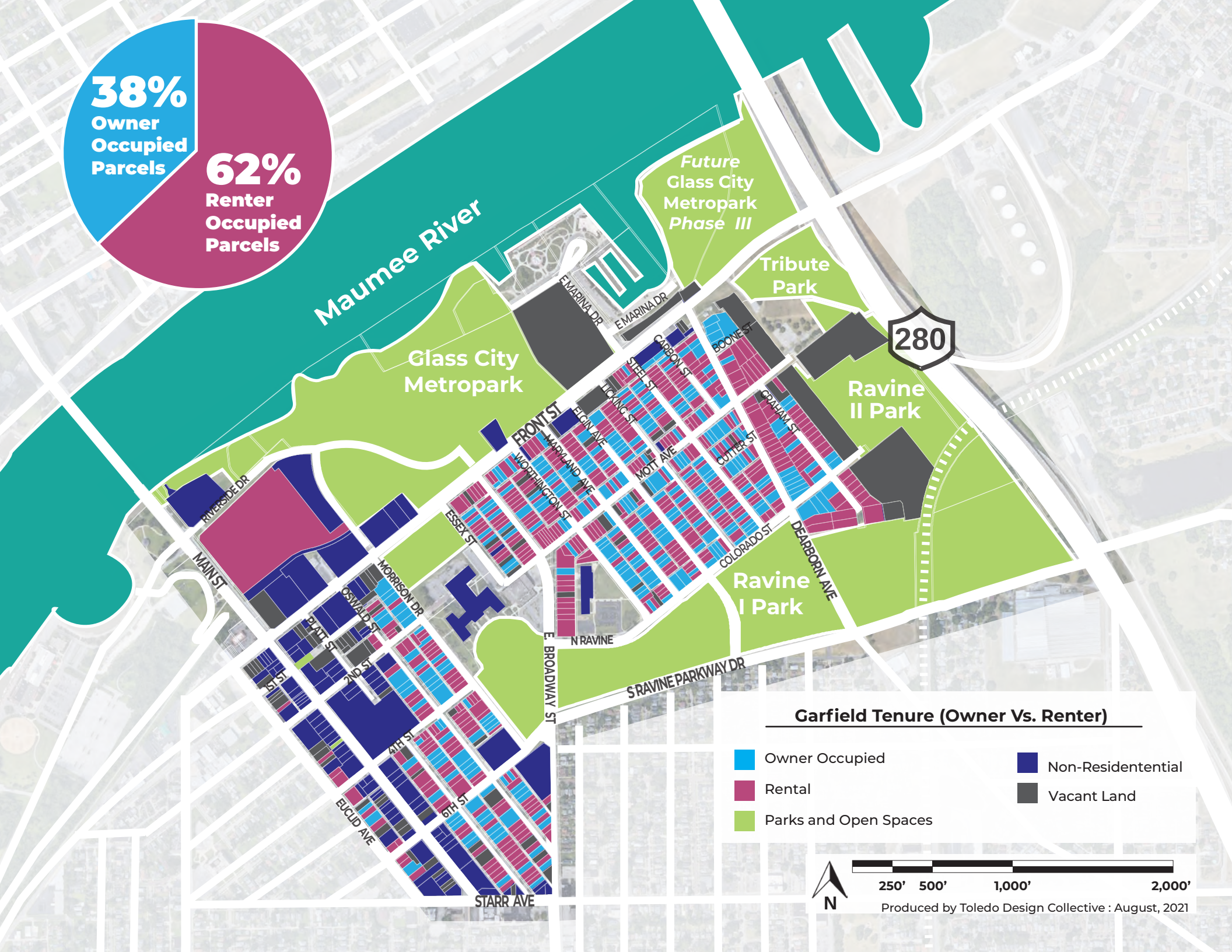
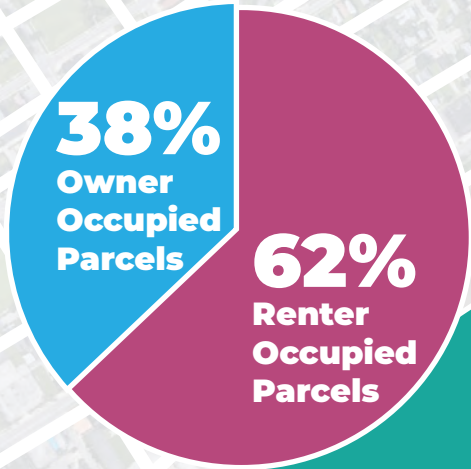
HOUSING TENURE

HOME OWNERSHIP WITHIN NEIGHBORHOOD

RENTER V. OWNER OCCUPANCY.

According to the Lucas County Auditor, over 60% of residential properties are renter occupied in Garfield whereas 38% are owner occupied. This is depicted in the map to the right, excluding non-residential properties and vacant parcels.

The lack of homeownership may seem discouraging to the Garfield neighborhood as it can imply less community buy-in and more transience. Recently as homeownership rate declines, there is an increase not only in renters, but in absentee landlords. This may contribute to deferred property maintenance. All of these factors can affect the neighborhood's overall sense of place, community, and worth and will be considered moving forward.



Garfield Tenure (Owner Vs. Renter)

- | | |
|-----------------------|-----------------|
| Owner Occupied | Non-Residential |
| Rental | Vacant Land |
| Parks and Open Spaces | |

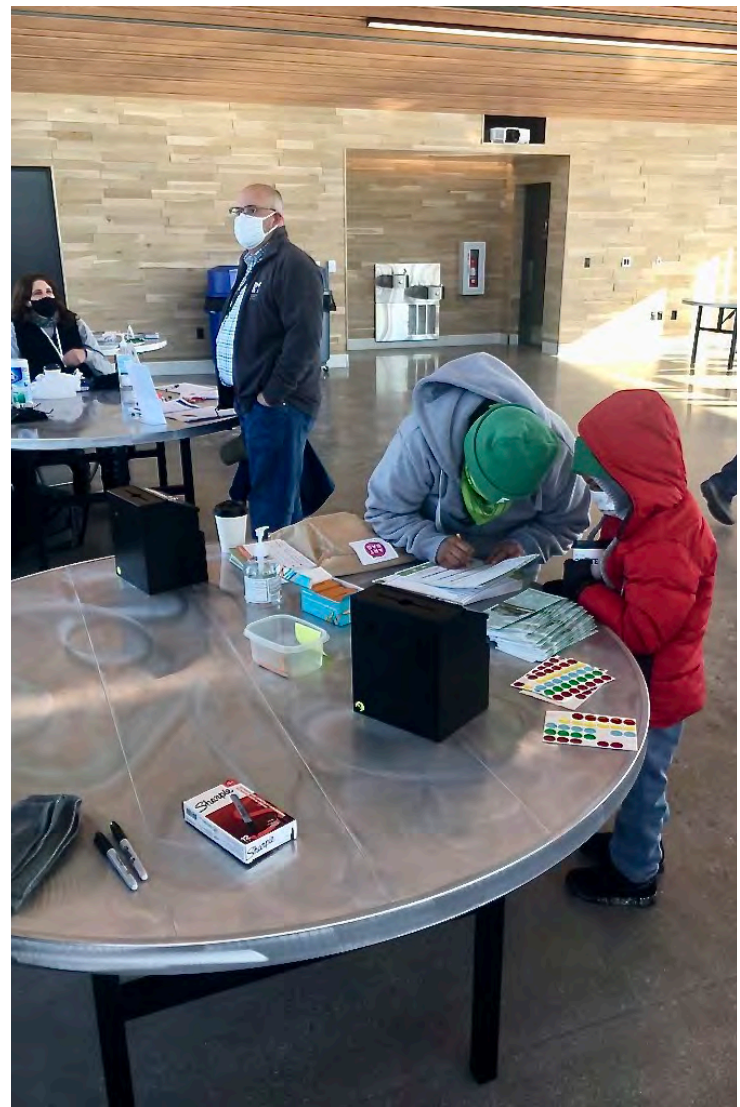
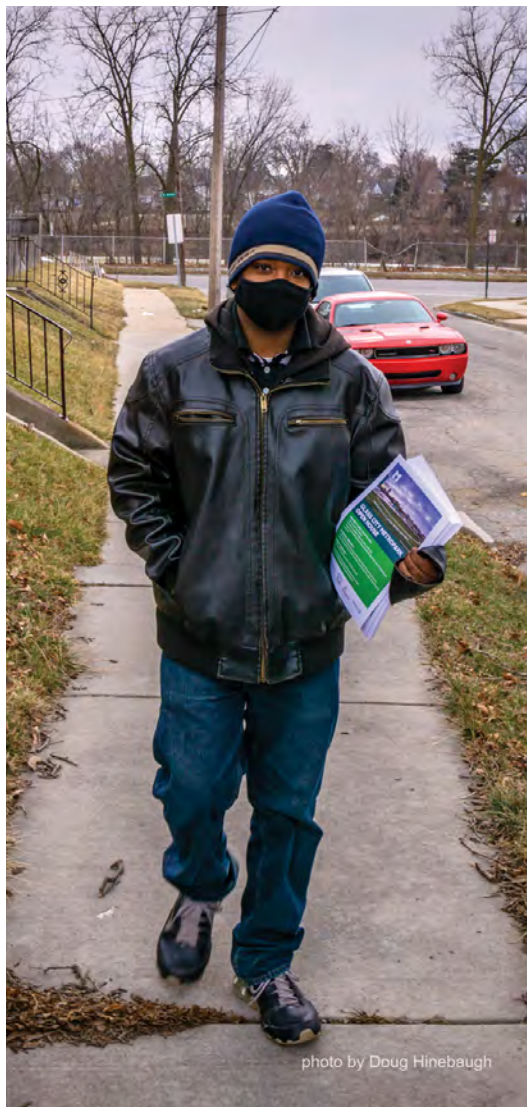
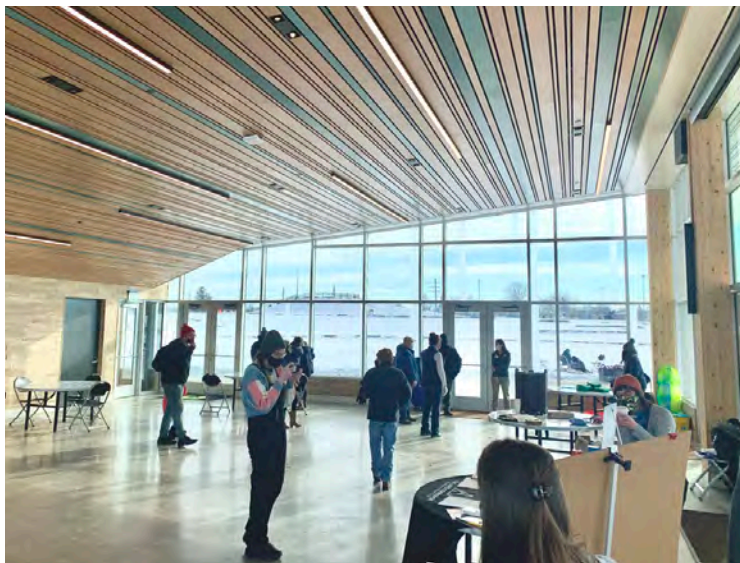


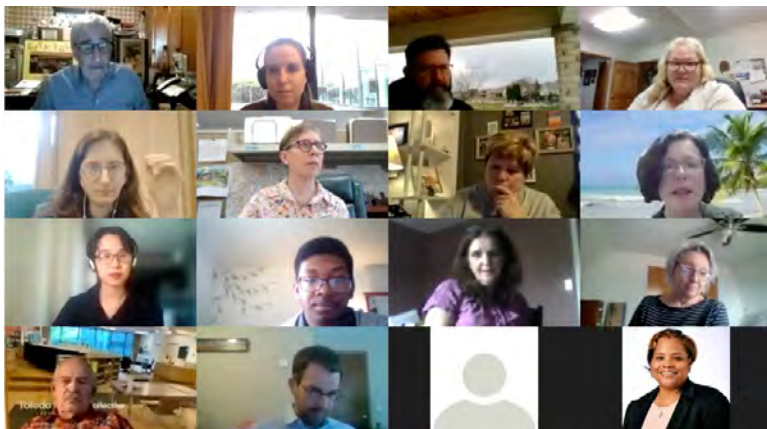
Produced by Toledo Design Collective : August, 2021





STAKEHOLDER ENGAGEMENT





STAKEHOLDER ENGAGEMENT

OVERVIEW. Engagement efforts took many, albeit different, forms throughout the planning process. Many partners worked from home until the COVID vaccines were made widely accessible by late spring of 2021. From online workshops, virtual interactive media, digital surveys, safely-distributed handouts, to in-person events by mid summer, stakeholders had options in how to make their voices heard. In total, there were over 200 stakeholder interactions as outlined in the timeline to the right. This does not include monthly meetings with the CPT and passive outreach, such as flyers and social media posts that also drove the planning process.

As there were so many facets to stakeholder outreach, this section synthesizes community outreach and feedback into the 4 categories listed below.

1. OUTREACH METHODS

- A. Neighborhood Clean-Ups
- B. Printed Materials
- C. Social Media
- D. Midstory

2. Workshops + Focus Groups + Tabling

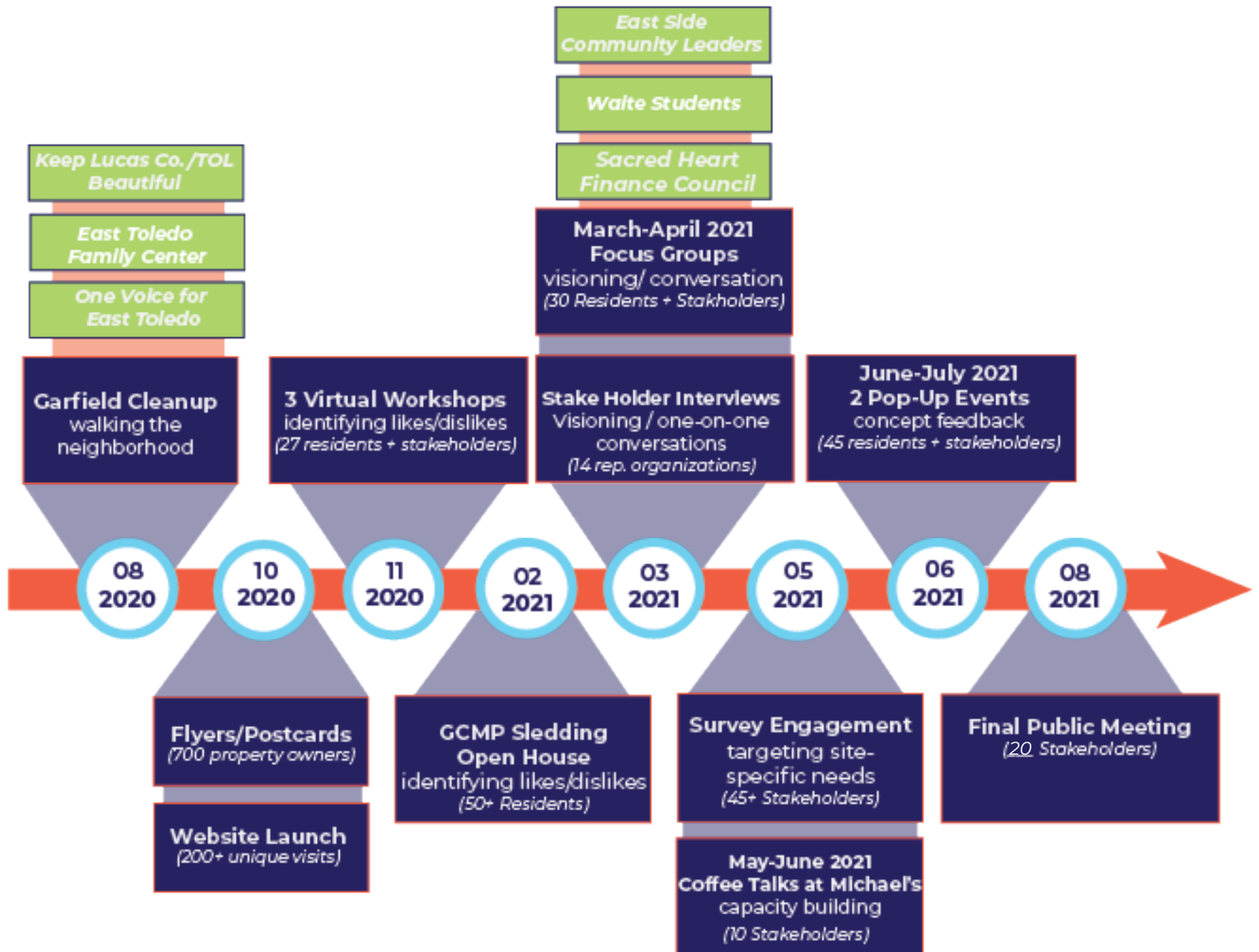
- A. Identified Strengths
- B. Identified Challenges
- C. Identified Concerns
- D. Identified Opportunities
- E. Identified Anchors

3. Stakeholder Interviews

4. Neighborhood Visioning

- A. Residential
- B. Main / Starr
- C. Schools
- D. Riverfront
- E. Ravine I & II





1.A NEIGHBORHOOD CLEAN-UPS

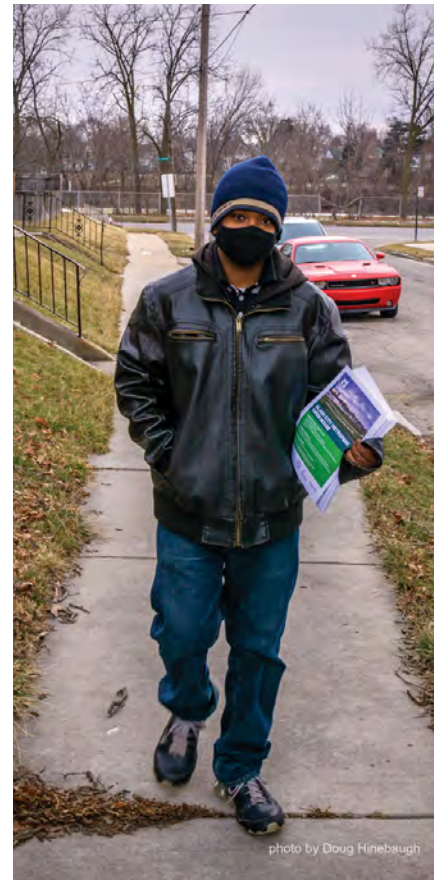
OVERVIEW: Due to the geography of Garfield, strong winds often carry loose trash and debris into Ravine I Park, requiring routine maintenance from the community. As a relatively accessible activity, neighborhood clean-ups are one of the key acts of service that One Voice for East Toledo uses to bring residents together. Over the course of the Planning project, at least 4 organized clean-ups took place in the Garfield Neighborhood. After the project Kick-off in July of 2020, plan engagement in the Garfield Neighborhood started with a clean up event hosted by Keep Toledo Lucas County Beautiful and the East Toledo Family Center.

- Keep Toledo Lucas County Beautiful
- Global Youth Service Day
- NeighborWorks Toledo Region
- New Mural Site

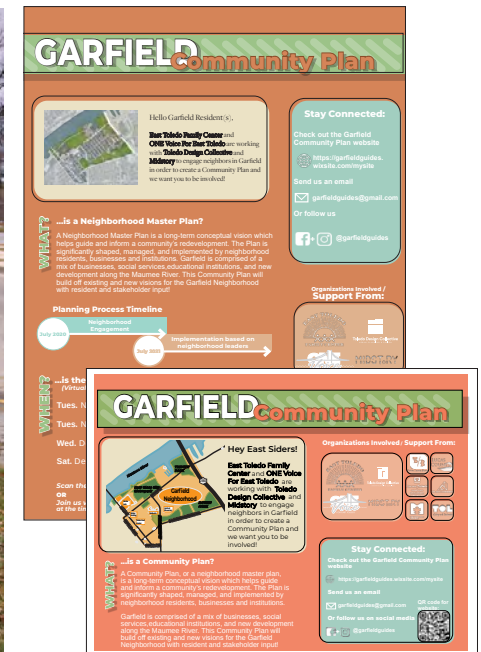
RESULTS: Seeing positive activity/changes to the neighborhood bolsters confidence in residents and encourages them to participate.



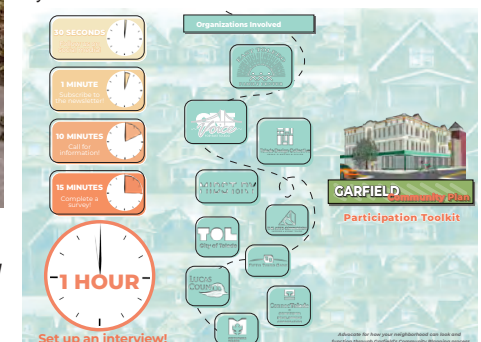
1.B PRINTED MATERIALS



Pictured: TDC Board member, Sean Stewart, distributing flyers in the Garfield neighborhood



Flyers and Postcards

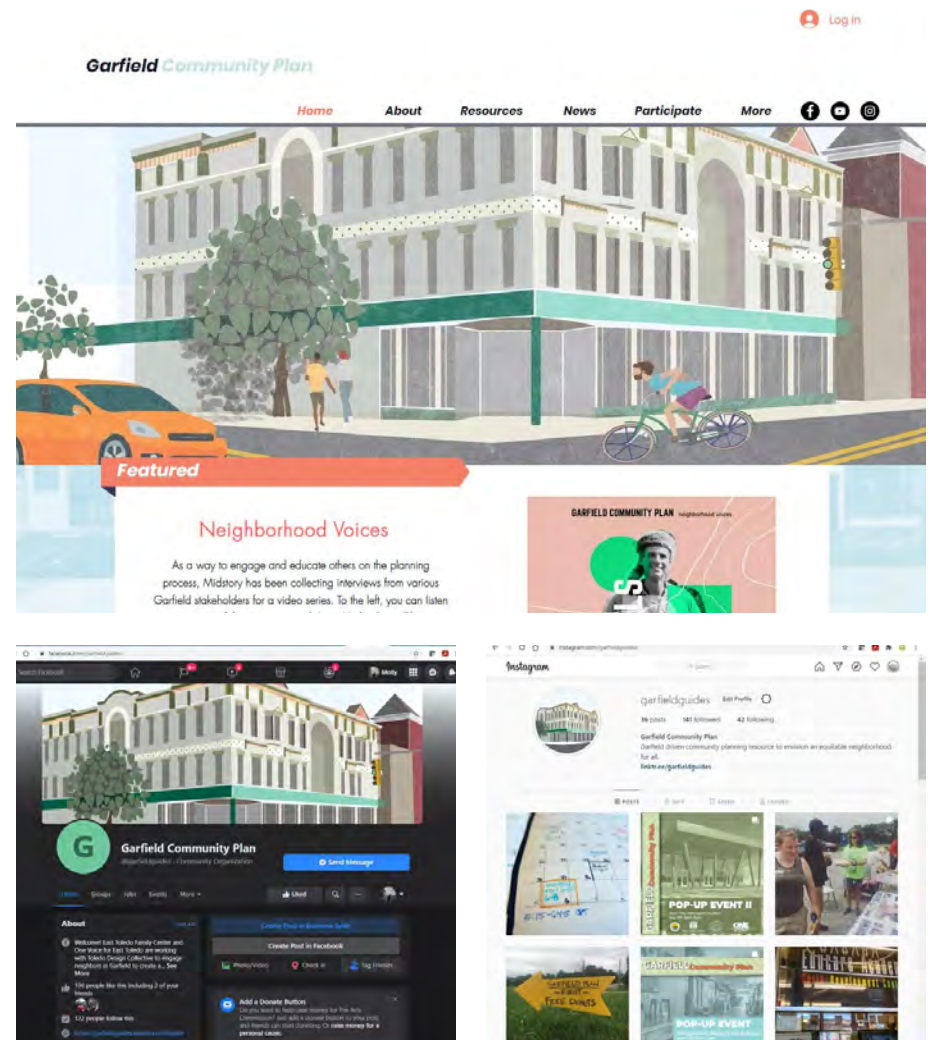


SOCIAL MEDIA STRATEGIES 1.C

OVERVIEW. With limited ability to reach the community in-person, the planning process relied heavily on social media to get the word out about the planning process and share the story of the Garfield Neighborhood. In total, 5 different platforms were used to get the word out including Facebook, Instagram, a website, email newsletters, and uploading recorded zoom sessions to a Youtube page for those who couldn't attend.

PURPOSE. It was decided early on, by the Core Planning Team, that an online forum would be helpful to allow the community to view plan progress, stay updated and involved, and make input as accessible as possible. By exploring each of these different modes, content was generated for One Voice for East Toledo to continue to use, even beyond the planning process, to continue to build capacity within the Garfield Neighborhood.

OUTCOME. In total, there were nearly 300 unique website visits, 50 newsletter recipients, 141 Instagram followers, and 122 Facebook followers. In a 28-day period from June 10th to July 2nd, The Garfield Community Plan Facebook had a post reach of up to 1,036 views. One of the highest views came from promotional materials produced by Midstory in the fall, reaching up to 2,545 views from a single post.





Mini-documentary stills: aerial view over East Toledo (left); residential street in Garfield (top)

1.C MIDSTORY

A MEDIA PARTNERSHIP



OVERVIEW. For the Garfield Community Plan, Midstory produced educational and promotional materials, including: general plan education, workshop ads, stakeholder interviews (mini docu-series), and audio posters. These videos worked specifically to enhance Toledo Design Collective's online engagement efforts including the plan's social media platforms and website. The goal was to supplement and diversify content online and to keep feeds alive at a time when planning and engagement were in early stages during a year of pandemic restrictions. The team's production also focused on educational content that would add context and value to the community in the long term. Short-form videos detailing the plan and workshop schedules were released over the course of the first planning months in which workshops were held over Zoom. Soon after interviewing stakeholders and planning leaders in early spring, the team saw an

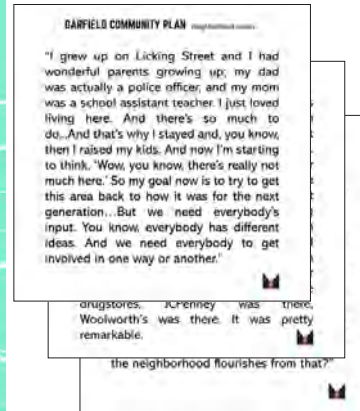
opportunity to release content that utilized quotes in an attractive format, including aesthetic "audio posters" aimed to attract interest and participation across the East Toledo Neighborhood and beyond. The five-part mini-documentary series recorded the perspectives and narratives of residents, planners, and plan leaders and is available to planning partners to inspire community mobilization beyond the planning stages.

OUTCOME. In total, Midstory produced more than 15 different pieces, attracting up to 2,545 viewers at its peak when advertised on Facebook. These pieces, depicted to the right, not only supplemented the plan in action, but most can continue to serve the outreach efforts of One Voice for East Toledo. The media series provides content and inspiration about Garfield and East Toledo at large, not only within the neighborhood during the year from 2020-2021. This is meant to be evergreen content that can be used beyond this planning effort toward mobilization and community strengthening in Garfield itself as well as in other regions of Toledo.



AUDIO POSTERS FROM STAKEHOLDER INTERVIEWS

These pieces took soundbites from interviews with Jodi Gross, Executive Director of ETFC; Larry Michaels, local East Toledo historian; Robert Seyfang, TDC founder; Elizabeth Ellis, TDC Studio Director; Bev Piper, Garfield Representative for One Voice for East Toledo and Garfield resident; Molly Burns, TDC Project Manager; Stefanie Revesz, Waite High School teacher and Garfield resident; and Isabella Escareno, Waite High School student and East Toledo resident.



EDUCATIONAL PLAN PROMOS

Released during the fall / winter months of 2020 supplementing virtual Zoom workshop sessions.



STAKEHOLDER INTERVIEW DOCU-SERIES

Episodes from the mini-documentary series took the form of 3-5 minute clips themed to provide context and value to the Garfield Community Plan.

- Episode 1 Behind the Garfield Community Plan
- Episode 2 "Once an East Sider..."
- Episode 3 A Neighborhood for the American Dream
- Episode 4 "And generations to come..."
- Episode 5 The Plan Lives On

02 WORKSHOPS + FOCUS GROUPS + TABLING

OVERVIEW. In the early to mid phases of the planning process, the Toledo Design Collective, with support from East Toledo Family Center, hosted the following:

- 3 virtual workshops open to the public,
- 4 focus group discussions
 - 2 for East Side residents and leaders,
 - 1 with Waite High School Students
 - 1 with the Parish Finance Council for Sacred Heart Church

To catch additional responses, the Toledo Design Collective:

- Tabled at the Glass City Metropark Open House on February 6th
- Made discussion questions available through a Google forum

Through these conversations and forums, over 100 different stakeholders provided input on the subject of neighborhood strengths, challenges, opportunities, and concerns. The following pages summarize the most common themes from these discussions.



Waite High School; Architectural Icon of the East Side



2 **A** NEIGHBORHOOD STRENGTHS

“Strengths” are defined as neighborhood assets that enhance individual and collective wellbeing both physical (stores, parks, etc.) and non-physical (history, sense of community, etc.) elements. In the virtual workshops, focus groups, and surveys, community members were asked to discuss the strengths in their neighborhood. Below are the most common themes, categorized by residential, commercial, and parks and public spaces in the Garfield Neighborhood.

Residential

- Stable Housing Stock
- Desirable Location
 - Proximity to River
 - Surrounded by Parks
 - Close to Downtown
 - Right off of I-280

Commercial

- Rich History
 - Significant Architecture
 - Local Music Scene

Parks and Public Space

- Excitement around New Metropark
- Abundance of green space surrounding the neighborhood

Overall

- Garfield is a gateway to the East Side
- Big investments underway
 - New Population (Marina Lofts) is promising
- Strong sense of Community
 - East Side Pride
 - Waite Alumni Base

2 **B** NEIGHBORHOOD CHALLENGES

“Challenges” are aspects of the neighborhood with negative impact, likely creating obstacles for residents and community stakeholders to go about their day-to-day lives or achieve goals. For example, an empty lot may be inaccessible and unusable for local residents, additionally the appearance of the empty lot may result in negative public perception of the neighborhood. The following lists captures frequently discussed challenges facing Garfield:

Residential

- Low landlord accountability
 - Deferred maintenance on properties
- Insufficient knowledge of available resources for home repair and homeownership
- Deteriorated Sidewalks
- Many stray animals
 - Animal Cruelty

Commercial

- Many vacant storefronts
- Fast traffic down Main St.
- Lack of Tree Canopy
- Deteriorated Buildings
- High perception of Crime

Parks and Public Space

- Low connectivity to parks and resources
 - Front Street is a barrier to Glass City Metropark and the river
 - Poor pedestrian infrastructure to Ravine I & II
- Declining youth programming
- Not enough facilities, such as lighting, shelters, seating at Ravine I & II
- Ravine I & II are not well maintained

Overall

- Negative East Side reputation
- High perception of crime

02 WORKSHOPS + FOCUS GROUPS + TABLING

CONTINUED

2 C NEIGHBORHOOD CONCERNS

Just as there are opportunities in a neighborhood for positive growth and to instill hope, there are concerns in the event of negative changes or lack of action. Based on data collection and numerous conversations with the community, the following items were seen as potential threats to the neighborhood:

Residential

- Declining homeownership
- Deferred property maintenance/increased safety hazards

Commercial

- Continued Disinvestment down Main & Starr and the housing clusters behind
 - Loss of significant architecture through neglect
 - Housing Along Platt, Oswald, and Morrison

Parks and Public Space

- Declining youth programming
- Declining facility upkeep and increased safety hazards

Overall

- Threat of Gentrification
 - Higher income households move in as “pioneers,” with not a particularly interesting housing stock, there could be pressure to demo and rebuild.
 - Marina Lofts and Metroparks can feel like the West Side “encroaching,” rather than the East Side rising up
- Urban Heat Island effect from deficient tree canopy

2 D NEIGHBORHOOD OPPORTUNITIES

“Opportunities” are outlets that provide ways to improve neighborhood wellbeing. Opportunities within the Garfield neighborhood include location (river, schools, etc.), people (volunteers) and programs (code enforcement, housing rehabilitation, etc.). The opportunities below capture the optimism in the community for what assets can be built upon moving forward.

Residential

- Raising awareness of resources for home repair and ownership
- Engaging new riverfront neighbors

Commercial

- American Rescue Plan Act (ARPA) Dollars
- Road Reconstruction and Resurfacing program
- Main Street Market/ Fairs / Pop-up events
- City funds for facade/interior Improvement on Main & Starr
 - White box program
- Expanded Historic District on Main Street

Parks and Public Space

- Public Art
 - Young Artists at Work (YAAW) and other student projects
- Clean-up initiatives
- Youth Engagement
- Community Storage at Metroparks for Bikes, Kayaks, etc.

Overall

- Increasing connectivity to the Maumee River
- Becoming a “Marina Village” that is a gateway to the East Side

2 **E** NEIGHBORHOOD ANCHORS

“Anchors” are places, identified by the community, as main hubs for activity and where neighborhood residents and stakeholders gather for various events and extended time frames. Anchors may also be prominent neighborhood businesses. This word cloud captures community identified anchors- The larger the word, the more often the “Anchor” was identified.



marina district waterfront
international park football stadium
docks metropark ravine park 2
michael's carbon st.
great lakes museum parker ave.
graham st frankie's waite
weber block davita tom's
ravine park packo's parks
east toledo family center homeboys

03 STAKEHOLDER INTERVIEWS

OVERVIEW. Many city organizations have cited Garfield as a target area for East Side projects in the coming years. To capture this, Board Members of the Toledo Design Collective conducted 14 different stakeholder interviews with representatives from these organizations to gather their various perspectives and goals for the neighborhood.

Below is the suggested questions made to ask each organization.

1. *Are you familiar with the Garfield Neighborhood? If they are not familiar with the Garfield Neighborhood are they familiar with any part of East Toledo or an East Toledo neighborhood?*
2. *What are your impressions of Garfield, or what can you tell us about Garfield?*
3. *What do you see as the primary assets / strengths in the neighborhood or East Toledo?*
4. *What do you consider the primary issues / problems in Garfield? If not Garfield, then East Toledo?*
5. *What do you think the perception is of East Toledo? How could the knowledge of East Toledo be enhanced?*
6. *If you wanted to know more about Garfield, or get more involved in the neighborhood, who would you contact?*
7. *Has your organization had, or plan to have programming in Garfield? Can you tell me about your programing in the Garfield Neighborhood. If not Garfield, East Toledo?*
8. *If they have programing in East Toledo, but not Garfield, why not in Garfield?*
9. *Are they planning future programing?*
10. *What do you think could be done, or provided, that would help the residents of Garfield the most?*

11. *Assuming unlimited funds, what would you like to see accomplished to enhance the neighborhood?*
12. *What role / resources can your organization provide to help improve the quality of life in Garfield?*
13. *What organizations are you partnering with in Garfield and what is the form of partnership?*

01 LUCAS COUNTY LANDBANK. “The Lucas County Land Bank strengthens neighborhoods and preserves property values by strategically returning vacant, abandoned, and tax-delinquent properties to productive use through an open and equitable process.” In Garfield, the Land Bank has not started programming, but has started the process of evaluating property tax delinquencies to be selectively acquired through foreclosure, perhaps starting in 2022.

INTERVIEW TAKEAWAYS. Although it needs improvement, Garfield’s greatest assets are the intact housing structures and proximity to the new Metropark and Downtown. A major concern for the neighborhood is gentrification over time as higher income households move in as pioneers- with not a particularly interesting housing stock, there could be pressure to demo and rebuild. It is the Land Bank’s role to manage site control, provide tools to acquire property, and support reuse. To assist residents, it is important to work together on improving the neighborhoods appearance, with better tree canopy and using community partners to help stabilize the real estate. The most ideal scenario for Garfield includes:

- Every abandoned / underutilized property be productive including intentional use of vacant land.
- Establish a basic standard every property needs to meet – all properties stabilized.
- Increased tree canopy
- Improved pedestrian access and infrastructure
- Front Street does not continue as a barrier.
- Further programming should focus on workforce development and wealth creation.

02 THE ARTS COMMISSION. “The Arts Commission is a 501(c)3 nonprofit organization founded in 1959 to foster Toledo’s heritage in the arts. The organization is the longest-standing arts commission in the state of Ohio, serving youth, artists, arts organizations, and the general public.” Currently, the Arts Commission has several projects underway looking to serve the East Side specifically, including: public art on Main Street, Creative Placemaking and community engagement, the 1% Public Art Program.

INTERVIEW TAKEAWAYS. Garfield is unique in its proximity to Waite and the river, dense but fairly stable housing stock, and the potential in the Main Street Corridor. Some of its other assets include Hecklinger Pond/Emerald Necklace, Skyway Bridge and Tribute Memorial Park,



2021 Mural at Kessler Park, on Main Street

downtown skyline (visual aesthetic). Challenges in Garfield include low incomes, access to jobs, limited transportation, blight, some vacancy, inaccessibility to libraries or other community gathering spaces, and lack of clear direction for contacts if interested in getting involved with the neighborhood specifically. The residents’ image of East Toledo is different from non-residents, “East Side Pride- it is imperative to build on this pride in a positive way, starting from the inside, selling to the outside.”

In the future, the Arts Commission envisions a long-term artist’s residency program with a connection to the Riverwalk, more historic preservation both for both residential and commercial cores, a multicultural community gathering place, cleaning up Hecklinger pond and natural areas, bike trails and pedestrian trails, public transit opportunities, public art infrastructure (pocket parks bike racks murals), and paid opportunities for residents and young people.

03 CITY OF TOLEDO DIVISION OF TRANSPORTATION. The

03 STAKEHOLDER INTERVIEWS

CONTINUED

City Division of Transportation (CTDT) “promotes, provides, and maintains safe and efficient traffic flow on public roadways under the jurisdiction of the City of Toledo using accepted design practices and appropriate traffic control devices.” Any streetscape changes or improvements recommended in this plan will require coordination with the CTDT.

INTERVIEW TAKEAWAYS. From the viewpoint of transportation services, the Garfield Neighborhood can be seen as underutilized and cut off from the city, perhaps setting a tone for the East Side as one crosses the river. Neglected alleys leading to dense on-street parking can make the residential core hard to navigate. Residential property owners/residents should be encouraged to maintain and beautify their homes and properties. Meanwhile, the city also needs to assist neighborhood with sidewalks, curbs, parking issues and traffic movement.

04 NATIONAL MUSEUM OF THE GREAT LAKES. The National Museum of the Great Lakes (NMGL) grew out of the Great Lakes Historical Society, a nonprofit organization of Great Lakes enthusiasts centered in the Cleveland area. For many years, the Society operated a small museum in Vermilion, Ohio. The Society moved its operations and opened a larger museum structure in Toledo in 2014, stimulated by the chance to combine its museum functions with the display of a historic lake freighter from the Second Industrial Revolution (The Great Lakes Historical Society: Museum, 2015)

INTERVIEW TAKEAWAYS. The Museum is working closely with their new neighbor at Metroparks to continue to be good stewards of the riverfront. They currently do some programming with the East Toledo Family Center and the schools, including but not limited to:

- Through Port of Toledo: Then and Now, a year long online and physical exhibit.
- Partnering with East Toledo Family Center for their annual Christmas



Intersection of Main and Front Street looking west .

Tree Ship event. In recent years, they raised money for gift cards for ETFC and participants purchased trees for East Toledo families in need.

- Adding TPS Superintendent Dr. Durant to their Board of Directors and actively seeking to build a better relationship with Waite High School.
- Connecting with the local libraries and building relationships with the Boys and Girls Club in hopes to further the museum's local presence.
- Offering multiple FREE community days throughout the year and last year worked with the Library to offer free admission to anyone in the 43605 ZIP Code, over the winter months.

As these programs grow, NMGL is looking to build a stronger relationship with the neighborhoods surrounding their site.

05 METROPARKS TOLEDO. Metroparks Toledo is a public agency serving the citizens of Lucas County by providing a regional system of clean, safe, natural parks. Although serving Toledo for over 8 decades, the Glass City Metropark is the first Metropark to be developed on the East Side of Toledo.

INTERVIEW TAKEAWAYS. Metroparks is primarily interested in the pedestrian movement and access to the Garfield Neighborhood and with the visual connections along Front Street.

The general intention is to “rethink Front Street,” major concerns focusing on Front Street traffic speed and safety. Edge Group has been contracted by the City of Toledo to consult with Metroparks to lead this effort.

06 EPIPHANY OF THE LORD’S PARISH; SACRED HEART CATHOLIC CHURCH. Sacred Heart Catholic Church was established in 1883. It was established by a petition from one hundred German families that resided on the east side of the Maumee River. Both physically and culturally a prominent figure in East Toledo, the top of Sacred Heart can be seen both from across the river and from various vistas throughout Garfield.

INTERVIEW TAKEAWAYS. Fr. Eric Mueller, Pastor, Epiphany of the Lord Catholic Parish, arrived in the midst of Covid-19, July 2020 and therefore it’s been a slow go in getting rooted in the community.

Epiphany of the Lord Catholic Parish was formerly Sacred Heart, St. Stephens and St. Thomas of Aquinas- combined in 2013. With the closure of Good Sheppard in 2015 this combined Parish now represents all of East Toledo. At its peak there were 6 independent parishes. Sacred Heart School was sold several years ago to a private group running a charter school, Toledo Preparatory Academy. As Epiphany has more facilities than they currently need in East Toledo, a master plan is in the works for all of their campuses.

The majority of parishioners at Sacred Heart, while former East Siders, come from outside of the Garfield Neighborhood, many living in the suburbs such as Oregon. There is a desire to have more outreach in the surrounding community including inviting new residents in the Marina Lofts, but action has yet to be taken.



NeighborWorks Toledo Region Office in Garfield Neighborhood

07 NEIGHBORWORKS FOR TOLEDO REGION. NeighborWorks America® is the country’s preeminent leader in affordable housing and community development. They work to create opportunities for lower-income people to live in affordable homes in safe, sustainable neighborhoods that are healthy places for families to grow.” While servicing the whole city/ NW Ohio Region, the office of Neighborworks is currently housed on 2nd Street, between Main Street and the Residential core of Garfield

INTERVIEW TAKEAWAYS.

- Neighborworks is busy doing projects and constantly looking for properties to buy, renovate, and then sell to encourage home ownership. For example, they recently bought a house on Mott which they intend to renovate and sell. Focusing on Mott properties was seen as a catalytic initiative to renew the residential core.
- They are seeing a significant increase in home values which help make the numbers work, which has not been the case in the past.
- There is still relevance in Connecting the Pieces, including: bolstering neighborhood identity, recreational opportunities, and mixed-use development on Main Street (for example, revisiting using the Masonic for Senior Housing).
- Plan recommendations should include focusing on two “Cultural Anchors:” Waite High School, being a graduate is a “badge of honor,” and proves your Eastside “Pedigree” and Sacred Heart Church which is so much a part of the neighborhood’s history.

03 STAKEHOLDER INTERVIEWS

CONTINUED

08 LISC TOLEDO. LISC is a national organization with a community focus. LISC is headquartered in New York City, with program staff also based across 37 local and rural offices, including Toledo. In Toledo, LISC concentrates on improving residents' quality of life through a holistic approach encompassing investments in community safety, health and recreation centers, education initiatives, programs to build family assets, affordable housing, small business, and more.

INTERVIEW TAKEAWAYS. Garfield is known as a historically working-class neighborhood, easily identifiable in East Toledo. Assets exist in the maintained urban form, walkability, the Main & Starr commercial corridor, abundant greenspace, the Riverfront, and in the keen sense of East Side Pride, particularly for Waite High School. There is a huge Waite alumni base, with strong fundraising. Garfield struggles with landlord issues both from the foreclosure crisis and absenteeism. Jobs are primarily low wage, Front Street is a barrier, and Main and Front have a lot of truck traffic. A disconnection from the rest of the city, East Toledo has always felt separate from the rest of Toledo with some rather negative outside perceptions of being unsafe, crime ridden, and struggling with poverty.

Currently, LISC Toledo offers the following programs in East Toledo and/or the Garfield Neighborhood:

- Convening a group of partners on a monthly basis to talk about community Development projects in East Toledo
- Getting a foothold in residential rehabs, 1500 block of Mott
- Core City Program
- OC funding for residential rehab
- Small business assistance
- Navarre Park planning grant
- Birmingham Elementary site grant
- Resident Leadership development
- SAFE growth work
- FOC with Neighborworks
- Weatherization

Assuming unlimited funds, LISC would like to see revitalization of the Main Street Business District, physical structures and business support, workforce development and access to employment opportunities that residents want, stay in place investments, home ownership for current residents, support existing businesses, and growth of home based and neighborhood business to populate empty structures. For these things to take place, a proper neighborhood organization for Garfield needs to be identified to create an implementation infrastructure.



Waite High School

09 WAITE HIGH SCHOOL. Opened in September of 1914, Waite High School has been a major anchor in the Garfield Neighborhood and East Toledo for decades. Currently, Waite serves approximately 850 students in grades 9 through 12, primarily from East Toledo.

INTERVIEW TAKEAWAYS. The biggest challenges facing the Garfield Neighborhood are increased blight, loss of commercial, and reduction in home ownership. Despite this, East Toledo is still “strong” with a strong sense of community and pride. Part of this strength comes from its separation from the rest of Toledo and the fact that many East Toledoans feel looked down upon by the rest of the City. Because of this, the “we’ll do it ourselves...” attitude has taken hold. Much of the community’s pride is centered around its public schools especially Waite High School and Garfield Elementary.

- Waite offers over 50 enrichment programs including; athletics, clubs and student organizations. More options for the “average athlete” and loss of the City’s recreational programs like baseball and the closing of the East Toledo Boy’s and Girl’s Club were identified as challenges. The new Glass City Metropark was seen as a great asset and potentially Waite could use the park for recreational activities and as an outdoor science learning lab.
- Re-investment in Garfield could be the catalyst for more re-investment in all of East Toledo.

10 GARFIELD ELEMENTARY. Originally built in 1915 and then rebuilt in 2005, on the same grounds. Garfield Elementary is 1 of 4 elementary schools in the East Side, with a student population (kindergarten through 8th grade) of 448

INTERVIEW TAKEAWAYS. Garfield Elementary would like to become a stronger community hub for the surrounding neighborhood. It was also noted that resources such as the health clinic at Waite should be better advertised. For this visibility, how the school connects to the Waite Stadium and to the Blue Park (Ravine I) is very important. Physical needs of the school included enhanced landscaping around the front lawn, ADA access from the parking lot to the front doors, and a full bus loop.

- During COVID, the need for technology, and resources on how to use technology, became apparent as many students had to work from home alongside their parents. This supported feedback collected from residents citing the need for some sort of tech center in community.

11 MARINA LOFTS. Located at the entrance into the East Side along the Maumee River, the Marina Lofts is the newest housing development within the Garfield Neighborhood boundaries. Gaining insight into the needs and interests of new residents will be important when considering what businesses might flourish on Main Street and how they can be integrated into the existing community.

INTERVIEW TAKEAWAYS.

- As of March 2021, the 360 units at Marina Lofts, were 80% occupied. There is no information currently available on where the new residents have come from or how familiar they are with the East Side.
- The Marina Lofts are open to being involved in community outreach. There is a company-wide volunteer program in which all employees can engage in community volunteer programs (an 8 hour day). Open to being involved in any promotional initiatives.
- Management has received positive feedback from residents about the new Metropark. They promote the park, downtown, and the use of TARTA.
- The Bag of Nails Pub has been doing strong business. Residents can order food and drinks for delivery there.

12 CITY OF TOLEDO DEPARTMENT OF PARKS AND RECREATION. The Department of Parks and Recreation is dedicated to the effective management of Toledo’s greenspaces, and to providing programs, facilities, and opportunities to enhance the quality of life for all residents and visitors to Toledo. They oversee maintenance of 125 City of Toledo parks and facilities, including Ravine I Park and Ravine II Park.

INTERVIEW TAKEAWAYS. Urban agriculture is potentially a great alternative to mowing park land. Over 60% of the city’s green space is currently just being mowed at best. There are great urban ag precedents in Cleveland and Detroit and Toledo could make the leap from “gardens” to actual “farming”. Central State University has a program that focuses on neighborhoods of color and should be investigated.

03 STAKEHOLDER INTERVIEWS

CONTINUED

13 CONNECTOLEDO. Led by a network of corporate and civic leaders from the community, ConneCToledo is a 501(c)3 organization committed to the redevelopment of Downtown Toledo. This is accomplished by connecting public and private investment to facilitate the implementation of the Downtown Toledo Master Plan and other community priorities. As referenced in the Relevant Planning efforts section of this plan, the Downtown Toledo Master Plan includes the riverfront portion of the Garfield Neighborhood

INTERVIEW TAKEAWAYS.

- Transforming Front Street so it is not a “barrier” between the Garfield Neighborhood and The Park must be a high priority.
- Re-doing the Front and Main intersection is a key and improving Main to at least 3rd is important.
- Housing stock in Garfield is in relatively good shape and a significant re-hab program should be encouraged. A current proposal working through Congress that would offer 20% tax credits to fix and sell existing homes might prove the perfect vehicle for Garfield.
- Toledo is suffering from the elimination of all Community Development Corporations and could potentially benefit from a city-wide model with representation from each neighborhood. The Land Bank was seen as possible leader in such an effort.

14 DEPARTMENT OF NEIGHBORHOODS. The Department of Neighborhood oversees: housing repair, creation, preservation of affordable housing, fostering homeownership, and code enforcement throughout Toledo. This is carried out in collaboration with many nonprofit partners and neighborhood organizations. Additionally, it manages all federal entitlement dollars, and assists third-party groups funded by Community Development Block Grants (CDBG).

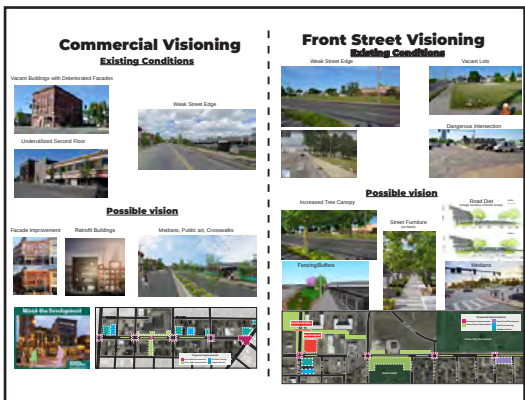


New City of Toledo signage at Ravine I Park

INTERVIEW TAKEAWAYS.

- Major assets in the Garfield Neighborhood include the Weber Block Building, the new Metropark, the Marina Lofts, relatively sound housing, and potential NRSA designation allowing more flexibility with federal funds.
- Currently, the neighborhood struggles with a lack of businesses serving the neighborhood, not much undeveloped land for new development, deferred maintenance of homes, and a lack of a community organization focused on Garfield.
- Capacity building is needed within the neighborhood.
- There is a high level of potential resulting from catalytic impact of Marina Lofts and Metroparks Toledo. Business attraction strategies resulting from more disposable incomes from the Marina Lofts – for example: coffee shops (Starbucks), cleaners, etc. should be considered.
- There should be a large-scale housing rehabilitation program focused on the deferred maintenance. All residents needing housing support should be identified.
- The Main & Starr Business district would improve with: small business development, façade grants, and rehabilitation and when appropriate

NEIGHBORHOOD VISIONING 04



OVERVIEW. In the last months of the planning process, increasing accessibility to COVID Vaccines made it easier to host in-person events while still following CDC guidelines. On June 26th and July 6th, District 3 Council Member Theresa Gadus worked with the Toledo Design Collective (TDC), East Toledo Family Center, and One Voice for East Toledo to host two pop-up events at Ravine I Park and the Glass City Metropark. These events brought in 45 attendees from East Toledo in total, allowing stakeholders to view concepts for the Plan Framework.

For those unable to attend visioning sessions, TDC received an additional 30 Google Form responses and 10 postcard submissions providing input as to what stakeholders would like to see in the Garfield Neighborhood. Over half of the form submissions were from Waite H.S. and Garfield Elementary educators.

The following pages summarize the most common themes from this engagement, categorized by visions for the residential core, the Main / Starr Business District, the school campuses, riverfront, and Ravine I Park & Ravine II Park.

04 NEIGHBORHOOD VISIONING

CONTINUED

RESIDENTIAL CORE VISIONING. The Mott Avenue prompts looked to address existing conditions of Garfield’s Residential Core, including vacant and/or blighted homes, vacant corner lots, faded crosswalks, unkempt alleys, and deteriorating sidewalks. Participants cited the following:

Overgrown Alleys:

- North/South alleyways are in worse condition than the East/West
- Issues with litter and stray animals
- Dangerous
- Residents will take it upon themselves to clear out alleys when the city does not respond

Vacant Homes:

- Several residents discussed vacant homes that are now full of trash or potentially used for substance abuse
- Heavy emphasis on the need for infill development and home repair strategies

Vacant Corner Lots:

- Abandoned/discarded cars, people party in empty lots through the night
- Concerns of illegal substance abuse
- Lots of partying in particular lots, it’s difficult raising a family and hard to sleep at night
- Instead of community library maybe a community food pantry?

Faded Crosswalks:

- Mott needs improved and additional crosswalks to slow down drivers
- Crosswalks should be at every intersection
- A couple 4-way stop signs should be added between Worthington and Dearborn

Deteriorating Sidewalks:

- Resurfacing should be a priority
- Hard to walk with children at night, in addition to poor lighting

Additional Comments

- There is a strong sense of community — everyone knows everyone but they want the whole community to put in effort
- Consider how to keep the neighborhood “people centered” — give people a reason to be on the street
 - ◇ More crosswalks for kids and more speed bumps
 - ◇ Need for improved street lighting
 - ◇ Residents witness physical abuse outside when it gets dark
 - ◇ Encourage lawn and garden care
 - ◇ Benches along main residential streets with trash bins
- Homeowners feel pitted against renters, unsure of how to integrate the transient population into the community
- Neglected maintenance on properties, unkempt lawns
- High amounts of crime or perceived crime
- Animal Cruelty
 - ◇ Dog Fights
 - ◇ Pet Theft
 - ◇ Many Strays

EAST BROADWAY VISIONING. These prompts looked to address existing conditions around East Broadway, a well-traveled corridor in East Toledo, and improving access to the iconic Waite High School Campus. Existing conditions noted were the under-celebrated football stadium, the not pedestrian-friendly intersection of E. Broadway/S. Ravine/6th Street, and underutilized green spaces about the campus. Participants added the following comments to what was missing:

Under Celebrated Mollenkopf Stadium:

- Walls can be painted
 - ◇ “Senior Rock” Painting Wall- Seniors of Waite can paint the wall segments for projects

East Broadway/ South Ravine Intersection and Streetscape:

- How can width and texture slow traffic down
- Paint and resurfacing at major intersection
- Neighborhood Signage at “Gateway”



Images courtesy of Doug Hinebough

Interactions for what changes people wanted to see within the Garfield Neighborhood

MAIN & STARR BUSINESS DISTRICT VISIONING.

Existing conditions noted for Main & Starr included deteriorated and/or vacant buildings, underutilized second floors, and weak street edges. To address these, the concept boards used precedents depicting facade improvement programs, mixed-use development, and streetscape improvements such as medians, public art, and increased crosswalks. Participants also cited:

Mixed-Use Development:

- Add more businesses
 - ◇ Meat Market
 - ◇ Beauty Shop
 - ◇ Dog Groomers
 - ◇ Jobs for teens with Mentorship/Job Training
 - ◇ Consider different needs at different times of the day, what business make sense at in the morning, afternoon, and night time
- Grand Rapids precedent
- Incentives for business owners
 - ◇ Where it makes sense, work around buying the whole building and activate the first floor as a priority, similar to the Weber Block

Weak Street Edge:

- Supplement with public art
- Needs more greenery
 - ◇ Shade/Trees

RAVINE I & II VISIONING. In these prompts, the existing conditions of poor pedestrian access, no defined trails, and large under-programmed spaces were noted. Base suggestions from the TDC included adding biketrails that further connect into East Toledo, sidewalks that lead directly to the park from the residential core, and more park amenities such as a pavilion at Ravine I. Participants cited:

- Pool or Splash Pad
- Improve existing facilities, i.e. Ravine II baseball complex and Ravine I playground, in addition to building new youth recreation opportunities
- A Skate Plaza
- Trails that connect to more of East Toledo
 - ◇ Bike Paths
 - ◇ Rails to Trails?
 - ◇ “Story Book” Trail- Markers build narrative to explore
- Adding more infrastructure to the parks





NEIGHBORHOOD FRAMEWORK

GARFIELD NEIGHBORHOOD FRAMEWORK

COMPLETE CONCEPTUAL STRATEGY

VISION. As new developments drive and encourage positive momentum within the Garfield Neighborhood, now is the opportunity to build upon past and present visions. The Garfield Community Plan promotes a strong neighborhood identity, a marina village, that serves as a gateway to East Toledo. By building on its combination of a rich historical legacy of leaders, institutions, and architecture along the Maumee riverfront, Garfield can maintain pride in being a historical East Toledo Neighborhood while encouraging new business and residential growth. The Garfield Community Plan addresses stabilizing existing conditions within the neighborhood, needs of current residents and stakeholders, and promoting growth without displacement.

This plan is drawn from residents' and stakeholders' vision and voices during the planning process and will continue to evolve as implementation happens.

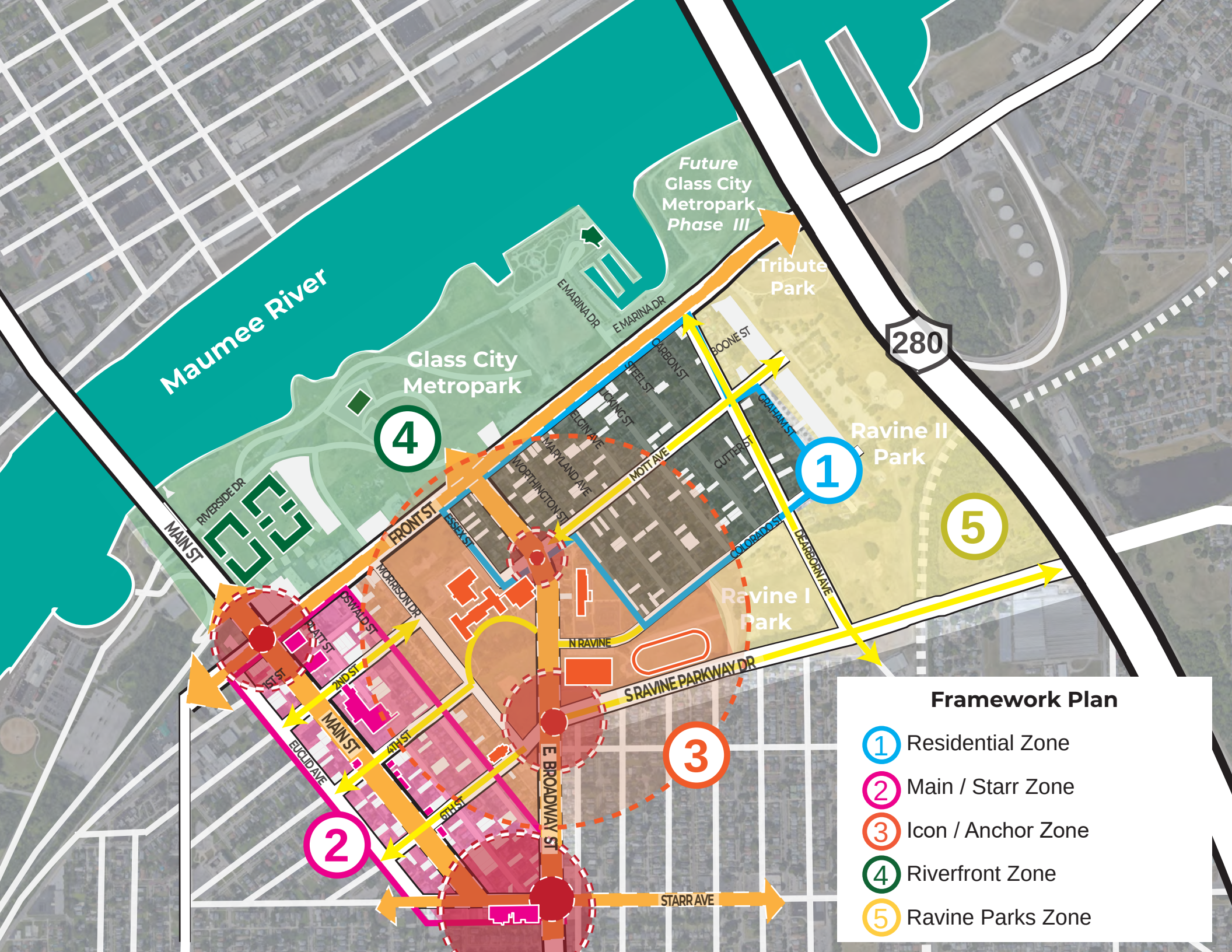
CONCEPTUAL FRAMEWORK. Based on extensive engagement, data collection, and observation, the diagram to the right illustrates a framework for the Garfield Neighborhood, addressing improvement strategies in the following five zones:

1. The Residential Zone
2. The Main / Starr Zone
3. The Icon / Anchor Zone
4. The Riverfront Zone
5. The Ravine Parks Zone

While each of these zones have distinct characteristics, the edges from zone to zone are soft and overlap as they comprise the whole Garfield Neighborhood. In the next pages, the boundaries of these zones will be defined with their unique goals, all working to create synergy both within Garfield and with the rest of East Toledo. Goals for the zones will be accompanied with conceptual images of what these improvements could look like. The purpose of this framework is to set the stage for the Action Plan, which details the implementation timeline in addition to which public and private partnerships throughout the city are appropriate.

MOVING FORWARD. The Garfield Community Plan is a living document. From this point moving forward there must be a continuous effort for community engagement and buy-in as these conceptual ideas are developed into more manageable tasks and visions. Tasks and visions are outlined within this section, as well as within the "Action Plan" portion of this plan, which details the implementation timeline and which public and private partnerships throughout the city are recommended per task.

It will be the continual task of the East Toledo Family Center and One Voice for East Toledo, with the assistance of the Toledo Design Collective, to promote this plan as development opportunities present themselves within the neighborhood.



LAND USE RECOMMENDATIONS

PROPOSED LAND USE CHANGES

Land use within the Garfield Neighborhood sets up and encourages the types of development the neighborhood wants to see. The existing recommendations from the Toledo 2020 Comprehensive Plan can be found on page 30 of this document. This plan recommends changes along the riverfront as well as adding Storefront Commercial and higher density housing where it makes sense with all of the new development happening within the neighborhood. As stated in the Toledo 2020 Comprehensive Plan, “future land use map and land use policy recommendations will be implemented in the zoning code.” In order for this land use plan to be fruitful, zoning changes will need to happen to promote neighborhood development.

URBAN VILLAGE. *A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” “The Toledo 20/20 Plan introduces the concept of “urban villages” from the neo-traditional and new urbanism planning movements. The planning concepts involved may be applied to Toledo’s existing traditional neighborhoods and to new development with the adoption of community-based design standards.*

Within Garfield, scaling back on the Urban Village designation along Front Street to only where there is filler between the new Glass City Metropark and prominent intersection along Front Street, like Main Street and East Marina Drive allows those prominent intersections to encourage and enhance the pedestrian right-of-ways. It also helps promote Main Street as the business corridor, not Front Street, which is a vehicular thoroughfare.

STOREFRONT COMMERCIAL. As shown on page 68 of this document, Main Street is already zoned as Storefront Commercial. The land use plan should also reflect this, as this zoning designation protects all of the architecturally significant historical buildings along Main Street.

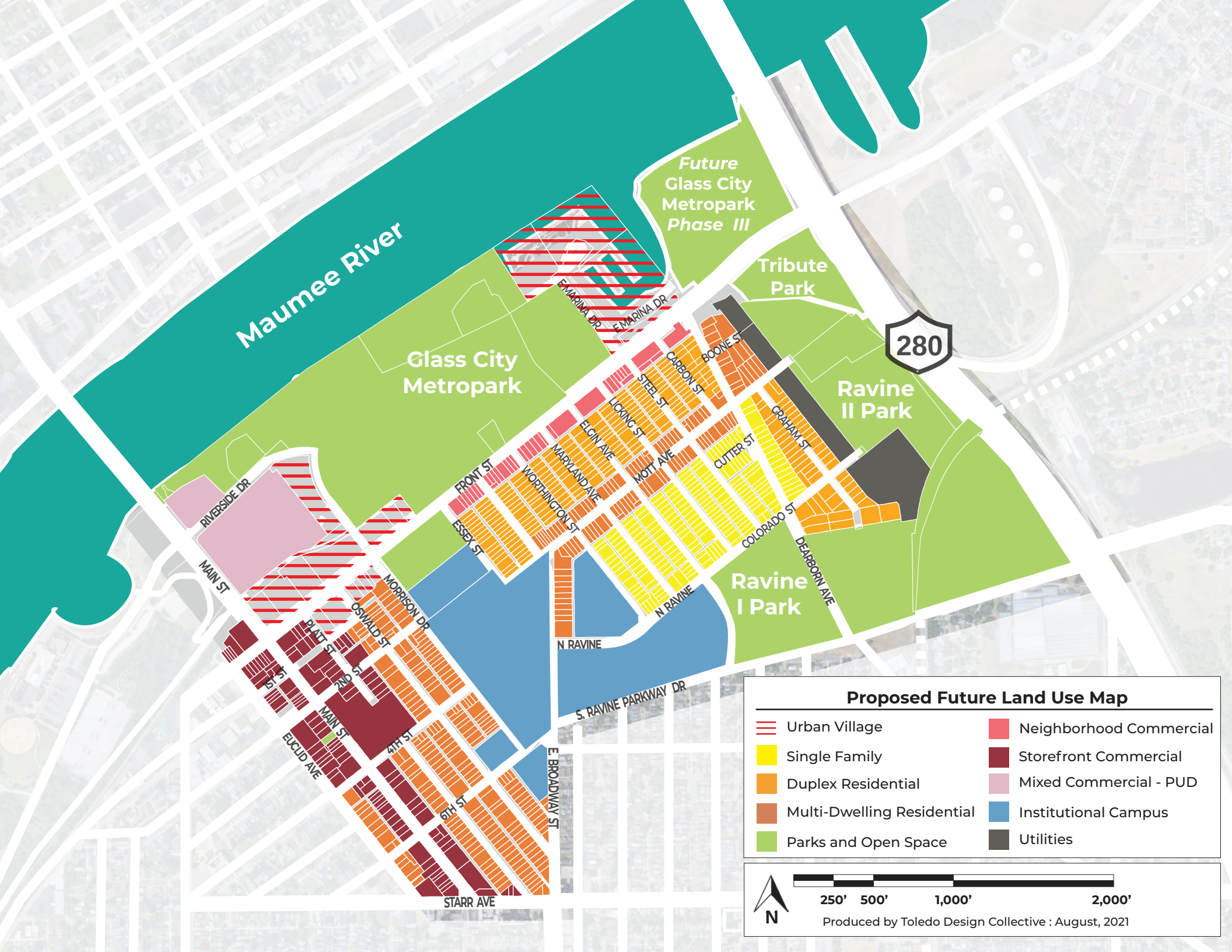
NEIGHBORHOOD COMMERCIAL. South of Front Street from Essex Street to Dearborn Avenue is currently zoned Regional Commercial.

This is not the highest and best use for this corridor. It is recommended that this should be designated as Neighborhood Commercial to encourage uses such as higher density housing and other neighborhood oriented commercial development.

INCREASED HOUSING DENSITY. In order to support the existing zoning code while also promoting and encouraging higher density housing along commercial corridors, there are some areas within the Toledo 2020 Comprehensive Plan’s land use recommendations where changes should be considered:

- The housing behind Main Street, from Morrison to Euclid, that is not otherwise designated commercial or institutional campus should be changed to Multi-Family Residential.
- The first row of housing along Mott Street (on both north and south sides of the street), as well as down part of East Broadway Street where there is not institutional campus designated parcels should be zoned Multi-Family. This area is a major residential corridor, and as such higher density housing can help support growing demand within the neighborhood.
- Front Street to Mott Street, between Essex Street and Dearborn Avenue, every parcel not designated Neighborhood Commercial or Multi-Family should be designated Duplex Residential, as a way to promote a higher density housing between the riverfront and Mott Street.
- From Mott Street to South Ravine Parkway, between Morrison Drive and Dearborn Avenue, every parcel not designated Multi-Family should be designated Single Family Residential to protect the historical homes specifically in this area of Garfield.
- Parcels on either side of Graham Street should be designated Duplex Residential to match land use.

INSTITUTIONAL CAMPUS. This land use recommendation was suggested in the Toledo 2020 Comprehensive Plan, and still should be considered as the Garfield anchors have a strong historical significance not only to Garfield, but to all of East Toledo.



1. RESIDENTIAL ZONE

FRAMEWORK

BOUNDARIES. The Residential Zone is bound by Front Street to the north and loosely by Essex St., Waite's Campus, and Dearborn Ave. and Colorado Street bordering Ravine I & II Parks.

While the housing clusters behind Main Street do not fall within these boundaries due to neighborhood identification with the Main / Starr Business district, many of the concepts outlined here in Zone I will still apply.

FRAMEWORK. This Residential Zone of the neighborhood, while surrounded by parks, is currently isolated from its nearby amenities due to a lack of pedestrian-centered routes and deteriorating sidewalks. In addition to this, deferred maintenance on properties, absentee landlords, and an increasing transient population has left many Garfield residents unsure about their sense of community. The framework vision for the Residential Zone looks to bolster residents' sense of neighborhood pride and ownership with the following concepts:

- Mott as a key Connector Street
- Robust Housing Renovation Program
- Strengthened Neighborhood Identity
- Wayfinding
- Increased Tree Canopy
- Inclusion of Graham Street



Looking West on Dearborn Ave



Sidewalk on Licking St.



Back of Front St. Structure

STABLE HOUSING STOCK.

Among other things, Garfield is known for its tight-knit collection of single family homes, many of which are the Craftsman Bungalow style built close to 1920. There is charming character throughout Zone I that can be built upon as part of a neighborhood identity.

PUBLIC RIGHT-OF-WAY.

Deteriorated sidewalks like the photo to the left, littered alleys, and faded crosswalks are not an uncommon sight in Garfield. This neglect to the public right-of-way can have a negative impact on walkability and neighborhood pride. While ultimately all instances of this should be addressed, strategic reinvestment can inspire the majority of the neighborhood early on and cause a ripple-effect throughout.

DECONSTRUCTION OPPORTUNITIES.

Structures falling under the D and F structure grading in the 2021 report should be considered for removal if unsalvageable. Re-usable materials from deconstruction should be carefully preserved as a low cost option for neighbors who may need materials for their own home repair. This should be in collaboration with homeowners with a C or D grade structures, particularly on more vulnerable corridors such as Front Street.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

1

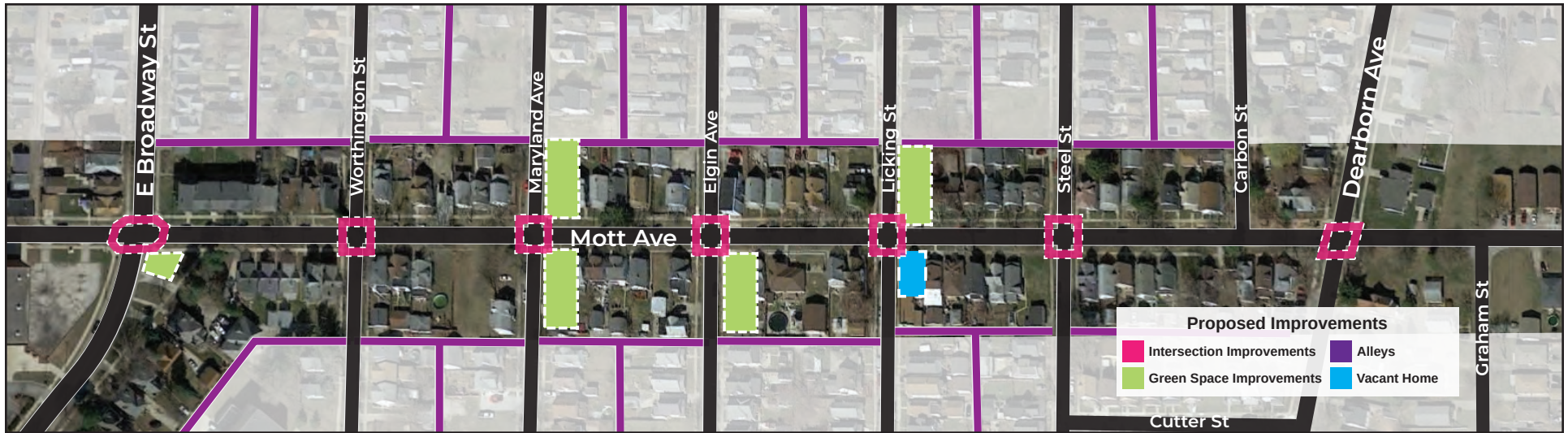
Framework Plan

① Residential Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:



MOTT CONNECTOR. Mott Avenue is the main residential connector from the Waite Campus to Ravine Park II. Investment here should inspire increased care and pride in residential properties. Taking cues from Connecting the Pieces, this pride could start with neighborhood signage or banners in strategic locations along Mott, such as the intersection of Mott and East Broadway, bordering the Waite Campus. There is an opportunity to direct residents to both services along Main / Starr in one direction and to parks and recreation in the other. Vacant parcels on Mott, may be ideal locations for infill housing or pocket parks.

Elements

- Pedestrian Safety
- Painted crosswalks
- 4-way stops at East Broadway/ Mott, Steel/ Mott, and Dearborn/Mott
- Clean and/or Resurfaced alleyways
- Side Lot Acquisition / Vacant Land Activation
- Sidewalk repair



CREATIVE CROSSWALKS.

As cars drive too fast down residential streets like Mott Avenue, highlighting crosswalks can create a visual cue for folks to slow down at intersections, creating a safer environment for residents. Before a crosswalk is repainted by the city, residents can inexpensively use chalk as a way to both decorate the street and make it safer.



FREE PANTRIES.

When asked how residents would prefer to volunteer in their neighborhood, many responded with a "Food Drive." Free pantries are an opportunity to not only provide food resources to the community but can also activate a vacant lot for a low cost.



CLEAN UP ALLEYWAYS.

Alley maintenance is a big concern amongst Garfield Residents as there are issues of safety, potholes, litter, and attraction of stray animals. Adequate lighting, resurfacing, and a set of community guidelines can promote cleaner alleyways, sense of security, and walkability throughout Garfield.



Home on the corner of Licking and Mott Avenue currently under renovation with NeighborWorks Toledo Region

HOME RENOVATION. Develop a robust housing renovation program that includes paths to homeownership, sweat equity, local job training, and resources to support both new homeowners and on-going maintenance. Such a program should be community led in partnership with larger partners. For example many of these resources are provided by NeighborWorks Toledo, which happens to be located in the Garfield Neighborhood. Short-term strategies for home renovation in Zone I should start along Mott Avenue, Front Street and Colorado Street, and then in the long term, move to the residential streets in between.

Several housing clusters adjoin, and in some instances adversely impact, the Main-Starr District (Zone II) including the area loosely bounded by Starr, Main, 4th, Morrison, and Broadway. This area and other housing clusters should receive extra levels of attention.

NEIGHBORHOOD IDENTITY. To further cultivate a neighborhood identity within Garfield, the One Voice for East Toledo Housing Committee should pursue a community agreed upon “pattern language,” or community design criteria for home improvements and future infill housing. For example, the neighborhood may find that chain link fences pressed closely to the sidewalk, as shown in the vacant home to the left, give a harsh appearance. Community design criteria could include decorative elements, a minimum set back, or other simple rules to promote a welcoming environment. Other pattern options might include soft yard/garden lighting so neighbors feel safer walking around at night, or low maintenance alternatives to the traditional lawn for those unable to mow frequently.



Precedent diagram exploring property maintenance standards.

2. MAIN / STARR ZONE

FRAMEWORK

BOUNDARIES. The Main / Starr Zone is bounded by the north half of Euclid Avenue, Front Street, the south side of Morrison Drive, East Broadway, and Starr Avenue. This captures not only the storefronts along Main / Starr but also the adjoining housing along Platt Street, Oswald Street, and Morrison Drive.

FRAMEWORK. The Main / Starr Business district, also known as River East, has a rich commercial history from bustling specialty stores to an influential music and bar scene. Yet currently, nearly 40% of the storefronts along the commercial corridor stand vacant, stripping the community of many personal and retail services that once existed. The framework vision for the Main / Starr Zone looks to bring vibrancy back to what remains with the following concepts:

- Strengthening Gateways at Main & Front and at Main & Starr
- Redeveloping significant architecture on corners
- Expanding the Historic District boundaries
- Streetscape improvements
- Restore urban tree canopy



The Weber Block

THE WEBER BLOCK.

Home of the beloved Michael's Cafe & Bakery on the first floor, the iconic 3 story brick commercial Weber Block, is located on Front and Main. The 35,000 square foot building, constructed in 1888 by John and Gustave Weber, has some astounding spaces in the upper floors, most of which, sit vacant.



Masonic Temple

MASONIC TEMPLE.

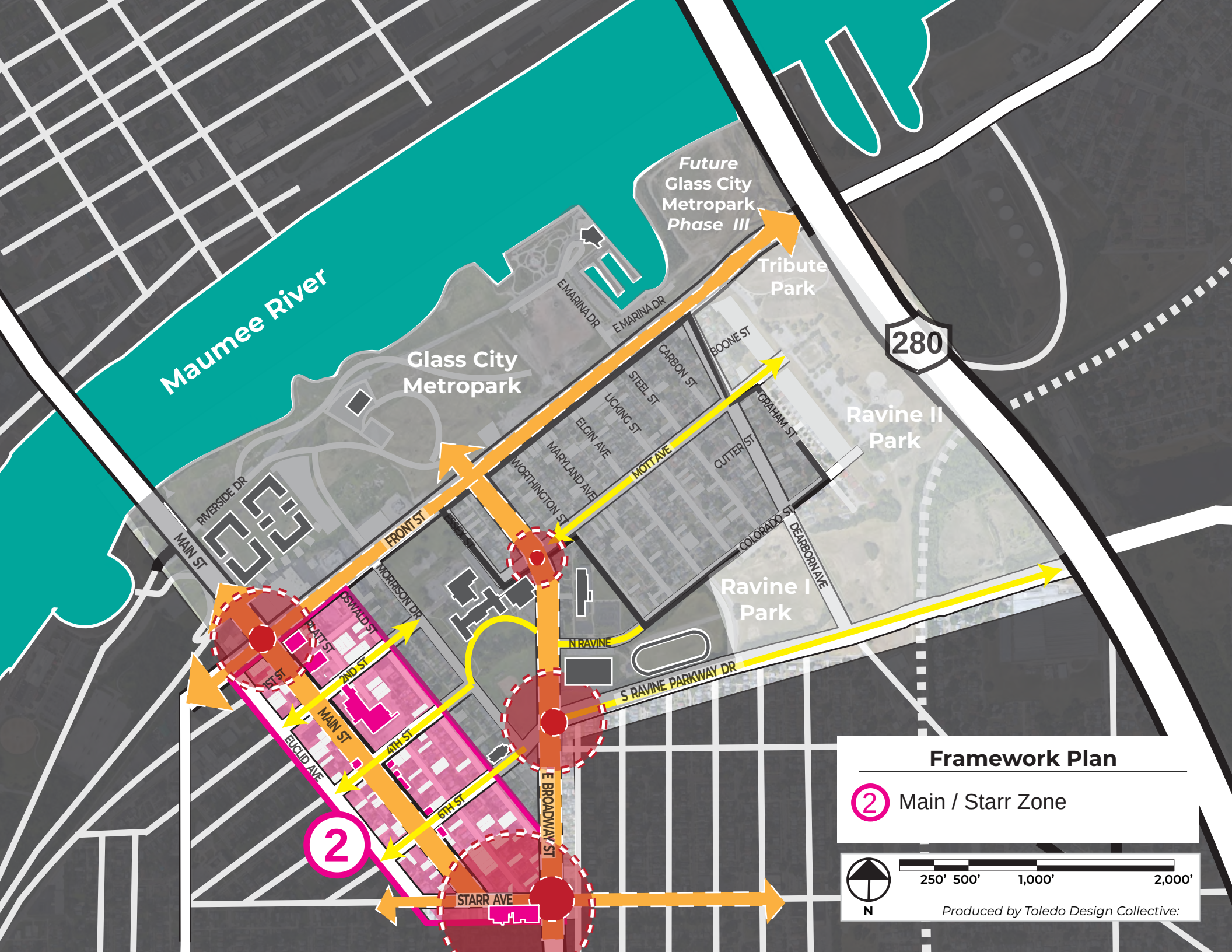
This long term vacant and strategic four story landmark building at 401 Main Street is owned by the Lucas County Land Bank. The Masonic Temple should be redeveloped for institutional or mixed use. While previously proposed for affordable housing, the lack of an elevator and the large and historic ceremonial spaces limiting the number of units, may make residential reuse problematic.



Coad Building

COAD BUILDING.

A vacant three story building is owned by the City of Toledo. Possible reuses: 1st floor office / commercial and upper floor residential. According to AREIS, it was built in 1897.



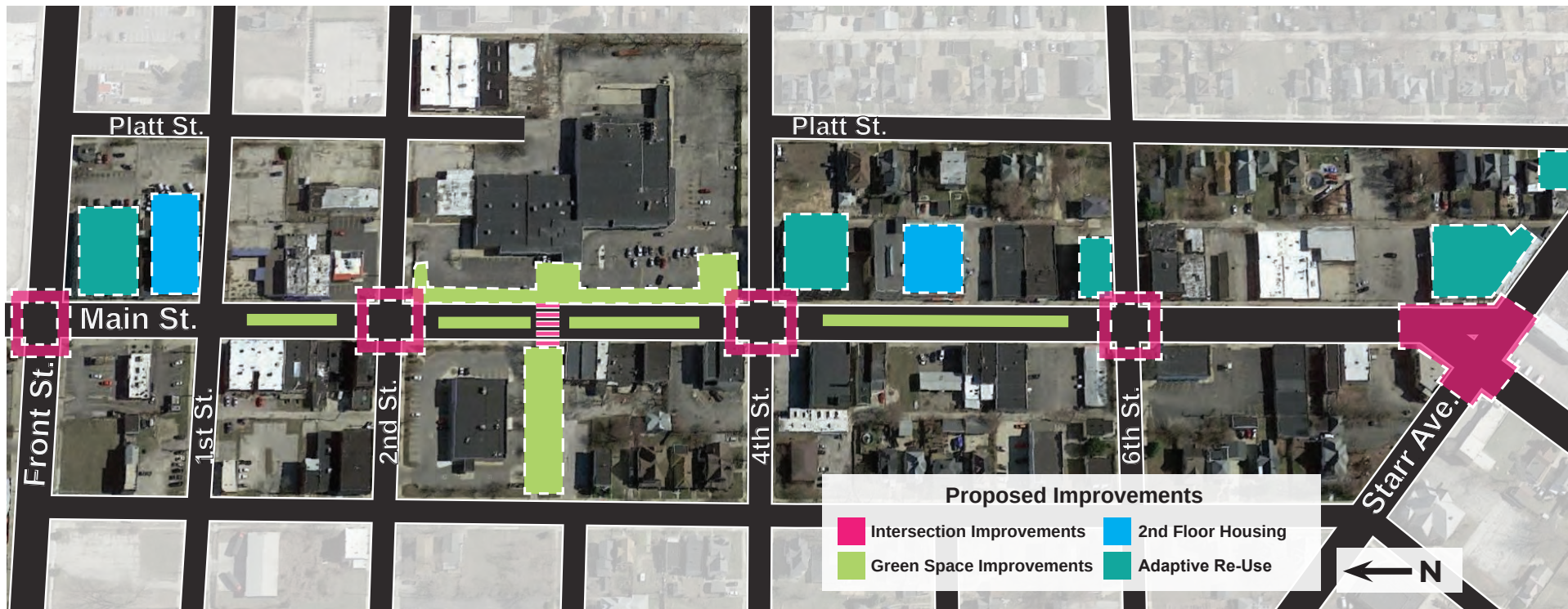
Framework Plan

② Main / Starr Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:



MOTHBALLING + CREATIVE PLACEMAKING. Creative board-ups and placemaking efforts enhance public space and encourage and promote neighborhood pride. These artistic and urban design practices can be used as placeholders until new development can occur. It is also a great low-budget solution to preserve the inside of the buildings while also indicating that another business can still use the space. In addition, it is a way to promote economic development along prominent corridors and nodes.

In the Main / Starr Zone, there are several architecturally significant commercial buildings that are vacant and slowly deteriorating, bringing down the Main Street Corridor and the surrounding residential properties behind it. By highlighting the businesses with creative board-ups and pop-up activities on these properties, the corridor becomes attractive to developers.



MAIN STREET CORRIDOR. The Glass City Riverwalk Business Corridor Assessment recommended shifting to parallel parking on both sides of the street. This change could potentially open some opportunities for more streetscape and traffic calming. In cooperation with the City of Toledo Division of Transportation, review the recommendations in the Glass City Riverwalk Business Corridor Assessment regarding street improvements, including an increased tree canopy.

A landscaped center median should also be explored for Main Street based upon a return to parallel street parking and a commitment for maintaining median landscaping. Alternatively, without a maintenance commitment, a brick median with sculptural art could suffice, similar to Collingwood Blvd.

in the Old West End. A median would help slow traffic down Main Street and support a mid-block crosswalk between 2nd and 4th street to Kessler Park. Restoring the edge along the shopping center between 2nd and 4th may also include art installations on top of the retaining wall and increased landscaping at the corners.

Elements:

- Landscaped Medians
- Parallel Parking
- Restore Urban Tree Canopy
- Mid-Block Crosswalks
- Public Art



Figure 1. A section showing measurements for proposed parallel parking, medians, and a shared bus/bike lane along Main Street.

Concept 1: Expanded bumpout with gathering space

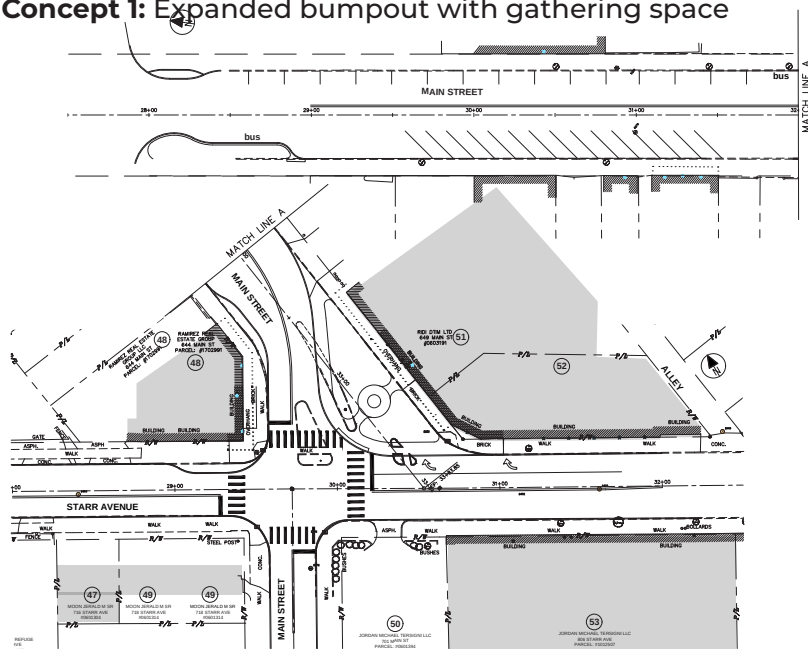


Figure 2

Concept 2: Roundabout

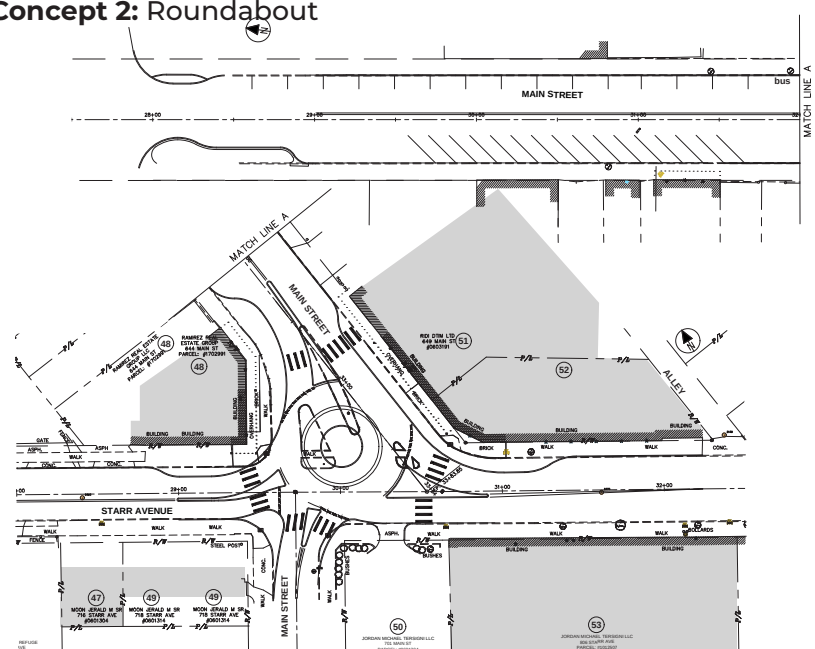


Figure 3



Image of extended bump-out with gathering space shown in Figure 2

MAIN / STARR NODE. The intersection of Main and Starr is a centroid to East Toledo Neighborhoods and should be a celebrated entry to the business corridor. This intersection is scheduled for some major reconstruction in the next few years. Figure 2 and 3 depict two concepts currently being considered by the City of Toledo Division of Transportation. Figure 2, a four-way with an expanded bumpout and gathering space and Figure 3, a round-a-bout. Either of these options provide opportunities for traffic calming and public art.

The image above depicts the new four-way with an expanded bump out with a clock tower feature taken directly from Connecting the Pieces. While more stakeholder engagement may be needed to choose the right concept, Figure

2 was most preferred by residents during the Garfield Community Planning process. Furthermore, the four-way stop with an expanded bumpout is supported by this plan as the most effective method of increasing pedestrian and bike safety.

Elements:

- Pedestrian Safety
- Architectural Feature/ Public Art
- Gathering Space
- Increased Greenery
- Restore Urban Tree Canopy

3. ICON / ANCHOR ZONE

FRAMEWORK

BOUNDARIES. This zone is defined by the campus of Waite Highschool, Garfield Elementary, and Sacred Heart Church, forming a “Y” in the center of the Garfield Neighborhood. It is bound by Front Street, Essex, the intersection of Mott / East Broadway, stretching out to the edge of Ravine I Park, South Ravine Parkway, 6th Street, Morrison Drive while catching Sacred Heart.

FRAMEWORK. In the heart of the neighborhood, and East Toledo as a whole, is the beloved Waite High School and Mollenkopf Stadium, Garfield Elementary, Sacred Heart Cathedral and the well-traveled, East Broadway Street. The framework vision for this Zone is to celebrate the legacy of these institutions in three interconnected approaches:

- Community History, Pride, and Identity
- Sense of Place
- Connectivity

COMMUNITY HISTORY, PRIDE, AND IDENTITY. Waite High School, Mollenkopf Stadium, and Sacred Heart Church are all historic icons of the Garfield Neighborhood and have been, for decades, symbols of community pride and identity for the residents of East Toledo. Although Garfield Elementary is new its legacy as an impactful East Toledo institution also continues. This fact was reinforced over and over again by Garfield residents and stakeholders during the master planning process. A goal of this plan is to reinforce and celebrate this history.

SENSE OF PLACE. Over time all the historic landmarks of this zone were built, or altered, as individual developments with no perceived attempt to reinforce their real or potential interrelationships. This plan attempts to explore a range of planning initiatives to achieve a campus feel among these landmarks and therefore create a Sense of Place in this heart of the Garfield Neighborhood.

CONNECTIVITY. Enhancements to pedestrian and vehicular circulation within this zone are key components in achieving recommendations 1 and 2 above. How pedestrians and cars enter this zone, pass from building to building within the zone, or pass through the zone to other zones in the neighborhood are all given consideration. Connectivity is also about avoiding the unnecessary duplication of site amenities like parking in order to maximize the impact of limited resources.



**Waite
High School**

**Garfield
Elementary**

**Mollenkopf
Stadium**

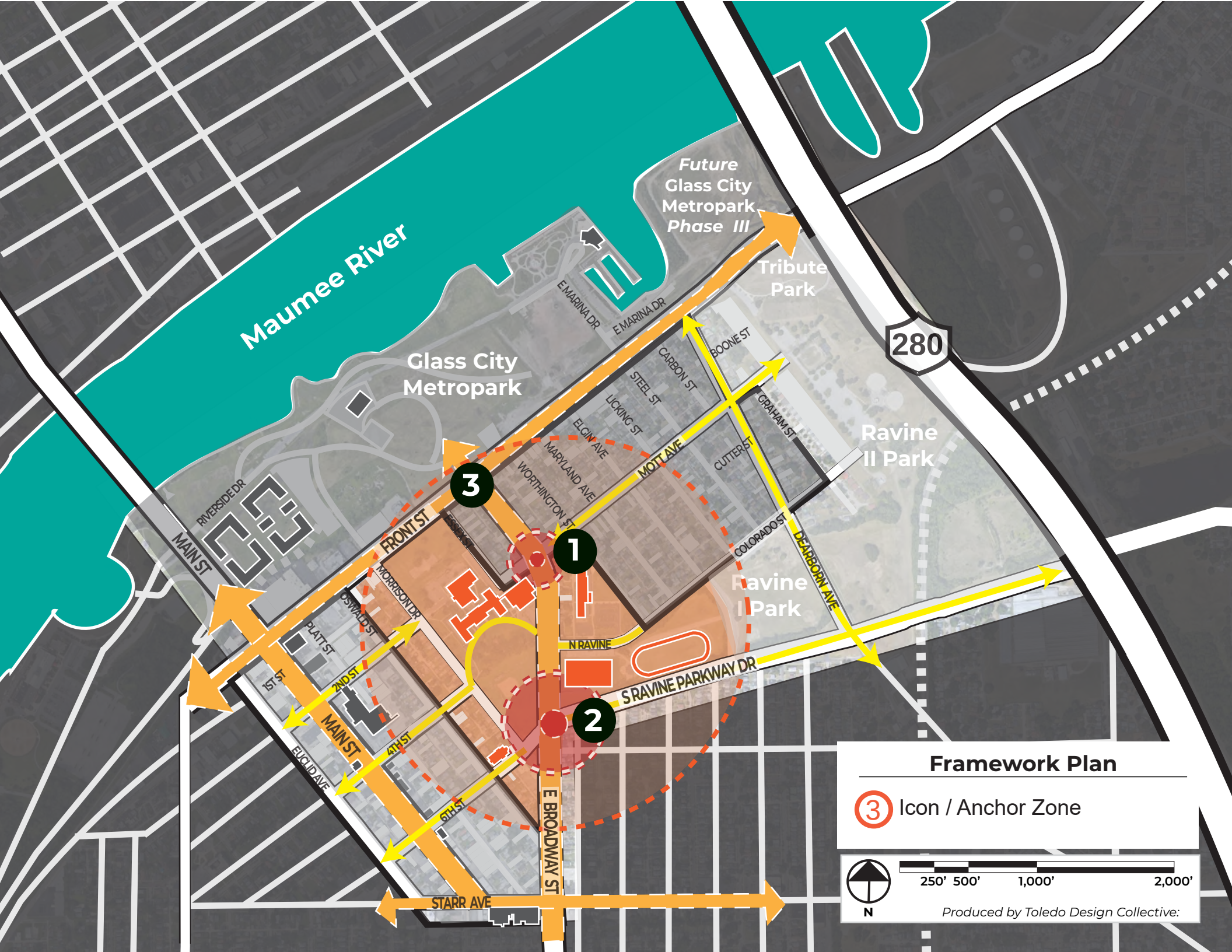
**Sacred Heart
Church**

East Broadway

South Ravine Parkway

6th St

th



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

3

1

2

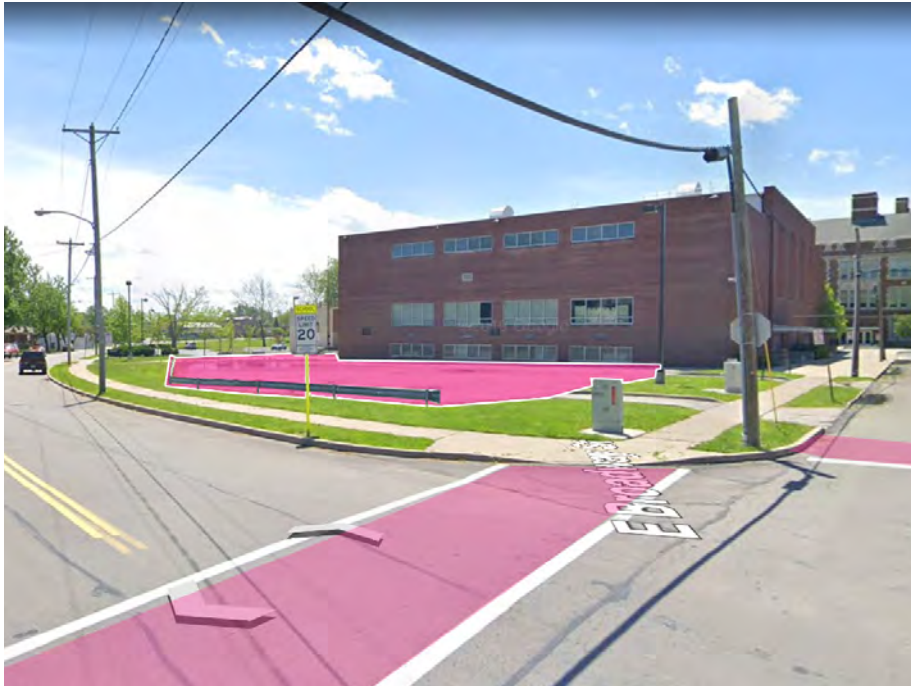
Framework Plan

③ Icon / Anchor Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:



Existing intersection of Mott, highlighting pedestrian plaza site

GATEWAYS. Currently, other than a sidewalk, all entrances to the Waite HS property are uncelebrated. The plan recommends the introduction of markers to the campus that welcome and share a fact of the high school's rich history. This treatment would occur at the three most important entrances:

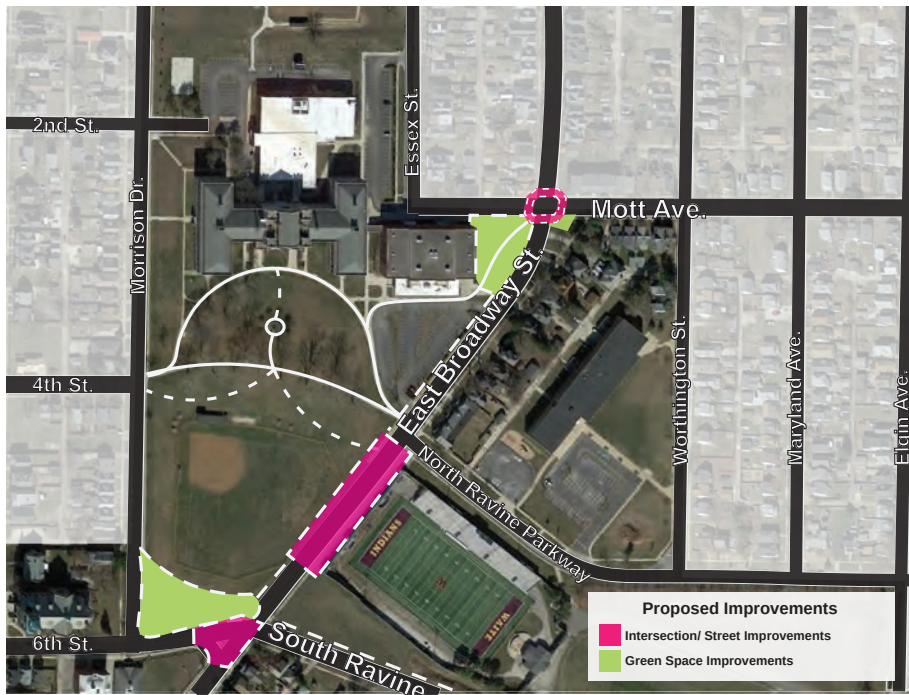
1. **East Broadway at Mott.** Along with a marker this gateway would include the replacement of at least a portion of the existing surface parking lot with a landscaped pedestrian plaza that welcomes those living in the Residential Zone and clearly indicates the beginning of a public path to the retail services on Main Street and at East Broadway and Starr.
2. **East Broadway-Ravine and 6th.** This, primarily vehicular gateway, warrants a major re-work that should consider replacing the existing traffic signal with a more pedestrian friendly experience that also could include an element that announces the high school. These changes would enhance the pedestrian experience along East Broadway and also serve as a welcome point to the neighborhood to the east.
3. **East Broadway and Front.** This gateway serves two purposes; one to denote a corner of the Waite Campus and the other to significantly proclaim the whole neighborhood's primary entrance to the new Glass City Metropark.



MOLLENKOPF STADIUM. The stadium has long been a symbol of East Toledo community pride but for too many years has suffered from a lack of on-going maintenance. Architecturally it is unmatched in the city but its history remains uncelebrated; from telling the story of its heroes, to providing intentional space for fan gatherings and tailgating, to adequate parking. The stadium also qualifies for Historic Register designation and the application process should be pursued. The image above provides some initial thoughts to further explore, including an opportunity to engage Waite Students in painting the stadium.

Elements:

- Public Art
- Better Defined Pedestrian Crossings
- Increased Landscaping
- Neighborhood Branding
- “Pinching” East Broadway



EAST BROADWAY CORRIDOR.

East Broadway is a major East Toledo thoroughfare, connecting Navarre Park and the Family Center all the way to the Maumee riverfront. Where East Broadway passes the grand Mollenkopf Stadium, the street is too wide and allows for cars to speed down to Front Street, making it unsafe for pedestrian activity, particularly for the school community. As depicted on the previous page, there are ample opportunities to both slow down traffic and celebrate the presence of the stadium by narrowing the street by adding sidewalks along the baseball fields, street trees, and art and texture to encourage pedestrian access.

SACRED HEART CHURCH AND CHARTER SCHOOL.

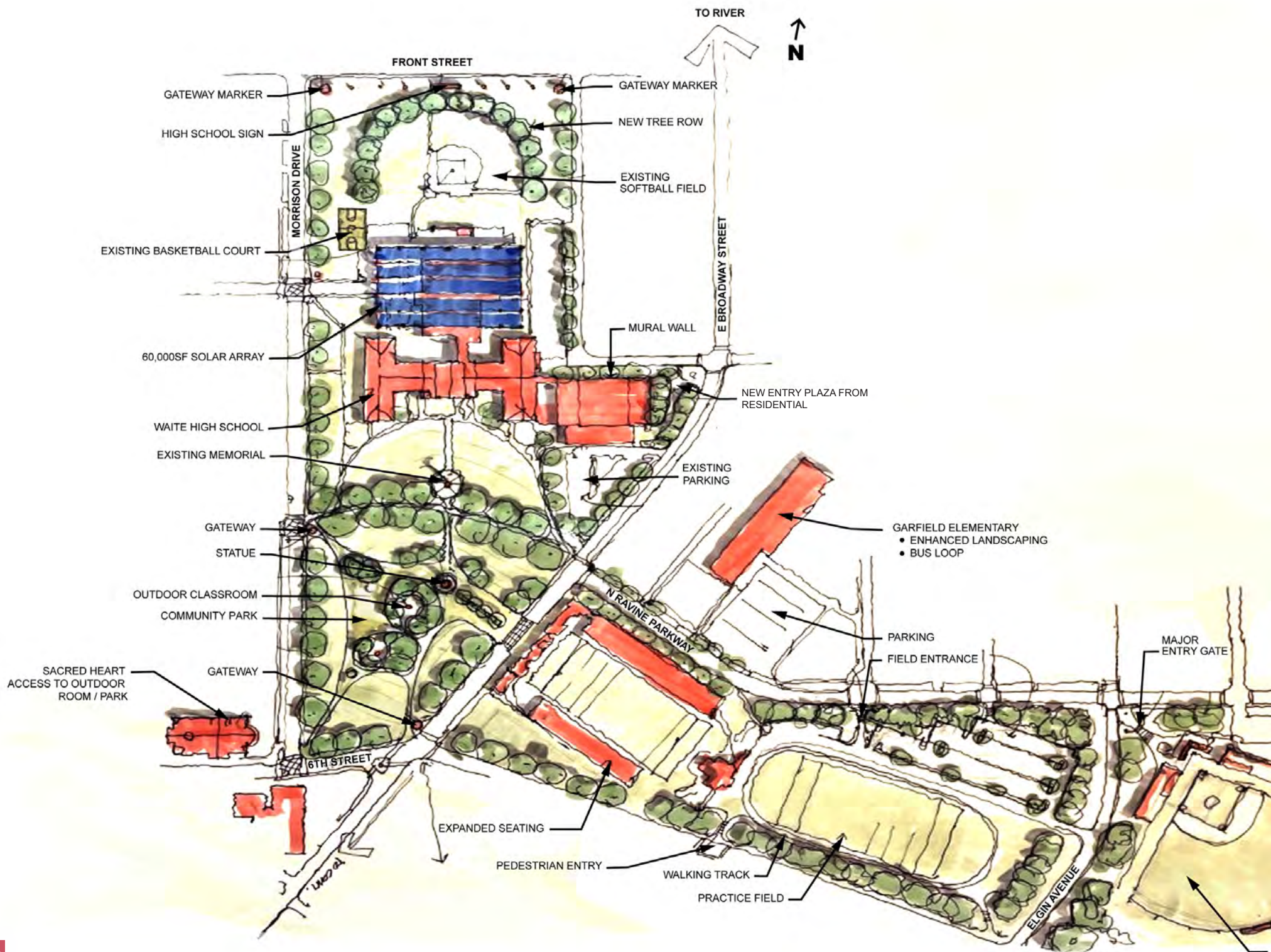
For over a century the church has been a majestic icon of the East Toledo skyline. As alluded to in the top left map, green space improvements such as added trees, paths, seating, and pedestrian scale lighting are all measures that could anchor the church more into its neighborhood context.

WAITE HIGH SCHOOL EAST FRONT LAWN. This historic front yard/public face of the high school remains virtually uncompromised from its original construction. Unlike the Maumee River side of the building which has seen its grandeur comprised by a series of additions and site changes. The diagram to the left begins to explore site enhancements to Waite's East front lawn that reinforce the architectural presence of the building and improve pedestrian circulation between the residential zone and Main Street. Green space improvements may include increased tree canopy, landscaping, and pedestrian scale lighting.

WAITE HIGH SCHOOL-FRONT STREET LAWN.

When the high school was originally constructed, the Front Street side of the building, overlooking the Maumee River, was a prideful East Toledo statement to the rest of the city. While the Skill Center was a necessary addition, it has compromised some of this view. The image to the left suggests some increased tree canopy, which if landscaped formally, may enhance recent additions to the site.

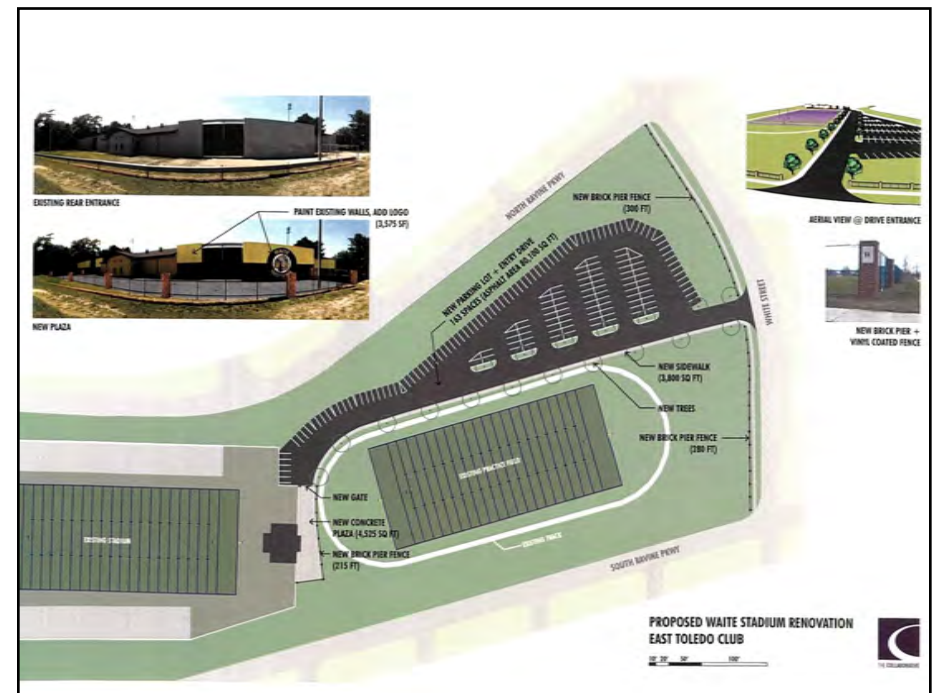
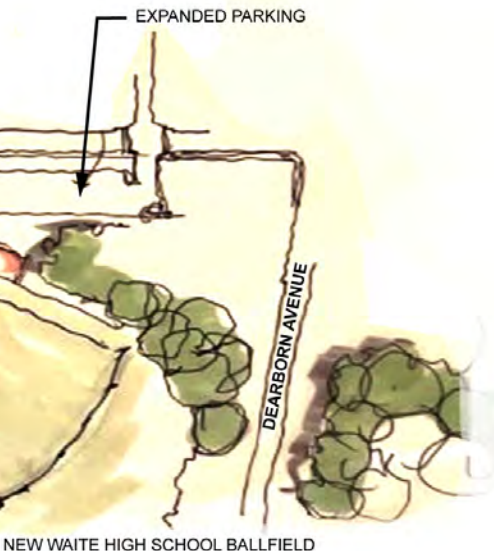




THE BIG PICTURE. This concept to the left explores a potentially transformational planning initiative for not only the Waite Campus but for the entire Garfield Neighborhood. The existing Waite baseball diamond is uncomfortably made to fit into its current location with amenities that are less than ideal. What if the diamond were relocated to an improved Ravine I Park which included parking, bleachers, lighting and other amenities? Such a move would free up the existing Waite site to become an asset for not only the entire school community but rather the entire Garfield Neighborhood. This has the potential to be a site that celebrates Waite and East Toledo history, creates an identifiable “Place” and enhances pedestrian circulation throughout the neighborhood.



Existing Waite baseball field.



2012 parking proposal for Mollenkopf Stadium North of the practice field.

4. RIVERFRONT ZONE

FRAMEWORK

BOUNDARIES. As the name suggests, the Riverfront Zone is bounded by the east side of the Maumee River, the south side of Main Street, Front Street, and I-280.

FRAMEWORK. The Riverfront Zone has a lot in motion as the Glass City Metropark moves to phase II in construction and Marina Loft Residents begin to settle in to their new apartment buildings. This being said, the framework vision for the Riverfront zone is one of continued community engagement with residents new and old as more development unfolds. Proper inclusion of these stakeholders will require mitigating both physical barriers, such as Front Street, and potential economic barriers inflicted by current or future land use. This framework explores these ideas with the following concepts:

- Pedestrian Safety
- Main / Front Gateway
- Re-evaluate Regional Commercial Zoning
- Vacant Land Development
- Restoration of Urban Tree Canopy
- Connectivity to Riverfront



WEAK STREET EDGE.

Narrow sidewalks and tree lawns, lack of urban tree canopy, vacant lots, and fast traffic prove for an unpleasant experience when walking along Front Street. Intensive redevelopment of the public right-of-way is needed to better connect Garfield Residents to the Maumee Riverfront.

1



GLASS CITY METROPARK.

The reclamation of what was once private industrial land along the riverfront is a major win for East Toledo. Residents are excited to use the park recreationally, as are educators for outdoor learning with their classrooms. It will be important to continue to build community trust to instill a sense of pride and ownership of the new park.



MAIN / FRONT NODE.

To promote further investment down Main Street, the Main / Front Intersection should be developed as a multi-modal node. This will require slowing down vehicular traffic, and supporting cyclists and pedestrians. Increased trees for visual cues and medians can both celebrate this node and increase safety while crossing the street.



Framework Plan

④ Riverfront Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:



FRONT CORRIDOR. Front Street is a vehicular corridor connecting regional attractions along the East Side and is a link to I-280. A barrier to the residential core to the riverfront, Front Street needs improved pedestrian right-of-ways and infill development across from the new Metropark. For starters, ideal locations for crosswalk improvements should be at the Morrison Dr, E. Broadway, Elgin, Steel, and Dearborn intersections along Front Street. Sidewalks and tree lawns should be widened. As hinted at in the map above, green space improvements such as landscaped medians, street furniture, and an increased tree canopy can immensely improve the pedestrian experience and safety along Front Street.

FRONT & MAIN GATEWAY. This node is a crucial intersection locally and regionally. A pedestrian bridge will span Main Street on the West side of the intersection which will provide the opportunity to create a gateway to the East Side and Garfield Neighborhood. To promote further investment down Main Street, the Main / Front Intersection should be developed as a multi-modal node. This will require slowing down vehicular traffic, and encouraging cyclist and pedestrian access. All crosswalks should have Lead Pedestrian Intervals in the timers to give pedestrians a head start. Increased trees for visual cues and medians can both celebrate this node and increase safety while crossing the street. As an extension of downtown, crosswalks can include brick pavers, but should incorporate a different color or pattern, unique to East Toledo.



Image of previous rail line over Main Street, circa 1978

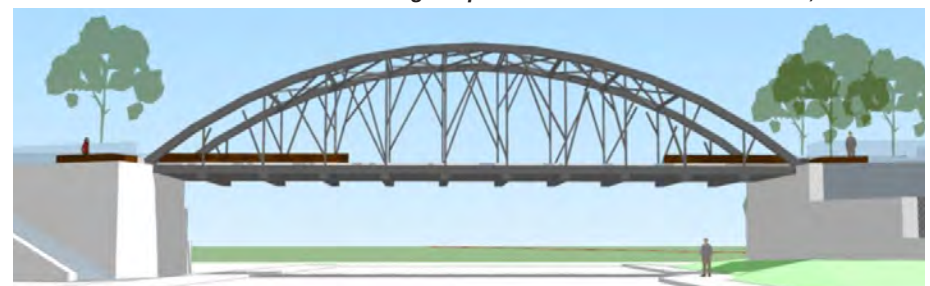
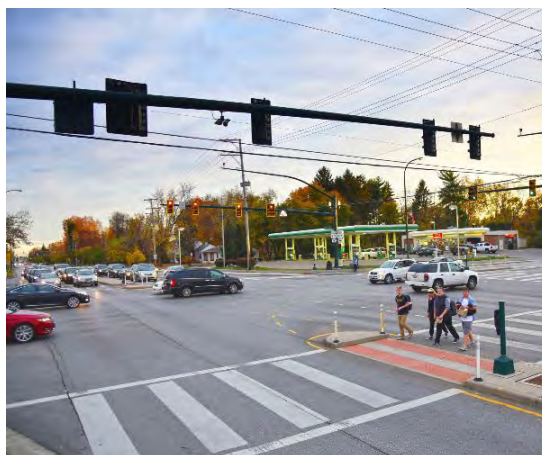


Illustration of the incoming pedestrian bridge over Main Street; image courtesy of Metroparks Toledo



Front Street, proposed street conditions



Street Furniture + Crosswalk Precedents for Main Street, north of Front Street to the Cherry Street Bridge



Front Street, existing conditions

5. RAVINE PARKS ZONE

FRAMEWORK

BOUNDARIES. Ravine I Park is bounded by Elgin Street, Colorado Street, South Ravine Parkway, and I-280. Just to the North, Ravine II Park is bounded by the property line extending from Mott Avenue, the housing along Graham Street, and I-280.

FRAMEWORK. Covering roughly 65 acres, Ravine I & II Parks make up one third of Garfield's green space. Once home to a popular East Side swimming pool; basketball courts; tennis courts; soccer fields; and baseball fields, Ravine I Park and Ravine II Park only have the baseball fields remaining. Two nice but closed off ball diamonds exist in Ravine II near I-280, and four practice fields are in Ravine I which residents have reported flooding and overgrown grass problems. The framework vision for the Ravine Parks Zone includes increased wayfinding and accessibility to the parks, bringing back desired youth athletic programing, adequate seating and shade, and reforestation to reduce overall lawn maintenance.

Elements

- Increased Youth and Family Programming
- Restoration of existing Baseball Fields
- Increased Facilities/Gathering spaces
- Connectivity
- Wayfinding
- Gateways
- Defined Edges



LARGE UNDER-PROGRAMED SPACES. Residents and students speak very highly of the "Blue Park" playground located in Ravine I, but wish there were more sports fields, a pool or splash field, and gathering spaces, like there used to be.



LIMITED PEDESTRIAN ACCESS. Sidewalks stop on Mott Avenue after crossing Dearborn, cutting off pedestrian access to Ravine II Park.



ABANDONED FACILITIES. Once actively used by the community, the baseball/softball diamonds at Ravine II currently stand boarded up. The fields and facilities are still in solid condition, and should be evaluated for reactivation.



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

280

Ravine II Park

5

Ravine I Park

Framework Plan

5 Ravine Parks Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:



Mott Entrance to Ravine II Before

WAYFINDING. With 6 different access points, there is only one large City sign for Ravine I Park, and only 3 small 12"x18" road signs for Ravine II. The diagram to the right and image above suggests how increased city and/or neighborhood wayfinding can promote use and community ownership of the parks.

DEFINED EDGES. Those living along Graham Street are left exposed with no buffer between them and the vast open space of Ravine II and backdrop of I-280. In addition, there are no sidewalks on Graham and residents report poor lighting and security. Increased pedestrian infrastructure, low fences, landscaping, sidewalks, can help define

both Ravine II Park and allow the duplexes to feel a part of the Garfield Neighborhood boundary.

CONNECTIVITY. Currently, there are no official trails through the 65 acres of land Ravine I & II cover. Connectivity to the parks can be improved by both increased pedestrian access to the entrances and the addition of bike paths through the parks to reach other East Side amenities such as Hecklinger Pond. This addition of paths to and through Ravine I & II could serve as a major asset to the East Side, providing more linkage to existing bikeways near the Craig Street Bridge, and connecting more East Toledoans to the developing waterfront.



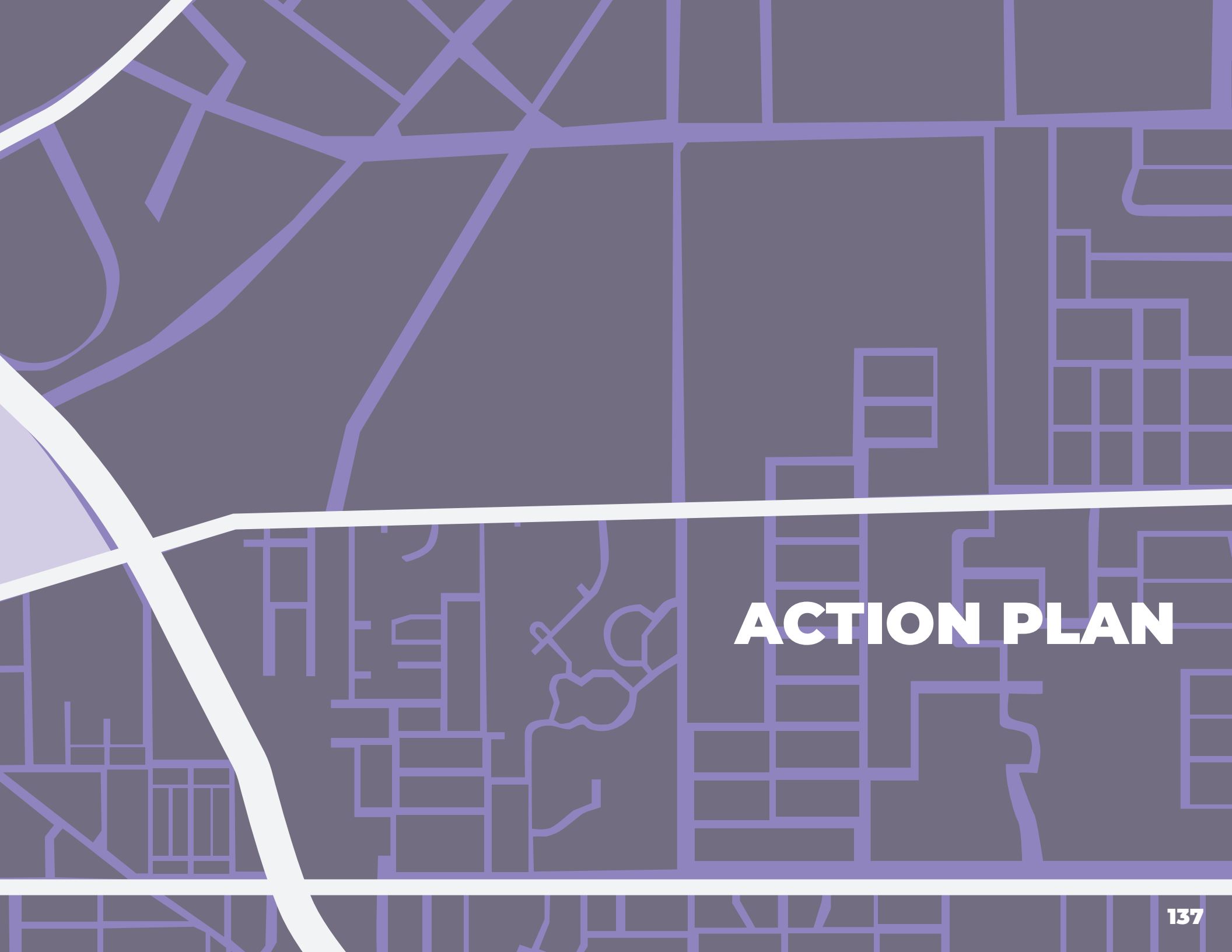
Precedent images above of what people wanted to see at the parks



POPULAR PROGRAMMING FROM ENGAGEMENT:

- Bike trails or walking paths
- Increased Seating/Shade/Facilities
- Dog Park
- Splash Pad or Pool
- Restoration of Ravine II Baseball and Softball Fields

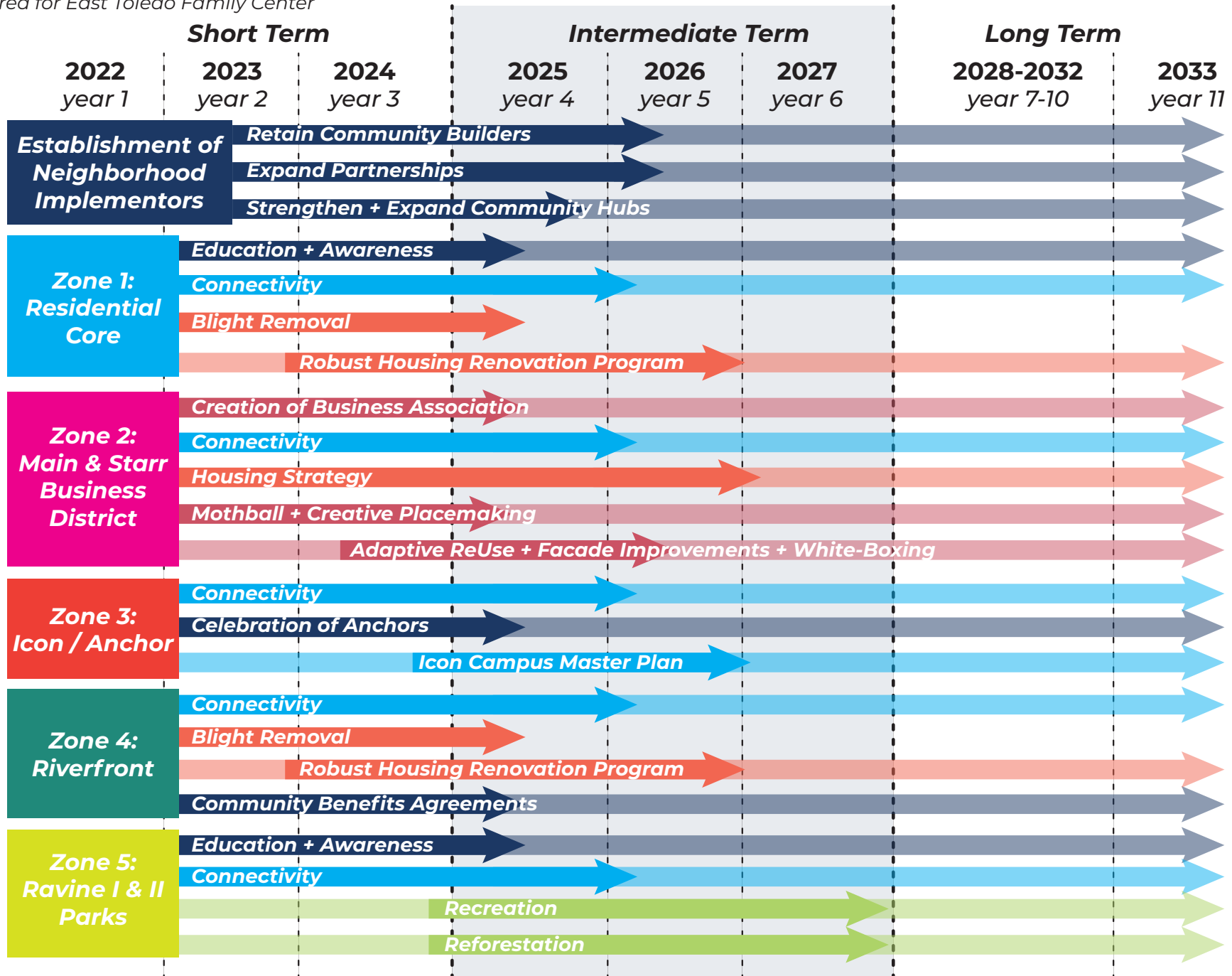




ACTION PLAN

Garfield Neighborhood Implementation Timeline

prepared for East Toledo Family Center

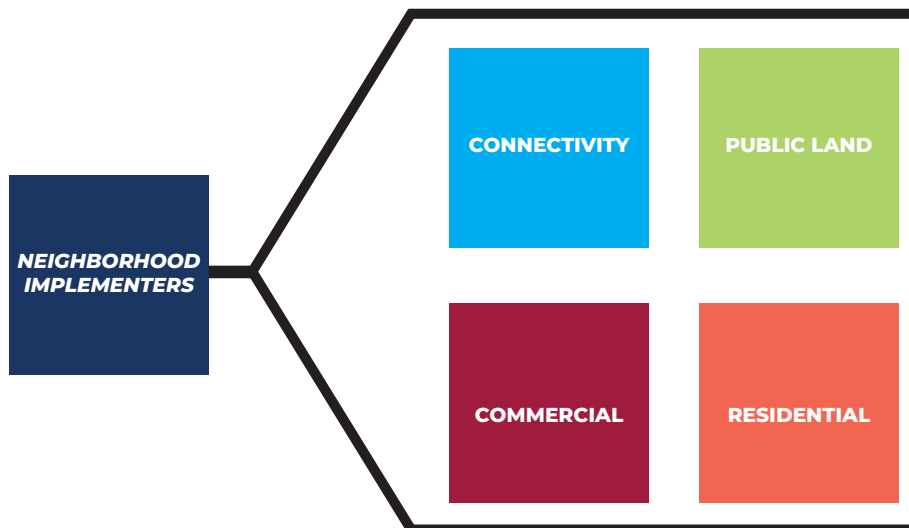


ACTION PLAN

CONTENTS

STRATEGIC NEIGHBORHOOD GROWTH. To carry out the Garfield Framework, more specific actions and strategies have been identified. This Action Plan is a guide to fulfill the visions that were created by the Garfield residents and stakeholders.

Immediately following this Action Plan, is a detailed list of the potential resources laid out in this section. This list is to be used as a resource for the implementation of the Action Plan.



ACTION PLAN. This section is divided into 6 action items, one to address implementers of the Garfield Community Plan as a whole, and the following five to address each Framework Zone. Within each zone, primary action items are listed and then detailed in the following pages with objectives and strategies. As strategies relate to Connectivity, Public Land, Commercial and Residential sectors of Garfield they will require unique combinations of stakeholders as laid out in Neighborhood Implementers. It will be up to the Neighborhood Implementers to determine a more specific timeline before implementation begins

ACTION ITEMS

- 01** Establishment of Neighborhood Implementers
- 02** Residential Core: Zone One
- 03** Main & Starr Business District: Zone Two
- 04** Icons / Anchors: Zone Three
- 05** Riverfront: Zone Four
- 06** Ravine I & II Parks: Zone Five

NOTE: While the first action item of the Garfield Community Plan is to amend the Comprehensive 20/20 Plan for Toledo, there is the acknowledgment of the Forward Toledo: Comprehensive Land Use Plan underway. As shown on the timeline to the left, the implementation for the Garfield Community Plan will likely continue into the next 5-10 years, surpassing the 20/20 Plan's use. The Garfield Community Plan strongly recommends its consideration for the Forward Toledo Plan when thinking about neighborhoods. This plan makes a concerted effort to incorporate the Strategic Opportunities laid out in the 2021 Exploratory Assessment, particularly concepts from Water Belt City and the Toledo Urban Neighborhood for the Garfield Community.

ACTION ITEM 1

ESTABLISHMENT OF NEIGHBORHOOD IMPLEMENTERS



NEIGHBORHOOD IMPLEMENTERS. The establishment of “Neighborhood Implementers” is an early and critical step to successful and sustained neighborhood revitalization. For the Garfield Neighborhood, this designated group comes from One Voice for East Toledo (OVET) a volunteer organization from the East Toledo Family Center (ETFC), a non-profit 501c3 organization committed to this goal. Expanding the capacity of OVET will be a critical step to continue the momentum of the Garfield Community Plan. For the purpose of the implementation section of the plan, when OVET is mentioned, it is to be assumed that it includes an expanded OVET with more partners and neighbors involved.

PRIMARY GOALS:

1. Expanding OVET with more partners will strengthen this core group of Neighborhood Implementers.
2. Recognition of the Neighborhood Implementers group by a broad cross section of neighborhood residents and businesses as the identified voice of the Garfield Neighborhood.
3. The ETFC and OVET be recognized by City government as the keepers of the Garfield Community Plan and a resource that shall be consulted when considering publicly funded capital improvements within the neighborhood.
4. Secure funding to hire and retain a full time Community Builder who will be able to continue to expand and increase awareness of OVET and the Garfield Community Plan throughout the Neighborhood and to also be a major force in ensuring implementation moves forward.
5. The OVET Committees be given the resources and respect to proactively guide and approve private sector development within the neighborhood.
6. To establish a satellite in the Front Street Enrichment Center that OVET/ETFC can occupy and that will be recognized by the Garfield and East Side Community.

ESTABLISHMENT OF NEIGHBORHOOD IMPLEMENTERS

ACTION
ITEM

1

1 **A** RETAIN COMMUNITY BUILDER

In order to bolster the efforts of One Voice for East Toledo (OVET), the continued support for an OVET Community Builder has been identified, during this planning process. This individual would be tasked with continuing the efforts of OVET to connect neighborhood residents to useful information and resources, but also to make sure the implementation of the Garfield Community Plan is carried through. East Toledo Family Center (ETFC) and OVET recognize that community work is a long and often draining process for just volunteers and neighborhood residents to carry through. With the hiring of a Community Builder, momentum will be able to build up to carry out the Community Plan and make sure residents and partners are engaged in the process.

OBJECTIVES:

1. Secure funding from partner organizations.
2. Hire and retain community organizer.
3. Ensure community organizer is fully supported by OVET/ETFC, and has the appropriate tools to succeed

STRATEGIES:

1. OVET works with neighborhood residents and stakeholders to advocate for a full-time Community Builder for the Garfield Neighborhood.
2. Promote all the work OVET has done for the community in order to attract partners and potential funders.
3. OVET works with partner organizations that may have access to funding for Community Builder: one option could be to continue utilizing LISC Toledo AmeriCorps program.

4. Hire and retain a Community Builder: preferably an individual who has experience and a passion that lines up with OVET's mission of ensuring self-sufficiency within the Garfield Neighborhood.
5. Ensure Community Builder is fully supported by OVET and neighborhood residents and stakeholders in order to enhance the quality of work the individual may deliver.

PARTNERS TO INCLUDE:

- LISC Toledo
- Fifth Third Bank
- Huntington Bank
- Philanthropic Organizations
- University of Toledo, Bowling Green State University, Owens Community College, Waite High School, and other academic institutions
- Waite Alumni Association
- Identified Neighborhood Leaders

1 ESTABLISHMENT OF NEIGHBORHOOD IMPLEMENTERS

1 **B** EXPAND PARTNERSHIPS

Expanding partnerships within and outside of the Garfield Neighborhood will be an ongoing task of One Voice for East Toledo (OVET). This goal is extremely important as OVET, along with neighborhood residents, cannot do the work alone. In order to ensure success for the neighborhood and also ensure the implementation of the Garfield Community Plan, partnerships will need to be developed and fostered. In some cases partners may be a part of the OVET, and in others, partners may just need to have an auxiliary role. Currently, the East Toledo Partners Group organized by LISC Toledo, that meets monthly, may be a good place to start.

OBJECTIVES:

- Expand neighborhood partnerships within Garfield.
- Expand partnerships outside of Garfield.

STRATEGIES:

1. Reach out to “neighborhood leaders” identified in neighborhood engagement. (those that attended events, filled out surveys, participated in clean-ups, etc.)
2. Reach out to neighborhood businesses that continue to participate in the business survey led by District 3 City Council.
3. Reach out and pull in businesses within Study Area to ensure participation in implementation of plan.
4. Begin to target neighborhood partners outside of Garfield boundaries. Looking specifically at financial, medical, and academic institutions
5. Strongly encourage partners to be involved in OVET, whether being directly on the board, or encouraging them to be involved in other action plan goals identified

PARTNERS TO INCLUDE LOCATED IN GARFIELD:

- Waite High School
- Garfield Elementary
- Sacred Heart Church, Epiphany of the Lord Parish (Diocese of Toledo)
- Metroparks Toledo
- Main / Starr Businesses
- Toledo Preparatory Academy
- Marina Lofts
- NeighborWorks Toledo Region

PARTNERS TO INCLUDE LOCATED OUTSIDE OF GARFIELD:

- Mercy Health
- Toledo Refinery
- Waite Alumni Association
- Helping Hands of St. Louis
- City of Toledo
- The Arts Commission
- NW Ohio Academic Institutions
- Maumee Valley Habitat for Humanity
- Toledo LISC
- Financial Institutions
 - Huntington
 - Fifth Third
- Promedica

ESTABLISHMENT OF NEIGHBORHOOD IMPLEMENTERS

1

1 STRENGTHEN + EXPAND OVET WITH COMMUNITY HUB / RESOURCES

STRENGTHEN AND EXPAND COMMUNITY HUBS/RESOURCE CENTERS.

With committees for Housing, Parks and Recreation, Youth and Safety, and Economic Development, One Voice for East Toledo (OVET) has laid out a solid foundation for supplying tools and resources to both the Garfield Neighborhood and East Toledo at large. A common need expressed throughout the planning process and neighborhood engagement has been to raise awareness of these tools and OVET capacity. Currently, the East Toledo Family Center (ETFC) is roughly 1.25 miles from the Garfield Neighborhood, making it hard for ETFC and OVET to sustained impact in the community. In order to ensure the implementation of the action plan, it will be important to support OVET and for OVET to have a more permanent presence in the Garfield Neighborhood. Currently, there is an opportunity to house such resources in the soon-to-be-built Enrichment Center on 815 Front Street with Metroparks Toledo. Once a hub is Identified, partnerships can be strengthened to support all of the important work happening throughout the neighborhood.

OBJECTIVES:

1. Strengthen and support OVET.
2. Identify, engage, and support other community hubs within the Garfield Neighborhood
3. Continue to build up and share vital neighborhood resources.

STRATEGIES:

1. Continue to promote OVET to Garfield Residents through flyering, organized clean-ups, and other effective methods of outreach. This could be an ongoing task of the Community Builder.
2. OVET to immediately begin a volunteer membership campaign that expands representation of age/race/gender, businesses, schools, and residents of each East Toledo neighborhood.
3. OVET to task its Housing, Parks and Recreation, Youth and Safety, and Economic Development committees with overseeing the four Community Plan reccomended sectors of Residential, Public Space, Connectivity, and Commercial respectively.
4. OVET reach out to or continue to reach out to the leadership of Waite Highschool and the Alumni Association, Garfield Elementary, Metroparks Toledo, NeighborWorks, and Sacred Heart Church to help promote Community Plan conclusions, recommendations, and priorities.
5. Creation of a permanent satellite location for OVET/ETFC
 - Location is key for recognition, while along Main Street is preferrable (per Connecting the Pieces) the incoming Enrichment Center provides a unique opportunity to unite anchor institutions.
 - If utilizing the Enrichment Center along Front Street, safe pedestrian access from the Neighborhood to cross Front Street is imperative
6. A member of TDC to become an ad-hoc member of OVET to provide on-going Garfield Community Plan perspective and refinement

ACTION ITEM **2** RESIDENTIAL CORE ZONE ONE

RESIDENTIAL OVERVIEW. In the Residential Core of Garfield, maintenance of properties, accountability to landlords, access to homeownership, and overall safety have been identified as significant challenges throughout the planning process. While the City of Toledo and partners have programs to address many of these issues, there is still work to be done for the accessibility and awareness of these services in the Garfield Neighborhood. The Zone I Action Plan provides proposals to strategically improve the condition of housing, access to homeownership, and the surrounding walkability to enhance the resident's overall experience of their neighborhood.

While Garfield has a fairly stable housing stock, it is important to encourage upkeep such that properties in the C-D structure grading do not slip any further into disrepair. Strategic streetscape enhancements along connector streets can also boost neighborhood morale and connect residents to community resources along Main Street. To achieve this, the Zone I Action Plan outlines proposals in 4 categories of Education + Awareness, Connectivity, Blight Removal, and Robust Housing Renovation. The continued advancement of these proposals will require collaboration with both public and private partners. This Action Plan provides a road map for the East Toledo Family Center and One Voice for East Toledo (OVET) to address the needs of Zone I by utilizing its existing resources and those of its partners.

TARGETED AREA:

Partners should consider targeting Mott Street and the first block south of Front Street first for all Residential Core Zone One as primary focus areas to start.

PRIMARY ACTION ITEMS:

- A. Education + Awareness
 - Home Ownership
 - Home Repair
 - Reducing Demolition Waste
- B. Connectivity
 - Street Improvements
 - Sidewalks + Crosswalks
 - Graham Street
 - Side Lot Acquisitions
 - Increased Tree Canopy
- C. Blight Removal
 - Vacant Home Removal
 - Creative Board-Ups
- D. Robust Housing Renovation



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

1

Framework Plan

① Residential Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:

ACTION ITEM **2** RESIDENTIAL CORE ZONE ONE

2 A EDUCATION + AWARENESS

The beginning phases of the Implementation Plan for the Residential Zone will be used to establish best practices for home maintenance for owners and connecting renters to ownership resources for those that want it. As described in the Framework Plan, best maintenance practices may include community determined criteria such as setbacks of fences, strategies for lawn care, exterior lighting, and more.

Prior to blight removal, it is encouraged by this plan that the Garfield community investigate home deconstruction practices to reduce the number of materials ending up in a landfill. If done appropriately, some materials may have a second life to assist in home renovation within the neighborhood, reducing construction costs.

OBJECTIVES:

- Raise awareness around home ownership, home maintenance, and home deconstruction.
- Structure an education program or toolkit such that the greater East Toledo Area can take full advantage of the effort

STRATEGIES:

- Establish a Garfield point of contact with NeighborWorks Toledo for homeownership resources, including their Financial Opportunity Center (FOC). It is recommended that this FOC have designated office hours at the incoming Enrichment Center on 815 Front Street.
- Work with groups such as the Toledo Design Collective to facilitate workshops and “clinics” around home maintenance strategies and establishing a “pattern language” or community design elements that can be utilized by the neighborhood
- Work with the Lucas County Landbank, NeighborWorks, and Maumee

Valley Habitat for Humanity to research deconstruction methods when removing blighted houses. One useful resource is a report released by the Delta Institute in 2019, *Demystifying Potential Midwestern Material Markets*.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Housing Committee
- Toledo Design Collective
- NeighborWorks Toledo Region
- Lucas County Land Bank
- LISC Toledo
- Maumee Valley Habitat for Humanity
- District City Council Representative

2 B CONNECTIVITY

STREET IMPROVEMENTS. As it stands now, the Residential Zone of Garfield is very walkable, yet current periphery and internal street conditions act as barriers to connecting residents to its parks, schools, and business district. Improving street and alley conditions can increase neighborhood sense of safety and promote more pedestrian and bike activity. All suggested improvements below are to address community concerns given throughout the planning process.

OBJECTIVES:

- Promote walkability and higher perception of safety in Zone I for all residents and Waite and Garfield Students.
- Implementation of Mott Avenue improvements to encourage and promote pedestrian activity along the residential connector from the

RESIDENTIAL CORE ZONE ONE

ACTION ITEM 2

- Parks to the Main / Starr Business district
- Clean ups of residential Alleys

STRATEGIES:

- Work with City of Toledo Department of Transportation to conduct a speed study along Mott Avenue, East Broadway Street, and Dearborn Street and consider four-way stops along the East Broadway, Steel Street, and Dearborn Avenue intersections along Mott Avenue.
- Work with City of Toledo Department of Streets, Bridges, and Harbor and Code Enforcement to address alley maintenance, potentially looking at ways to incentivize property owners to do their part.
- Other improvements on Mott, East Broadway, Dearborn, and Colorado connectors to include street trees with buffers, new sidewalks, improved pedestrian lighting, and gateways at Waite H.S., and Ravine Park Entrances

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Housing Committee and Youth and Safety Committee
- City of Toledo
 - Department of Transportation
 - Department of Streets, Bridges, and Harbors
 - Code Enforcement

SIDEWALKS + CROSSWALKS. Across the board, from residents, students, educators, and other neighborhood stakeholders, Garfield sidewalk conditions came up repeatedly throughout the engagement process for this plan. In some instances, there is more grass than sidewalk in patches where the pavement is cracked or there is only gravel in areas dug up to reach gas lines. Additionally across the board, there was immense concern for safety in crossing the street due to cars neglecting stop signs or generally

driving too fast. This neglect to the public right-of-way can have a negative impact on walkability and neighborhood pride. The following proposals look to provide the community the right tools to address these concerns, some of which are excellent opportunities to engage local youth in improving their neighborhood.

OBJECTIVES:

- Promote a safe, accessible, and walkable neighborhood through sidewalk and
- Slow traffic along connector residential streets such as Mott Avenue, Dearborn Avenue, and Colorado Street
- Engage Garfield youth in creative crosswalk projects

STRATEGIES:

- Engage Garfield and Waite Students in a crosswalk design program using paint or chalk at intersections along Mott
- Work with the City Department of Public Utilities and the Landbank to Conduct a Sidewalk Study in Garfield to locate all instances of disrepair
- In the sidewalk repair process, prioritize Mott, Front, Dearborn, and Colorado and then work through secondary residential streets in the intermediate term

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Youth and Safety Committee
- TPS; Waite H.S. and Garfield Elementary
- City of Toledo: Department of Public Utilities
- Lucas County Land Bank
- The Arts Commission
- Garfield Homeowners along streets mentioned

RESIDENTIAL CORE
ZONE ONE2 **B** CONNECTIVITY

GRAHAM STREET. The duplexes located along Graham Street, adjacent to Ravine II Park, lack any sidewalk infrastructure and spatially feel disconnected from the rest of the neighborhood. From engagement, it was noted that residents along Graham themselves are well connected and would like to see more investment in connectivity and surrounding youth programming, bringing a sense of security and belonging to their block.

OBJECTIVES:

- Improve connectivity between Graham Street and the rest of the Garfield Neighborhood.
- Enhance sense of place and security along Graham Street.

STRATEGIES:

- Identify all residents along Graham Street and work with City of Toledo: Department of Public utilities to address sidewalk needs and investigate opportunities for pedestrian-scale lighting.
- Work with City of Toledo: Department of Parks and Recreation to explore options for landscaping barriers or fences along Ravine II, providing a defined edge to the Garfield residential core.
- See *Action Item 6C* for recreation development.

SIDE LOT ACQUISITIONS. Explore the City of Toledo's side-lot program for potential development and acquisition of vacant parcels. Encourage and advocate for neighbors to take on adjacent vacant parcels to make use of vacant land to promote safety and walkability of neighborhood.

OBJECTIVES:

- Promote use and ownership of vacant lots by neighborhood residents and businesses.
- Promote safety and quality of life.
- Eliminate blighted vacant lots.

STRATEGIES:

- Educate neighborhood residents and stakeholders of benefits of utilizing and owning adjacent vacant land.
- Advocate for adjacent property owners to acquire and maintain vacant property

INCREASED TREE CANOPY. The restoration and preservation of the urban tree canopy is one piece of enhancing neighborhood quality of life. Urban tree canopy can be defined as the total area or percentage of forest covering the Garfield Neighborhood.

OBJECTIVES:

- Measure and quantify the existing urban tree canopy in the Garfield Neighborhood.
- Develop and plan for the Garfield Neighborhood urban tree canopy to cover a minimum of 30% of the neighborhood.
- Advocate and implement the restoration of the urban tree canopy that will ensure the preservation of the urban tree canopy in the Garfield Neighborhood.
- In Zone I, focus on Mott Ave., Front St., East Broadway St., and Dearborn Ave, for short term implementation. For intermediate term, shift to Colorado Street, and residential streets in between.

STRATEGIES:

- Engage experts in urban forestry as partners: City of Toledo: Division of Forestry.

RESIDENTIAL CORE ZONE ONE

ACTION
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- Make use of aerial photography, software, such as i-Tree, and ground canvassing to assess and quantify the current urban tree canopy in Garfield.
- Identify areas where the urban tree canopy needs to be restored or expanded to meet the goal of 30% coverage in Garfield.
- Identify if Mott, Front, East Broadway, and other community corridors and public spaces that need, can benefit (from), and can support forestation.
- Secure financial and physical resources for achieving urban tree canopy.

PARTNERS TO INCLUDE:

- City of Toledo: Division of Forestry
- Tree Toledo

2 C BLIGHT REMOVAL

BLIGHT REMOVAL. There are abandoned residential properties in the neighborhood that are dangerous to both public health and safety—buildings that are so far gone and may require demolition to eliminate the adverse neighborhood impact.

OBJECTIVE:

- Eliminate homes not feasible for rehabilitation.

STRATEGIES:

- Review 2020 Pilot Survey in the *Data Collection* section of this document, followed by the updated housing condition survey from the

Landbank in 2021.

- Identify dilapidated homes needing demolition. Homes needing demolition should be strategically selected. Demolition is a response to a building that is dangerous to both public health and safety—buildings that are so far gone that it may not make sense to use a different tool. Demolition resources should be prioritized and used in areas to maximize impact, i.e. adjoining homes in good condition to prevent further neighborhood decline.
- Complete demolition of strategically selected homes in cooperation with the City of Toledo, Land Bank, and neighborhood residents.
- Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins, vandalism and weather damage (with rehabilitation potential) are to be boarded up. Properties are to be boarded and secured in partnership with the City of Toledo, the Land Bank and neighborhood residents through volunteer workdays.
- Boarded up homes in strategic and visible locations are to be painted and/or have murals added to minimize detrimental impacts—“creative board-ups” to be in cooperation with the Arts Commission.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Housing Committee
- Lucas County Land Bank
- City of Toledo: Department of Neighborhoods
- The Arts Commission

ACTION ITEM **2** RESIDENTIAL CORE ZONE ONE

2 D ROBUST HOUSING RENOVATION

SHORT TERM. There is a wide range of housing conditions in the Garfield Neighborhood, specifically in Zone I, including:

- Majority blocks in generally stable condition with some deferred maintenance.
- Individual streets with a low to moderate amount of abandonment and substandard conditions.

OBJECTIVES:

- Increase education around homeownership
- Increase home ownership and stabilize/rehabilitate homes suitable for rehabilitation including homes with just deferred maintenance. The strategies below should be pursued in both the Stabilization and Restoration areas.

STRATEGIES:

- Review 2020 Pilot Survey in the Data Collection section of this document, followed by the updated housing condition survey from the Landbank in 2021. Then identify blocks in generally sound condition that may only be experiencing deferred maintenance to create "Stabilization Areas."
- Identify "C" and "D" rated homes feasible for rehabilitation to help refine target areas for a robust housing rehabilitation initiative targeting "Restoration Areas."
- Investigate whether architecturally significant homes, such as those along East Broadway, are eligible for historic preservation.
- Partner with City of Toledo Department of Neighborhoods to identify, market and help residents access housing support programs.

- Partner with Toledo LISC and East Toledo Family Center to establish a Financial Opportunity Center located within a Garfield Neighborhood resource center- Potentially the Enrichment Center coming to Front Street with Metroparks Toledo.
- Partner with NOHDA and NeighborWorks Toledo Region to secure home buyer counseling, financial literacy training and foreclosure intervention assistance for homeowners.
- Continue partnering with NeighborWorks Toledo Region to access weatherization services for area homeowners.



RESIDENTIAL CORE ZONE ONE

ACTION
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2 **D** ROBUST HOUSING RENOVATION

LONG TERM. After “stabilization” and “restoration” areas are identified, a renovation and homeownership program can begin to take place.

OBJECTIVES:

- Establish a robust and flexible Garfield Home Renovation Program (GHRP) targeting the identified Restoration areas.

STRATEGIES:

- Identify and engage major area stakeholders within and near the Garfield Neighborhood, such as Metroparks Toledo, Toledo Refinery, and Mercy Health, to work collectively to capitalize and establish GHRP with a pool of funds. This flexible resource is intended to provide:
 - Homebuyer down payment assistance.
 - Home buyer financing.
 - Rehabilitation loans and grants.
- Secure a commitment of funds for GHRP.
- Select a managing agency and prepare guidelines for the program

POTENTIAL PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Housing Committee
- Toledo Design Collective
- City of Toledo
 - Department of Neighborhoods
 - Historic District Commission

- Lucas County Land Bank
- LISC Toledo
- Northwest Ohio Development Agency (NOHDA)
- Neighborhood Health Association
- NeighborWorks Toledo Region
- Maumee Valley Habitat for Humanity
- Toledo Refinery
- Mercy Health
- Metroparks Toledo

ACTION ITEM 3

MAIN & STARR BUSINESS DISTRICT ZONE TWO

MAIN & STARR OVERVIEW. The goal of the Action Plan for the Main / Starr neighborhood business district, also referred to as River East, is to establish a comprehensive enhancement program. This Action Plan builds upon the findings and recommendations of Connecting the Pieces, 2020 Glass City Riverwalk Business Corridor Assessment commissioned by ConneCToledo, and TDC's extensive engagement that is driving the broader vision for the Garfield community. Proposals are placed into 4 categories as they relate to Commercial, Connectivity, Residential, and/or Public Space Improvements. Advancement of these proposals will be contingent on the sustained collaboration with public and private partners.

LAND USE WITHIN BUSINESS DISTRICT. Currently, there is an excess of vacant and underutilized buildings and commercial space in the Main-Starr Business District. As a path forward to revitalizing the District it should be viewed and focused on as a mixed-use corridor, rather than solely a business centric corridor. Future actions for the District should be focused on:

- Primarily neighborhood retail and personal services for the East Toledo community between Front Street and Starr Avenue – with priority on pedestrian focused businesses and designs.
- Affordable and accessible senior housing.
- Upper floor rental housing; and
- Community / public services that will service the Garfield Neighborhood as well as the greater East Toledo community.

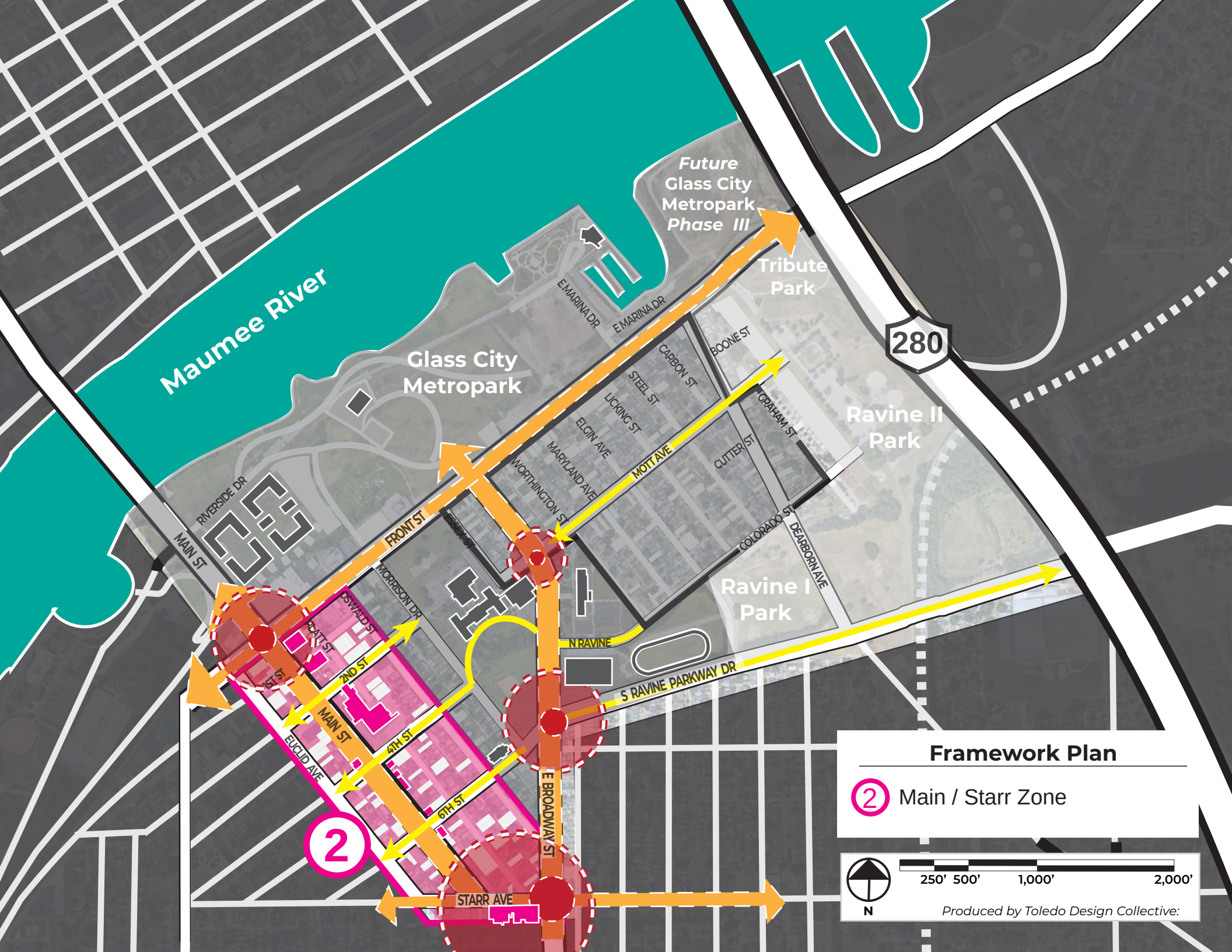
PRIMARY ACTION ITEMS:

- A. Creation of Business Association
 - Staff Support
 - Market Study
 - Business Attraction and Retention

- Consider Expanding Historic District
- Building Assessment
- B. Connectivity
 - Gateways
 - Streetscape Improvements
- C. Housing Strategy
- D. Mothball + Creative Placemaking
- E. Adaptive Re-Use + Facade Improvements + White-Boxing
 - Priority Redevelopment Opportunities
 - Facade Program
 - Weber Building
 - Coad Building
 - Masonic Temple
 - Redevelopment for upper floor housing

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- East Toledo Partners Group:
 - LISC Toledo
 - East Toledo Family Center
 - NeighborWorks Toledo Region
 - ConneCToledo
 - Metroparks Toledo
 - Lucas County Land Bank
 - The Arts Commission
 - Toledo Design Collective
- Toledo-Lucas County Plan Commissions
- Lucas County Port Authority
- TMACOG
- Steingraber and Associates
- Identified Business Owners within Business District



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

Ravine II Park

Ravine I Park

280

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Framework Plan

② Main / Starr Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:

ACTION ITEM 3

MAIN & STARR BUSINESS DISTRICT ZONE TWO

3 A CREATION OF BUSINESS ASSOCIATION

A Business Association will effectively help manage and promote existing businesses and buildings within the Business District. It will also help attract new businesses into the Garfield and greater East Toledo community.

OBJECTIVES:

- Support and grow Business District with paid staff to assist capacity building
- Creation of Business Association to grow and expand on efforts of East Toledo Partners Group led by LISC Toledo

STRATEGIES:

- Staff Support
- Market Study + Building Assessment
- Business Attraction and Retention
- Consider Expanding Historic District

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- East Toledo Partners Group
- City of Toledo: Economic Department
- Identified Business Owners within Business District

STAFF SUPPORT. Lack of community capacity to implement this phase of the Garfield plan has been identified as a critical issue. Staff support dedicated to the enhancement of the Main / Starr district is needed to carryout this enhancement strategy. Since there have been challenges sustaining community based organizations in East Toledo – an alternative to creating a new community organization is requesting ONE Voice for East Toledo to engage a Main Street manager / facilitator (combined with other tasks identified in Garfield Community Plan). To guide staff and oversee implementation of the plan, a Main Street Advisory Committee comprised of property and business owners, and Garfield residents should be established.

STRATEGIES:

- To guide staff and oversee implementation of the plan, a Main Street Advisory Committee comprised of property and business owners, and Garfield residents should be established.
- Long term (three or more years) of financial support for this position should be requested from the City of Toledo, LISC Toledo, Toledo Lucas County Port Authority, and other partners. Dues, similar to a merchants association, should also be considered to help support the position and create more buy-in.

PARTNERS TO INCLUDE:

- East Toledo Family Center
- ONE Voice for East Toledo
- LISC Toledo
- Lucas County Port Authority

MAIN & STARR BUSINESS DISTRICT ZONE TWO

ACTION
ITEM

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MARKET STUDY + BUILDING ASSESSMENT. Incorporating more market-based approaches by looking beyond physical changes in the corridor and commission a market study to determine the mix of uses / businesses that can be supported by the Garfield Neighborhood, and greater East Toledo market. This initiative will help marketing efforts and drive business recruitment for the Main-Starr corridor.

PARTNERS TO INCLUDE:

- East Toledo Partners Group
- City of Toledo Economic Development
- Lucas County Port Authority

BUSINESS ATTRACTION + RETENTION. Main Street property and business owners should work cooperatively with the City of Toledo Departments of Neighborhoods and Economic Development, Toledo Lucas Port Authority and ConnecToledo to establish a program to attract new businesses and services along the corridor and provide support for the retention of exiting business.

PARTNERS TO INCLUDE:

- East Toledo Partners Group
- City of Toledo Economic Development
- Lucas County Port Authority

EXPANSION OF HISTORIC DISTRICT. Main Street property and businesses owners should consider working with ConnecToledo in pursuing a historic district designation for eligible portions of the Main / Starr corridor. The purpose of a historic district designation is to catalyze the redevelopment potential and support the architectural, historic, and visual richness of the district.

STRATEGIES:

- Work with East Toledo Partners group to determine if this is something to pursue to protect and preserve existing architectural anchors within the district.

PARTNERS TO INCLUDE:

- East Toledo Partners Group:
- Main Street property and business owners
- City of Toledo
 - Economic Development
 - Toledo Lucas County Plan Commissions
- East Toledo Historical Society

MAIN & STARR BUSINESS DISTRICT ZONE TWO

3 **B** CONNECTIVITY

CONNECTIVITY. Recommendations in the category “Connectivity” include all forms of transportation in the public realm; pedestrian, bike, vehicular and public transit. One of the key assets of the Garfield Neighborhood is its easy access, both to and from the neighborhood, to other areas of the City. The Garfield Neighborhood itself serves as a gateway from downtown to East Toledo from either direction. The recommendations in this category are meant to build upon and take advantage of its strategic location.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- City of Toledo: Division of Transportation
- District City Council Member
- The Arts Commission
- Toledo Design Collective
- Identified Business Owners within Business District

PRIMARY GOALS:

1. Improve neighborhood identity and image along major traffic corridors.
2. Set up regular neighborhood clean-up efforts to promote the goal of connectivity, safety, and appearance of blight throughout neighborhood.
3. Improve street and alleyways within neighborhood to promote walkability, multi-modal transportation, and safety throughout Business District and how it connects to the Residential Core (Zone1).
4. Enhance neighborhood entryways. Entryways have the opportunity to showcase neighborhood pride that exists within East Toledo.
5. Enhance neighborhood access to public space and pocket parks.

STRATEGIES:

- Gateways
- Streetscape Improvements
- Public Space + Pocket Parks

MAIN & STARR BUSINESS DISTRICT ZONE TWO

ACTION
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GATEWAYS. Gateways into the Main and Starr Business District are important for not only the riverfront activities but will also help to promote the district and existing businesses as well as helping to promote new businesses and more activity within the District.

OBJECTIVES:

1. Promote the entrance into the Main & Starr Business District and highlight as major gateway into the Garfield Neighborhood and East Toledo from downtown Toledo (Front Street and Main Street).
2. Promote the entrance into the Main & Starr Business District and highlight as major gateway into the Garfield Neighborhood from East Toledo (Main Street and Starr Avenue).

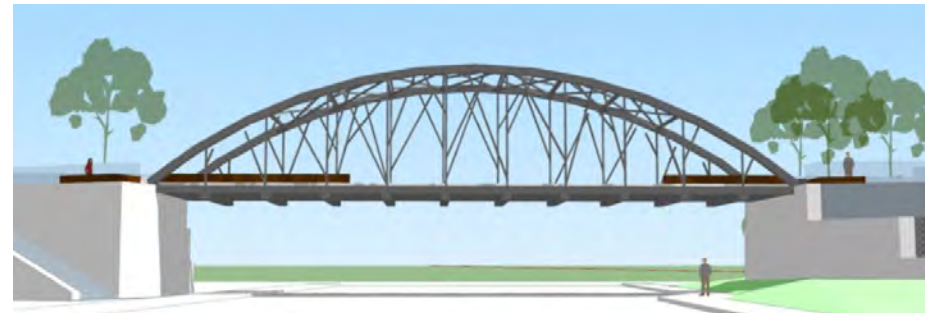
STRATEGIES:

- Main Street property and business owners should work in partnership with the City of Toledo, The Arts Commission and the Toledo Design Collective to finance and create a prominent architectural gateway to the Main Street district from downtown Toledo. This should be coordinated and complementary to the pedestrian bridge that will be midblock along Main Street between the MLK bridge and Front Street. Coordinate with Metroparks Toledo.
- A second gateway condition should be considered for the intersection of Main and Starr. Look to existing *Connecting the Pieces Plan*.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- Metroparks Toledo
- The Arts Commission
- ConneCToledo
- City of Toledo: Division of Transportation

- District City Council Member
- Toledo Design Collective
- Identified Business Owners within Business District



ACTION ITEM 3

MAIN & STARR BUSINESS DISTRICT ZONE TWO

STREETSCAPE IMPROVEMENTS. The Main + Starr Business District has the opportunity to retain and attract new businesses to the Garfield and broader East Toledo community. Enhancing streetscape conditions to make the District a walkable and multi-modal service corridor helps to promote economic activity within the District. All of the suggestions below are taken directly from community engagement during the planning process. These initiatives and strategies are all items the community is passionate about as many people recall what once was for the District.

OBJECTIVES:

- Slow down traffic along Main Street
- Enhance safety within Business District for all multi-modal transportation
- Make Business District a walkable village
- Promote existing businesses
- Attract new businesses to the area

STRATEGIES:

- Conduct street study along Main and Starr to analyze multi-modal traffic
- The Main / Front intersection is being reviewed by the City of Toledo Division of Transportation. Recommendations for improving the intersection in terms of safety, traffic calming, and pedestrian access should be reviewed with area stakeholders.
- Continue to promote creative placemaking, through The Arts Commission 1% for the Arts program
- Change on-street parking from angled to parallel parking
- City of Toledo Division of Transportation should explore a Main Street median, where appropriate, with tall vegetation and/or art to help slow traffic. Maintenance should also be considered
- The new Business Association working with the City's Division of Transportation and the Arts Commission begins to implement

right-of-way improvements at existing intersections that enhance pedestrian safety and neighborhood image. Consider adding mid-block crossing from Kessler Park to Food Center.

- Consolidated parking areas behind Main Street buildings that serve more than one property, should be identified, and pursued, Future redevelopment projects should also follow this policy. Currently, there is some consolidated parking behind buildings on Main St. that appear to work well and should be expanded
- Main Street business owners should work with the City of Toledo Transportation Division, TMACOG, and TARTA to establish a shared Bike and Bus lane within the Main - Starr district that would service Garfield residents, and the greater East Toledo community, and connect into existing and proposed bikeway networks.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- The Arts Commission
- City of Toledo: Division of Transportation
- District City Council Member
- Toledo Design Collective
- TMACOG
- TARTA
- Steingraber and Associates
- Identified Business Owners within Business District

MAIN & STARR BUSINESS DISTRICT

ZONE TWO

ACTION
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PUBLIC SPACE + POCKET PARKS. The Business District has underutilized and unmaintained public space and pocket parks within. The most identifiable is Kessler Park which is a historic pocket park.

OBJECTIVES:

- Connect Euclid Avenue to Main Street and Business District
- Clean and maintain public space and pocket parks
- Increase lighting for public spaces

STRATEGIES:

- Work with City of Toledo Division of Parks, Recreation and Forestry and the Arts Commission to continue the rejuvenation of Kessler Park, the pocket park at 222 Main Street. This park provides access to significant parking behind Main Street businesses.
- Create path from under the archway of Kessler park to parking behind to Euclid Avenue. This provides vital physical access from Euclid Avenue to Main Street.
- Continue cleanups focusing on public spaces that are not currently maintained by businesses. Long-term promote businesses to stay involved maintaining these spaces.
- Explore design strategies and increase lighting especially in pocket parks like Kessler Park.

PARTNERS TO INCLUDE:

- City of Toledo Division of Parks, Recreation and Forestry
- The Arts Commission
- East Toledo Family Center
- Steingraber & Associates
- Businesses within District

MAIN & STARR BUSINESS DISTRICT ZONE TWO

3 C HOUSING STRATEGY

ADJOINING HOUSING CLUSTERS. Several housing clusters adjoin and impact, in some instances adversely, the Main-Starr District including the area loosely bounded by Starr, Main, 4th, Morrison, and Broadway. This area and other housing clusters should receive extra levels of attention. A revitalization strategy should be prepared based upon small area action plans. Opportunities for higher density housing, should be considered as re-use options for vacant lots and dilapidated properties not suitable for rehabilitation close to the Main/Starr District.

OBJECTIVES:

- Preserve and protect existing housing within Business District.
- Explore higher density housing within the District to support existing and new businesses.
- Enhance pedestrian connectivity to Main Street.

STRATEGIES:

- Work with Lucas County Land Bank to analyze, and assess delinquent parcels and properties.
- Work with NeighborWorks to supply targeted housing rehabilitation to housing within the Business District
- Assess zoning changes to promote higher density housing within Business District
- Work with City of Toledo Economic Development to help promote housing tied to the Business District.

PARTNERS:

- Lucas County Land Bank
- City of Toledo Economic Development
- NeighborWorks Toledo Region
- Toledo Lucas County Plan Commissions

MAIN & STARR BUSINESS DISTRICT ZONE TWO

ACTION
ITEM

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3 D MOTHBALL + CREATIVE PLACEMAKING

MOTHBALL + CREATIVE PLACEMAKING. Mothballing is a building preservation technique in order to save existing vacant buildings. The recommendation is to board-up and “mothball” vacant commercial buildings that are worth saving. The Arts Commission has a program of “creative board-ups” which places artwork on the board-ups and promotes the building for future use. This is a holding pattern initiative which, in the short term, changes the existing image and highlights historically significant properties worth saving while, in the long term, protecting key sites for re-development in ways more appropriate to current economic realities and trends.

OBJECTIVES:

1. Begin to create a more positive neighborhood image
2. Begin to foster a sense of neighborhood pride and identity

STRATEGIES:

1. The new Business Association, in concert with the Arts Commission, designs and secures funding of cost effective art enhancements at the strategic gateway sites, identified in the Community Plan.
2. The new Business Association engages with active property owners along Monroe Street to encourage façade improvements and assist in securing public funds to help support such enhancements.
3. Focus improvements around historic and prominent Main Street buildings including Weber Block and Masonic Building.
4. The new Business Association working with the City's

Department of Transportation and the Arts Commission begins to implement right-of-way improvements at the prominent intersections that enhance pedestrian safety and neighborhood image.

PARTNERS TO INCLUDE:

- Business' Property Owner
- The Arts Commission
- Lucas County Land Bank
- City of Toledo: Economic Development
- City of Toledo: Code Enforcement



MAIN & STARR BUSINESS DISTRICT ZONE TWO

3 **E** ADAPTIVE RE-USE + FACADE IMPROVEMENTS + WHITE-BOXING

PRIORITY REDEVELOPMENT OPPORTUNITIES. Facilitate the phased redevelopment of three priority catalyst corner buildings, described below, to stimulate further investments of under-performing and underutilized properties.

OBJECTIVES:

- Begin and maintain marketing and promoting existing businesses
- Attracting new businesses into District

STRATEGIES:

- Development Teams. To support the redevelopment of these priority corner properties, a Development Team should be established for each building to mobilize attention and resources for the successful redevelopment of these structures. Membership for each team should be based on ownership and resources needed for each particular property.
- Refer to Framework section of this Garfield Community Plan for identified corners and properties to focus on.

PARTNERS TO INCLUDE:

- Business District property owners
- City of Toledo Economic Development
- East Toledo Partners Group
- commercial realtors
- Other identified community stakeholders

FACADE PROGRAM. Main Street property and business owners should work in partnership with the City of Toledo Departments of Neighborhoods and Economic Development and the Toledo Design Collective to reestablish façade and white-boxing improvement program for Main Street and portions of Starr Avenue. While the program should include the entire district, the historical architecture between 4th and 6th streets should be a priority as recommended in Connecting the Pieces.

The Façade Program should include financial incentives and design services.

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- East Toledo Partners Group
- Toledo Design Collective
- City of Toledo: Economic Department
- Identified Business Owners within Business District

MAIN & STARR BUSINESS DISTRICT

ZONE TWO

ACTION
ITEM

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WEBER BUILDING. Located on the eastern corner of Main Street and Front Street. While the first floor of this landmark property is occupied, the two architecturally significant upper floors have been vacant for many years. To effectively reuse the 2nd and 3rd floors for a multitude of uses such as banquet and/or office space, an elevator is needed to create access in addition to needed interior improvements. Also, the building and district could benefit from an exterior renovation that would preserve the historical character of this landmark building.



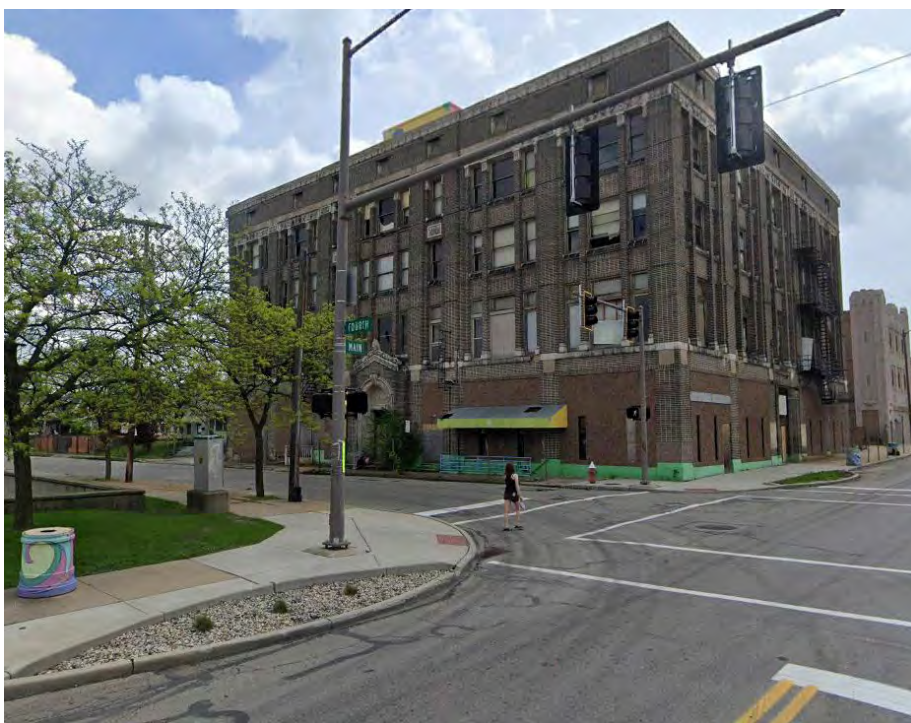
COAD BUILDING. Located on the northern corner of Main Street and 6th Street. This vacant three story building at 517 Main is owned by the City of Toledo. Possible reuses include 1st floor office or commercial and residential reuse for the two upper floors.

A goal of redeveloping both the Weber and Coad corner buildings is to strengthen the bookends of these blocks to stimulate investment along Main Street.



MAIN & STARR BUSINESS DISTRICT ZONE TWO

MASONIC TEMPLE. Located on the eastern corner of Main Street and 4th Street. This long vacant and strategic four story landmark building at 401 Main Street is owned by the Lucas County Land Bank. The Masonic Temple should be redeveloped for institutional or mixed use. While previously proposed for affordable housing, the lack of an elevator and the large and historic ceremonial spaces limiting the number of units, may make residential reuse problematic.



REDEVELOPMENT FOR UPPER FLOOR HOUSING. According to the 2020 Glass City Riverwalk Business Corridor Assessment, there is “Significant demand for second floor residential space.” Main Street and Starr Avenue property owners and businesses should work cooperatively with City of Toledo Departments of Neighborhoods and Economic Development to establish a financial incentive program to convert vacant and underutilized upper floors along Main Street and Starr Avenue for rental housing. Upper floor housing can create more life in these buildings and more people and activity along the street. Upper-floor apartments can also often help provide building owners the cash flow needed to tackle the ground floor commercial space and exterior façade.

Once a selection of upper-floor housing apartments exists along Main and Starr, it should be promoted and marketed as an asset of the Main + Starr Business District.

PRIORITY BUILDINGS COULD INCLUDE:

- Two upper floors of three-story Neighborhood Health Association building at 113 Main adjoining the Weber Building. This property, constructed in 1887, is owned by Freedman Management, LLC.
- Vacant 2nd floor of the two-story Steger Showel building at 421 Main between 4th and 6th Streets. This building originally served as an auto showroom. There is currently a laundry on the 1st floor.

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ACTION ITEM **4** **ICONS / ANCHORS** **ZONE THREE**

CULTURE + EDUCATION CORE OVERVIEW. The primary goals of the Action Plan for the Garfield Neighborhood, Icon / Anchor Zone, are to celebrate this zone's institutions that contribute so much to the history, identity and pride of not only the Garfield Neighborhood but all of East Toledo and to enhance this zone as the key area in fostering a stronger sense of unity and pedestrian linkage among all five zones of the Garfield Neighborhood.

The Action Plan addresses these goals with proposed planning and implementation recommendations in the following action items:

PRIMARY ACTION ITEMS:

- A. Creation of Campus Planning Team
- B. Connectivity
 - Gateways
 - Streetscape Improvements
- C. Celebration of Anchors
 - Waite High School
 - Mollenkopf Stadium
 - Sacred Heart Church
- D. Campus Master Plan

4A CAMPUS PLANNING TEAM

The ability to incrementally implement minor or significant changes in this zone are bolstered by the fact that land ownership is totally controlled by only three entities; the City of Toledo, Toledo Public Schools (TPS) and the Diocese of Toledo. A first step in the potential implementation of this range of action plan recommendations is the creation of a Core Planning Team with representatives from; TPS, Waite High School Alumni Association, the Diocese of Toledo, the City of Toledo, The East Toledo Family Center and the Toledo Design Collective. Their charge would be to further develop a Campus Master Plan for this zone that is described in manageable components that are then prioritized. This Campus Plan would be strongly informed by the recommendations of the entire 2021 Garfield Neighborhood Master Plan.

PARTNERS TO INCLUDE:

- OVET / ETFC
- Toledo Public Schools (TPS)
- Toledo Preparatory Academy
- Diocese of Toledo
- East Toledo Historical Society
- Toledo Design Collective
- The Arts Commission
- City of Toledo



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

280

Ravine II Park

Ravine II Park

Framework Plan

③ Icon / Anchor Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:

ACTION ITEM **4** ICONS / ANCHORS ZONE THREE

4 **B** CONNECTIVITY

Enhancements to pedestrian and vehicular circulation within this zone are a key component in achieving sense of place and bolstering community pride. How pedestrians and cars enter this zone, pass from building to building within the zone, or pass through the zone to other zones in the neighborhood are all given consideration. Connectivity is also about avoiding the unnecessary duplication of site amenities, like parking, in order to maximize the impact of limited resources.

OBJECTIVES:

- Achieve a greater sense of place and community pride in Zone III
- Promote Zone I access to and from Zone II

STRATEGIES:

- Gateways
- Streetscape Improvements

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo (OVET)
- TPS; Waite H.S. and Garfield Elementary
- City of Toledo:
 - Division of Transportation
 - Department of Public Utilities
 - Forestry Division
- District City Council Member
- The Arts Commission
- Toledo Design Collective

4 **B** CONNECTIVITY

GATEWAYS. Currently, other than a sidewalk, all entrances to the Waite HS property are uncelebrated. The plan recommends the introduction of markers to the campus that welcome and share a fact of the high school's rich history. This treatment would occur at the locations indicated on the drawing below and would vary in degree of prominence with the three most important located at:

1. **East Broadway at Mott.** Along with a marker this gateway would include the replacement of at least a portion of the existing surface parking lot with a landscaped pedestrian plaza that welcomes those living in the residential zone and clearly indicates the beginning of a public path to the retail services on Main Street and at East Broadway and Starr.
2. **East Broadway-Ravine and 6th.** This, primarily vehicular gateway, warrants a major re-work that should consider replacing the existing traffic signal with a more pedestrian friendly experience that also could include an element that announces the high school. These changes would enhance the pedestrian experience along East Broadway and also serve as a welcome point to the neighborhood to the east.
3. **East Broadway and Front.** This gateway serves two purposes; one to denote a corner of the Waite Campus and the other to significantly proclaim the whole neighborhood's primary entrance to Glass City Metro Park.

ICONS / ANCHORS ZONE THREE

ACTION
ITEM

4



4 **B** CONNECTIVITY

STREETSCAPE IMPROVEMENTS. East Broadway is a major East Toledo thoroughfare, connecting Navarre Park and the Family Center all the way to the Maumee riverfront. Where East Broadway passes the grand Mollenkopf Stadium, the street is too wide and allows for cars to speed down to Front Street, making it not safe for pedestrian activity, particularly for the school community.

OBJECTIVES:

- Slow down traffic along East Broadway
- Encourage pedestrian movement through Zone III to and from the business district from Zone I

STRATEGIES:

- Conduct street study along East Broadway to analyze multi-modal traffic
- City of Toledo Division of Transportation should review the intersection of East Broadway / South Ravine / 6th Street. Recommendations for improving the intersection in terms of safety, traffic calming, and pedestrian access should be reviewed with area stakeholders.
- Consider narrowing East Broadway in front of the Mollenkopf stadium
- Continue to promote creative placemaking, through The Arts Commission 1% for the Arts program
- Street Trees
- Sidewalks along existing Waite Baseball Field
- Consider different texture, such as brick pavers, along Mollenkopf Stadium

4 ICONS / ANCHORS ZONE THREE

4C CELEBRATION OF ANCHORS

Waite High School, Mollenkopf Stadium, and Sacred Heart Church are all historic icons of the Garfield Neighborhood and have been, for decades, symbols of community pride and identity for the residents of East Toledo. Although Garfield Elementary is new, its legacy as an impactful East Toledo institution also continues. This fact was reinforced over and over again by Garfield residents and stakeholders during the master planning process. A goal of this plan is to reinforce and celebrate this history.

OBJECTIVES:

- Address the site needs of Waite High School, Mollenkopf Stadium, Sacred Heart Church, and Garfield Elementary

STRATEGIES:

- Gateways
- Streetscape Improvements

PARTNERS TO INCLUDE:

- TPS; Waite Highschool
- Waite Alumni Association
- Diocese of Toledo
- East Toledo Historical Society
- Toledo Design Collective

WAITE HIGH SCHOOL. The historic (East) front yard/public face of the high school remains virtually uncompromised from its original construction. Unlike the Maumee River side of the building which has seen its grandeur comprised by a series of additions and site changes.

When the high school was originally constructed, the Front Street side of the building, overlooking the Maumee River, was a prideful East Toledo statement to the rest of the city. Unfortunately, over the years this side of the building has seen changes that few could argue have been kind to this original reality.

OBJECTIVES:

- Enhance and augment paths in front (East) of Waite
- Improve Pedestrian Lighting
- Formalize Landscaping on the Front Street Side of Waite

STRATEGIES:

- Document existing landscaping surrounding Waite
- Bring TPS, the Waite Alumni Association, and Garfield Residents together to address landscaping, lighting, and pedestrian access needs

GARFIELD ELEMENTARY. Garfield Elementary would like to become a stronger community hub for the surrounding neighborhood. It was also noted that resources such as the health clinic at Waite should be better advertised. For this visibility, how the school connects to the Waite Stadium and to the Blue Park (Ravine I) is very important. Physical needs of the school included enhanced landscaping around the front lawn, ADA access from the parking lot to the front doors, and a full bus loop.

ICONS / ANCHORS ZONE THREE

ACTION
ITEM

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MOLLENKOPF STADIUM. The stadium has long been a symbol of East Toledo community pride but for too many years has suffered from a lack of TLC. Architecturally it is unmatched in the city but its history goes uncelebrated; from telling the story of its heroes to providing intentional space for fan gatherings and tailgating to adequate parking.

OBJECTIVES:

- Restore condition of the Mollenkopf Stadium
- Address Parking needs for stadium
- Address Landscaping Needs for Stadium

STRATEGIES:

- Revisit 2012 parking plan from the East Toledo Club
- Work with Waite and Garfield Students and Faculty and The Arts Commission to repaint the Stadium. Consider murals that celebrate famous Alumni old and new.
- Develop a plan that enhances stadium entrances and invites the surrounding neighborhoods to approach the stadium and walking track from all sides

SACRED HEART. For over a century the church as been a majestic icon of the East Toledo skyline. Certainly, the church and possibly the original school would qualify for Historic Register designation and starting the application process should be considered as a symbol of parish pride.

OBJECTIVES:

- Celebrate the history of Sacred Heart Church.

STRATEGIES:

- Work with the East Toledo Historical Society in obtaining historic designation
- Apply for a Ohio Historic Site for Sacred Heart Church
- Apply for a Local Landmark Designation for Sacred Heart Church
- Apply for the National Register of Historic Places for Sacred Heart Church

PARTNERS:

- Diocese of Toledo; Epiphany of the Lord's Parish; Sacred Heart Church
- City of Toledo
 - Toledo Lucas County Plan Commissions
 - Historic District Commission
- East Toledo Historical Society

4 ICONS / ANCHORS ZONE THREE

4 D ICON CAMPUS MASTER PLAN PLAN

This concept explores a potentially transformative planning initiative for not only the Waite Campus but for the entire Garfield Neighborhood. The existing Waite baseball diamond is uncomfortably made to fit into its current location with amenities that are less than ideal. What if the diamond were relocated to an improved Ravine Park Baseball Complex which included parking, bleachers, lighting and other amenities? Such a move would free up the existing Waite site to become an asset for not only the entire school community but rather the entire Garfield Neighborhood. A site that celebrates Waite and East Toledo history, creates an identifiable “Place” and enhances pedestrian circulation throughout the neighborhood.

OBJECTIVES:

- Create a stronger sense of place and connectivity in the heart of the Garfield Neighborhood

STRATEGIES:

- Explore a campus master plan for Waite H.S., Garfield Elementary, Sacred Heart Church, and Toledo Preparatory Academy

PARTNERS TO INCLUDE:

- OVET
- TPS; Waite H.S. and Garfield Elementary
- Waite Alumni Association
- Diocese of Toledo
- Toledo Preparatory Academy
- East Toledo Historical Society
- Toledo Design collective
- City of Toledo
 - Department of Parks and Recreation



ACTION ITEM **5** **RIVERFRONT** **ZONE FOUR**

RIVERFRONT ZONE OVERVIEW. The key objectives for the Riverfront Zone Action Plan cover inclusivity and connectivity for all Garfield Residents to the ongoing development along Front Street and thoughtful integration of new Marina Lofts residents beyond Front Street and into the neighborhood. This action plan takes recommendations from the 2020 Glass City Riverwalk Business Corridor Assessment commissioned by ConneCToledo and the curb-to-curb Front Street Study by EDGE Group, commissioned by Metroparks Toledo into consideration with the concerns and visions of the community that TDC heard through engagement. Community Plan recommendations are organized by how they relate to Connectivity, Housing, and Economic Development.

PRIMARY ACTION ITEMS:

- A. Connectivity
 - Gateways
 - Front Street Road Diet
 - Green Space Improvements
- B. Blight Removal
- C. Land Use Analysis
- D. Development Rubric

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- Metroparks Toledo
- Marina Lofts
- ConneCToledo
- Toledo-Lucas County Plan Commissions
- City of Toledo: Economic Department
- City of Toledo: Division of Transportation
- District City Council Member
- Lucas County Port Authority
- Toledo-Lucas County Land Bank
- The Arts Commission
- Toledo Design Collective
- TMACOG
- Identified Organizations and Business Owners along Front Street



ACTION ITEM **5** RIVERFRONT ZONE FOUR

5 **A** CONNECTIVITY

CONNECTIVITY. Recommendations in the category “Connectivity” include all forms of transportation in the public realm; pedestrian, bike, vehicular and public transit. One of the key assets of the Garfield Neighborhood is its easy access, both to and from the neighborhood, to other areas of the City. The Garfield Neighborhood itself serves as a gateway from downtown to East Toledo from either direction. The recommendations in this category are meant to build upon and take advantage of its strategic location.

PRIMARY GOALS:

1. Improve neighborhood identity and image along major traffic corridors.
2. Connect new residents in the Marina Lofts to neighborhood assets beyond Front Street, i.e. the Main / Starr Business District
3. Set up regular neighborhood clean-up efforts to promote the goal of connectivity, safety, and appearance of blight throughout neighborhood, particularly the vulnerable properties along Front Street.
4. Enhance neighborhood entryways. Entryways have the opportunity to showcase neighborhood pride that exists within East Toledo.
5. Enhance neighborhood access to public space, particularly the Riverfront.

STRATEGIES:

- Gateways
- Front Street Road Diet
- Beyond the Curb improvements



PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- City of Toledo: Division of Transportation
- District City Council Member
- The Arts Commission
- Toledo Design Collective
- Marina Lofts Residents
- Metroparks Toledo
- National Museum of the Great Lakes (NMGL)
- Ohio Department of Transportation (ODOT)

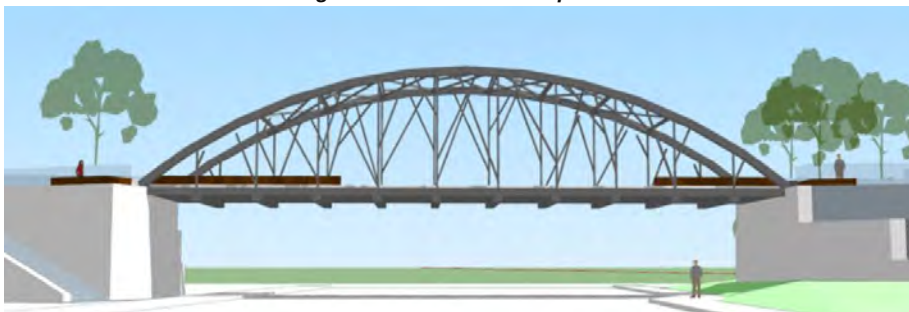
RIVERFRONT ZONE FOUR

ACTION
ITEM

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Existing Tribute Memorial Sculpture at Tribute Park



GATEWAYS. The Riverfront Zone carries all Gateways into the Garfield Neighborhood and East Toledo from the West Side. These entries are important to promote not only the riverfront activities and Main Starr Business District, but also Garfield and East Toledo as a whole.

OBJECTIVES:

1. Promote the entrance into the Main & Starr Business District and highlight as major gateway into the Garfield Neighborhood and East Toledo from downtown Toledo (Front Street and Main Street).
2. Promote the entrance into the Garfield Neighborhood from the Birmingham Neighborhood, I-280, and the Craig Street Bridge.

STRATEGIES:

- Review Main/Front recommendations as listed under *Action Item 3B*.
- A secondary gateway condition should be considered at the intersection of Front Street and Craig Bridge Street to compliment the Tribute Park Sculpture and enhance the existing multi-modal transportation

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- Metroparks Toledo
- The Arts Commission
- ConneCToledo
- City of Toledo: Division of Transportation
- District City Council Member
- Toledo Design Collective
- National Museum of the Great Lakes
- Toledo Northwest Ohio Building Trades (Building Owners)
- ODOT

ACTION ITEM **5** RIVERFRONT ZONE FOUR

5 **A** CONNECTIVITY

FRONT STREET ROAD DIET. As stated frequently throughout this document, with its fast speeds, high traffic volumes, frequent crashes and sparse tree canopy, Front Street acts as a major barrier between most Garfield Residents to the water front and between Marina Loft Residents with the rest of East Toledo. A proper road diet could resolve these issues, increasing safe connections between residents and neighborhood amenities. The following proposals come from resident and stakeholder engagement throughout the planning process.

OBJECTIVES:

- Slow down traffic along Front Street
- Increase safety along Front Street for all multi-modal transportation
- Encourage riverfront access to Zone I and Main / Starr Business Access to Zone IV
- Increase Urban Tree Canopy

STRATEGIES:

- Review 2021 Edge Group Study Along Front Street. Recommended changes in terms of safety, traffic calming, and pedestrian access should be reviewed with area stakeholders and continue to garner community support
- Review ConneCToledo Report
- Create Major Pedestrian crossings at the Main, Morrison, East Broadway, Steel, and Dearborn intersections along Front Street
- City of Toledo Division of Transportation should continue exploring Front Street medians, where appropriate, with tall vegetation and/or art to help calm traffic. Maintenance should also be considered in partnership with organizations along Front, such as Metroparks Toledo

- Business owners and organizations along Front Street should work with the City of Toledo Transportation Division and TMACOG to establish a dedicated bike lane(s) along Front that would service Garfield residents, and the greater East Toledo community. This could connect into existing and proposed bikeway networks.
- Consider elimination of truck traffic

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo
- The Arts Commission
- City of Toledo: Division of Transportation
- ODOT
- District City Council Member
- Metroparks Toledo
- EDGE Group
- Toledo Design Collective
- TMACOG
- Identified home and business owners along Front Street

BEYOND THE CURB. While the use of medians along Front Street is important, it is equally important that both the river side and residential side of Front Street have considerable increased tree canopy, landscaping, seating and/or bus shelter. These and other amenities could improve walkability and support vulnerable Front Street properties.

OBJECTIVES:

- Improve the edges of Zone I to lessen vulnerability
- Enhance vacant lots along Front Street as short or long term landscaping solutions depending on development strategies
- Increase levels of safety when walking along Front Street; promote walkability

RIVERFRONT ZONE FOUR

ACTION ITEM

5

STRATEGIES:

- Review urban tree canopy strategies under *Action Item 2B*.
- Work with TARTA to consider a bus stop shelter(s) near key Front Street Attractions such as Glass City Metropark, Marina Lofts, and/or The National Museum of the Great Lakes (NMGL)
- Addition of Street Furniture
- Work with the City of Toledo and area stakeholders for vacant lot improvements with the properties the City owns
- Continue to promote creative placemaking, through The Arts Commission 1% for the Arts program
- Widen Sidewalks and tree lawn along Front Street
- Addition of more Pedestrian scale lighting along Front and when crossing the Cherry Street Bridge

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Youth and Safety Committee
- City of Toledo Division of Parks, Recreation and Forestry
- TARTA
- The Arts Commission
- Homeowners along Front Street
- Metroparks Toledo
- Marina Lofts Residents
- NMGL



TOLEDO DESIGN COLLECTIVE

ACTION ITEM **5** RIVERFRONT ZONE FOUR

5 B ROBUST HOUSING RENOVATION AND BLIGHT REMOVAL

The homes to the south of Front Street are considered to be some of the most vulnerable properties in the Garfield Neighborhood. Some of these are abandoned and dangerous to both public health and safety—buildings that are so far gone and may require demolition to eliminate the adverse neighborhood impact. Others, however, may only have deferred maintenance or are substandard. It is also no secret that as development along the riverfront increases, so will the property values along Front Street. The following proposals look to give this area special attention as to avoid displacement and/or unwanted neighborhood development.

OBJECTIVES:

- Prevent displacement and unsuitable neighborhood development along Front Street.
- Collaborate with current residents to improve property conditions

STRATEGIES:

- Identify all homeowners or renters interested in buying their homes along Front Street
- Review strategies listed under *Action Item 2 C and D* in Zone I
- Work with the identified stakeholders to improve their properties or assist in homeownership as needed.



RIVERFRONT ZONE FOUR

ACTION
ITEM

5

5 C LAND USE ANALYSIS

Looking beyond physical changes in the corridor to commission a land use analysis and market study to determine the mix of uses, housing, or businesses that can be supported by the Garfield Neighborhood, and greater East Toledo market. This initiative will help determine the best development strategies for Front Street.

OBJECTIVES

- On the south side of Front Street, the study should consider:
 - Multi-family Housing: Market Rate or Affordable
 - Commercial, considering impacts on Main Street
 - Potential vacation of alleys for land assemblage possibilities

STRATEGIES

- Market Study for housing or commercial demand for parcels on south side of Front Street
- Land Assemblage and development strategy for City owned Properties and other vacant land on Front street with continued Garfield resident and stakeholder input

PARTNERS TO INCLUDE:

- East Toledo Partners Group
- City of Toledo Economic Development
- Lucas County Port Authority
- Current Garfield Residents
- Identified Business Owners along Front Street

5 D COMMUNITY BENEFIT AGREEMENTS AND DEVELOPMENT RUBRIC

Community Benefit Agreements (CBA's) are project-specific agreements between a developer and a broad community coalition that details the project's contributions to the community and ensures community support for the project. These contributions to the community could include resident employment opportunities during construction or operation, specifications on market to subsidized rate ratios for housing projects, or other specified site amenities. One way to standardize CBA's is through a neighborhood rubric for developers to follow in their processes. This rubric would act as score card and point system in different benefit categories, allowing flexibility in CBA's and engagement processes for developers, but still requiring a minimum score total to gain community support.

OBJECTIVES:

- Promote equitable development along Front Street with neighborhood support.

STRATEGIES:

- Study precedents for development rubrics, such as Communities Act Now (CAN) in Cincinnati, Ohio
- Collaborate with the District City Council Representative for Garfield and the City of Toledo Department of Economic Development to create a community led development rubric that encourages CBA's and an authentic engagement process for developers
- Gain recognition and support from the City of Toledo to encourage the use of this rubric in neighborhood development

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Economic Development Committee
- City of Toledo Economic Development
- District City Council Member

RAVINE I & II PARKS *ZONE FIVE*

RAVINE PARK ZONE OVERVIEW. The Action Plan for the Ravine Park Zone focuses on youth programming, priority reforestation, and how connectivity can be improved, not only to the Park from Garfield, but how the park itself can improve connectivity throughout East Toledo. The following proposals detail the aforementioned goals directly from the community responses collected throughout the planning process.

PRIMARY ACTION ITEMS:

- A. Education
- B. Connectivity
 - Gateways
 - Trails
- B. Recreation
- C. Reforestation

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Parks and Recreation Committee
- Metroparks Toledo
- TPS; Waite H.S. and Garfield Elementary
- City of Toledo:
 - Department of Parks and Recreation
 - Division of Forestry
 - Toledo Lucas County Plan Commissions
- District City Council Member
- The Arts Commission
- Toledo Design Collective
- TMACOG



Maumee River

Glass City Metropark

Future Glass City Metropark Phase III

Tribute Park

280

Ravine II Park

5

Ravine I Park

Framework Plan

5 Ravine Parks Zone



250' 500' 1,000' 2,000'

Produced by Toledo Design Collective:

6

RAVINE I & II PARKS
ZONE FIVE

6 A EDUCATION

Short term goals for the Ravine I & II Zone will include overall education on the value of open spaces. This should involve ONE Voice for East Toledo's Parks and Recreation Committee, recruiting partners, assembling teams to research public space and vacant land reuse case studies and learning best practices. Plans should then be developed to move objectives forward and build on the outlined strategies.

BENEFITS OF OPEN SPACE:

- Provides a diverse ecosystem.
- Reduces the need for grey infrastructure.
- Can be a part of and provide the same benefits as the Urban Tree Canopy.
- Contributes to the ability to cope with climate change at the local level.
- Conducive to improving both mental and physical health.
- Brings character, charm and definition to neighborhoods.
- Provides contrast to challenging living conditions.
- Contributes to the area economy and social well-being.

OBJECTIVES:

- Develop the human capacity to create partners and identify and maximize the benefits that open space can provide to the Garfield neighborhood.
- Engage Garfield residents in the development and use of the open spaces.
- Integrate the medical community and those involved in physical and mental education into the development and use of the open spaces.

STRATEGIES:

- Identify and engage a Leader for moving forward the objectives and strategies for securing, coordinating, planning, developing, and sustaining open spaces in the Garfield neighborhood.
- Research and identify best practices for developing and enhancing sustainable open spaces in the Garfield neighborhood.
- Hold forums and organize groups in the Garfield community to inform and educate all in the values and use of open spaces
- Partner with physical and mental health providers to communicate the benefits of open space and encourage their use.
- Partner with those managing gray water infrastructure as to how the Garfield open areas can improve the management of neighborhood gray water, i.e. runoff from homes.
- Climate Change: Research best practice for managing climate change at the local level and implement the best practices in the planning and development of the open spaces.

6 B CONNECTIVITY

Recommendations in the category "connectivity," for Zone V include all forms of transportation in the public realm with special attention to pedestrian and bike accessibility. As Ravine I & II surround the North and East sides of Garfield, the following proposals address how residents can be better connected to the parks and how the East Toledo community at large can be better connected through the parks.

PRIMARY GOALS:

- Increase park visibility throughout the neighborhood
- Increase pedestrian access to Ravine I & II with improved wayfinding
- Link green corridors, pedestrian and cycle circulation routes, not only within the open spaces in Zone 5, but also other open space areas in the Garfield planning area and East Toledo

RAVINE I & II PARKS ZONE FIVE

ACTION
ITEM

6

STRATEGIES:

- Wayfinding
- Green Corridors / Trails / Greenways
- Increased Sidewalks

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Parks and Recreation Committee
- City of Toledo
 - Department of Parks and Recreation
- TPS
- TMACOG
- Toledo Design Collective

WAYFINDING. With 4-6 different access points into the parks around the neighborhood, Ravine I & II could use more than one City Parks sign to indicate entries and directions to other nearby amenities, such as Glass City Metropark, Tribute Park, and the schools. Wayfinding is not only a useful tool for directions, but can promote the interconnectedness of neighborhood resources. Getting creative, hosting sign design competitions is additional way to engage local artists and youth and create a sense of community ownership over these resources.

OBJECTIVES:

- Increase Wayfinding in the Garfield Neighborhood
- Increase Wayfinding surrounding Ravine I & II Parks
- Increase pedestrian scale lighting around parks

STRATEGIES:

- Map out key residential intersections, i.e. Mott and East Broadway,



Mott and Dearborn, etc. where increased signage would be useful

- In coordination with the City Department of Parks, work with Waite H.S. and Garfield Elementary and/or The Arts Commission's Young Artists at Work to develop community signs throughout the neighborhood

PARTNERS TO INCLUDE:

- Garfield Elementary
- Waite H.S.
- The Arts Commission, Young Artists at Work
- City of Toledo
 - Department of Parks
 - TLC Plan Commission staff

6 RAVINE I & II PARKS ZONE FIVE

6 B CONNECTIVITY

TRAILS/GREEN CORRIDORS/GREENWAYS. Taking into consideration the 2020 Bikeways plan and community responses in the planning process, this action item addresses linking green corridors, pedestrian and cycle circulation routes, not only within the open spaces in Zone 5, but also other open space areas in the Garfield planning area and East Toledo.

OBJECTIVES:

- Promote use of Ravine I & II and East Toledo connectivity through a community supported trail system

STRATEGIES:

- Develop a bike plan that joins existing bikeways, Ravine I & II, the Waite Campus, and Hecklinger Pond
- Mark proposed trails first then host races and other events to bring attention and potential funding to the route. Adjust as needed.
- Explore an easement through the NW Ohio Union property to expand the existing bikeway near Tribute park through Ravine II
- Some materials for trail expansion may be obtained through remnants in current city construction projects to reduce costs

PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Parks and Recreation Committee
- City of Toledo
- Department of Parks
- Plan Commission
- TMACOG
- Metroparks Toledo



RAVINE I & II PARKS

ZONE FIVE

ACTION ITEM 6

6 C RECREATION

When discussing Ravine I Park and Ravine II Park, the Garfield community felt strongly about youth recreation programs and facilities and how they have been reduced over the years. When asked how Ravine I & II could better meet the needs of the community, facilities recommendations included more seating, shade structures, and increased lighting for safety at night.

Popular suggestions for recreation included a splash pad to replace the old Ravine Pool, a dog park, a skate park, or additional sport fields and courts. The existing Baseball Facilities near I-280 are currently boarded up, and with some attention, could quickly be brought back to active use.

To advance both Zone 3 and 5, popular programming suggestions should be considered from the Waite Master Plan, to bring activities to the heart of the neighborhood, and moving the Ball field to Ravine I. This move would benefit families attending the ball games as it is near the Blue Park playground.

OBJECTIVES:

- Develop clean, safe, and updated facilities for youth and community to recreate and gather

STRATEGIES:

- Hold forums and organize groups in the Garfield community to:
 - Inform and educate all in the values and use of open spaces
 - Receive input on the development of Ravine I & II
 - Organize ‘friends of Garfield Open space’ to plan, develop, sustain and encourage use of the Garfield open spaces.
 - Continue to engage Waite High School and Garfield Elementary, not only to decide on which youth facilities to develop, but to partner for facility ownership and maintenance



PARTNERS TO INCLUDE:

- ONE Voice for East Toledo; Parks and Recreation Committee and Youth and Safety Committee
- City of Toledo
 - Department of Parks and Recreation

6 RAVINE I & II PARKS ZONE FIVE

6 D REFORESTATION

Within the past couple years, Metroparks Toledo developed a reforestation strategy for parts of Ravine I & II as depicted. While this plan does support the increase of tree canopy within Ravine I & II and the Garfield Neighborhood at large, it is recommended that this reforestation is tailored to the recreational options laid out in this Action Plan and further community engagement.

OBJECTIVES:

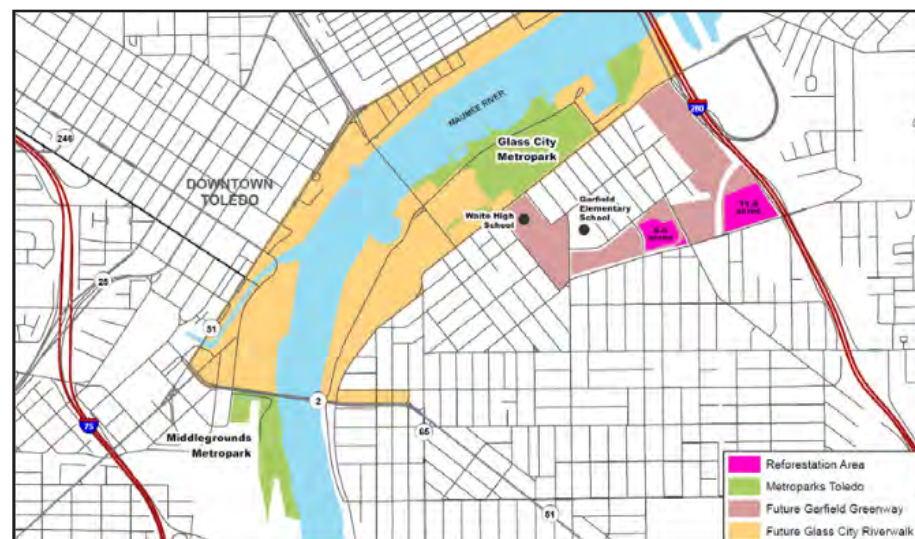
- Coordinate reforestation efforts with community interests

STRATEGIES:

- Review strategies under Urban Tree Canopy in Action Item 2
- Before moving any further on reforestation, connect with TPS to verify that plantings do not interfere with current community use of space, i.e. football parking
- Review Action Item 4C: Campus Master Plan,
 - Leave space in Ravine I for Waite Baseball facilities
 - If budgeted, consider contributing trees to where Waite Baseball fields are currently

PARTNERS TO INCLUDE:

- Metroparks Toledo
- City of Toledo:
 - Department of Parks and Recreation
- TPS; Waite H.S. and Garfield Elementary



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ACTION PLAN RESOURCES

The following section provides current information on local, state, and federal resources which support redevelopment.

LUCAS COUNTY LAND REVITALIZATION CORPORATION (LAND BANK).

The Land Bank is a community improvement agency with a proven toolkit to acquire tax delinquent vacant land and abandoned properties where the market has no solution. The primary goal is to stop the property from continuing to deplete the values of all the properties surrounding it through rehabilitation, new construction, or demolition.

By working with potential end-users, the object is to transfer the property and return it to long-term productive use. The Land Bank will collaborate with neighborhood partners to improve the quality of neighborhoods, increase land values, create diverse housing opportunities, and return properties to the tax rolls by promoting real estate redevelopment and blight elimination of vacant, abandoned, and underutilized properties through an open and equitable process.

With input from residents, neighborhood groups, community development corporations, institutional leaders, elected officials, and others, the Land Bank has established policies and procedures to govern their day-to-day operations.

ACQUISITION OF PROPERTIES

- The Land Bank may acquire property through:
- Expedited Tax Foreclosure of vacant or abandoned properties
- The County Auditor's Forfeited Lands List
- Deed-in-Lieu of Foreclosure
- Donations by individuals or institutions

DISPOSITION OF PROPERTIES

- The Land Bank will transfer properties for productive use to end-users, including investors, CDCs, non-profit organizations, institutions, and others.
- All end-users will be required to undergo an underwriting process before any properties are transferred. Transfer forms are available on the Land Bank's website.
- End-users who have undergone the underwriting process once will be considered pre-qualified for future transfers, subject to some limitations.
- Development agreements and other transfer restrictions may be imposed on property transfers to achieve the Land Bank's policy mission.

CONSIDERATION

- All Land Bank properties will be transferred for the fair market value of the property, but not less than \$250.
- Consideration for the transfer may be cash, development restrictions, or other non-monetary considerations at the discretion of the Land Bank.

SIDE-LOT PROGRAM

- Individuals who live adjacent to vacant lots may request those lots under the Land Bank's side lot program.
- When otherwise qualified, an individual may receive a side-lot for often under \$300.

DEMOLITION & MAINTENANCE

- The Land Bank will contract with the City of Toledo and other private entities to demolish and/or maintain properties while the Land Bank seeks an ultimate end-user for the property.
- The Land Bank may partner with a qualified end-user to hold title to property for a set period of time and enter into agreements where the end-user maintains the property during that period of time.

TOLEDO LUCAS COUNTY / PORT AUTHORITY. The Toledo Lucas County Port Authority plays a strategic role when it comes to neighborhood development. From brown field redevelopment to innovative financing programs, the Port Authority focuses on growth and development opportunities.

The Port Authority has developed programs to implement energy efficiency building retrofits. It provides funding to implement the wide-scale use of energy efficiency and alternative energy practices and solutions in commercial, governmental, and industrial facilities within our community

The Toledo-Lucas County Port Authority continues to take action to strengthen the Northwest Ohio Bond Fund by identifying investment sources via public and private funds. The Port Authority is also exploring other investment offerings that will fill a need in the region, while providing a financial advantage to our diverse community.

ECONOMIC DEVELOPMENT PROGRAMS

The Port Authority's Economic and Community Development Institute *ECDI* grant and loan program is funded with proceeds from the property tax levy for the purpose of providing grants and loans to projects undertaken by eligible, neighborhood-based organizations. Grant or loan recipients must be 501(c)3 organizations in good standing and must demonstrate the capacity to manage funds and develop real estate. Applicants must demonstrate that they are a neighborhood-based, community development organization and must operate within Lucas County.

ECDI helps businesses start and expand by combining business training and technical assistance with necessary capital. The Institutes's Small Business Loan program provides loans up to \$350,000 to new and existing businesses that do not qualify for conventional bank loans.

The ECDI's Small Business Loans may be used for business expenses, including:

- Purchase of equipment, machinery, supplies, inventory
- Start-up operating expenses
- Working capital
- Other uses may be considered, but may be limited by program policies

Loans may not be used for real estate acquisition or construction.

ECDI administers loans from 18 different sources, each with particular objectives and eligibility criteria. The annual fixed rate is determined by the source of funds used to capitalize the loan, but ranges from 5.75% to 11.5%. Loan terms range from 6-60 months. In addition to traditional loan products, interest-free, fee-based loans are available for borrowers whose religious beliefs preclude them from paying interest. The Institute can provide services in English, Somali, Spanish, Amharic, Arabic, and Russian. Fees for training and loan origination apply. See Micro-loan Rates and Fees Disclosure statement.

ECDI TRAINING INSTITUTE

The ECDI Training Institute has extensive training and technical assistance available to help clients acquire the knowledge and tools you need to succeed. The ECDI provides general micro-enterprise development training courses, during which entrepreneurs are given the tools needed to start and successfully manage a business. In addition to general micro-enterprise development training, the ECDI offers financial literacy, and other generalized training geared towards specific industries such as food-based or home-based childcare businesses.

The Port Authority has developed a national reputation for innovative business financing, assisting more than 290 economic development projects representing a total investment of nearly \$1.1 billion while helping to create and retain more than 15,500 jobs.

Financing Options include:

- Brownfield Redevelopment Programs
- Fixed Interest Rate Revenue Bonds
- Off-Balance Sheet Transactions
- Infrastructure Financing
- Conduit Revenue Bonds
- Ohio 166 Regional Loan Program
- Small Business Administration 504 Loan Program

The Port Authority created the Brownfield Redevelopment Program in response to the growing number of polluted, former industrial sites throughout the region. The program focuses on obtaining federal and state grants for the clean-up and redevelopment of these properties and also coordinates the rehabilitation efforts once grants are awarded. In addition to the crucial work of brownfield redevelopment, this division also oversees the acquisition, sale, and lease of Port Authority property.

Fixed Interest Rate Revenue Bonds provide small and medium sized companies access to the national capital market as if they were BBB Investment Grade companies. It provides:

- Financing for projects from \$1 million to \$8 million
- Fixed interest rates for full term of the bonds
- Typically 90% financing and 10% equity
- Twenty-year financing for land and buildings
- Financing up to 10 years for equipment
- Tax exempt bonds for manufacturing, non-profit 501(c)3 and governmental operations
- Taxable bonds for all other projects

Infrastructure Financing helps developers, governmental entities, and other organizations finance public infrastructure such as streets, utilities, and public parking facilities. The Toledo-Lucas County Port Authority has provided over \$100 million in Tax Increment Financing (TIF) and special assessment-backed bonds in tax exempt, long-term, fixed-rate bond financing. Other benefits include:

- Possibility of 100% financing
- Lower cost of construction
- Fixed interest rate, tax exempt financing
- Terms of up to 32 years

Conduit Revenue Bond financing offers a company the option of variable interest rates. Depending upon the borrower, these bonds may be backed 100% by a Letter of Credit. The Toledo-Lucas County Port Authority acts as a "conduit" for the issuance of such bonds. Revenue Bond Territory is any county in the State of Ohio. The Ohio Department of Development Regional 166 Loan Program provides a low interest rate financing for fixed assets purchases such as land, building, and equipment for projects in Ohio. It offers:

- Loans of up to \$500,000, based on about \$50,000 for each job created or retained
- A term of five to 15 years
- Current fixed interest rate of 3%•Only a 10% equity injection into the project is required

Small Business Administration 504 Loan Program provides fixed asset funding to for-profit businesses with a net worth not exceeding \$15 million and net after-tax profit of not more than \$5 million. A typical transaction consists of 50% bank financing; 40% SBA; and 10% equity. The SBA takes a second collateral position. This program is available from the Toledo-Lucas County Port Authority throughout Ohio.

Benefits include:

- Maximum loan of \$5 million or up to \$5.5 million for manufacturers
- Terms of either 10 or 20 years
- Only a 10% equity injection into the project is required
- Long-term fixed interest rate

CITY OF TOLED: DEPARTMENT OF NEIGHBORHOODS.

The Department of Neighborhoods strives to improve the quality of life in Toledo's neighborhoods. Their work includes housing repair, creation, and preservation of affordable housing, fostering home-ownership, and code enforcement. This important work is undertaken with many nonprofit partners and neighborhood organizations.

Department of Neighborhoods offers resources in four general areas:

1. CODE ENFORCEMENT. The Division of Code Enforcement is responsible for responding to complaints generated by the Administration, City Council, citizens and neighborhood organizations, by using inspections & enforcement mechanisms, and to assist in the abatement of general nuisances. The focus of nuisance abatement is accomplished through the enforcement of property maintenance, building, zoning, and health code standards. The Division also takes a proactive approach to property maintenance by being a consistent presence in neighborhoods, being accessible to citizens, and through the Administration's neighborhood clean-up events.

2. FISCAL MONITORING. The Department of Neighborhoods, Division of Fiscal Monitoring (Administrative Services) which includes the program monitoring section and fiscal section provides the fiscal oversight planning and administration of the federal dollars received by the City as an entitlement city. The division monitors the use of the allocations made to several city departments, who receive funds specifically for code enforcement & nuisance abatement, as well as third-party partners who receive CDBG, HOME, NSP, ESG and other stimulus funds as available for the purpose of meeting the U. S. Housing and Urban Development Department's (HUD) National Objectives; i.e. benefit to low-moderate income individuals, elimination of slum/blight conditions and meeting an urgent need.

3. HOUSING. The Department of Neighborhoods, Division of Housing utilizes federal funds for a myriad of programs. Eligible activities include the rehabilitation and/or new construction of housing, homeowner rehabilitation, homebuyer activities, and tenant-based rental assistance, for persons at or below 80% of Area Median Income.

HOME RESCUE. This owner-occupied rehabilitation program is designed to assist property owners with fixing code problems only such as leaky roofs, faulty furnaces, crumbling foundations, etc., and possible lead hazard issues. This is not a home remodeling program.

RENTAL RESCUE. The Rental Rescue program is available for

owners of a rental property to rehabilitate 1- to 4-unit buildings. In order to qualify, the units must be currently occupied or reserved for low- and moderate-income households.

HOME AT LAST. The Home at Last program is designed to assist eligible first-time homebuyers with down payment and closing costs for homes within the City of Toledo.

LEAD PAINT REMEDIATION. The Lead-Based Paint Hazard Control Grant Program is designed to assist homeowners and landlords in the identification and remediation of lead hazards in eligible units within the City of Toledo.

4. NEIGHBORHOOD BID OPPORTUNITIES. City of Toledo has several Neighborhood Bid Opportunities available to HRC licensed contractors. If you would like to be put on our bid rotation schedule, or would like more information about contracting with us, please call us at 419.245.1400 and ask for the Rehabilitation Projects Officer.

CITY OF TOLEDO: DEPARTMENT OF NEIGHBORHOODS: OVERVIEW OF CODE ENFORCEMENT PROGRAMS:

COMMUNITY EVENTS & SUPPORT					
Program	What we do:	Services Provided	Contact for Assistance	Cost to Citizens	Events Per Year
Snow Angel Volunteer Program	Link up citizens looking for assistance with snow & ice removal to local resources	Snow and ice removal from public right-of-way areas, specifically 'paths of common travel.'	LiveWell and the YMCA of NWOHio 419-725-7845	FREE	N/A
Community Events & Support	Provide support for community organized, community driven volunteer events	Litter supplies for the clean-up events (bags, gloves, tongs, vests), and small engine equipment (mowers, blowers, weed whackers, etc.)	City Council Representative; KT/LCB; Code Enforcement 419-245-1569	FREE	Unlimited
KeepToledo / Lucas County Beautiful Partnership (Recycling)	Support the mission of Keep America & Ohio Beautiful through the local affiliate, KT/LCB	Litter Supplies for clean-up events, OhioEPA Grant Opportunities	KT/LCB 419-213-2255	FREE	N/A
Tire Amenity & Recycling	Provide opportunities for proper tire disposal & recycling	Recycling of abandoned tires, disposed tires, both passenger tires, commercial tires, oversized tires; on or off the rim	EngageToledo 419-936-2020	FREE	12
Trailer Days	Supply small equipment to volunteer-driven, pre-planned clean-up events	Provide drop-off and pick-up of trailer and equipment	Code Enforcement 419-245-1569	FREE	26
EngageToledo Recycling Events	Host 12 annual Recycling Events; April thru September	Recycling of: paint, debris disposal, household hazardous waste*, e-waste recycling, textiles & material goods, tires, secured document destruction	EngageToledo 419-936-2020	FREE	12

PLEASE NOTE: This chart is only a general guide. Specific program requirements may be obtained from the Department.

 Department of Neighborhood & Business Development Division of Code Enforcement									
Privately Owned City or County Owned Residential Commercial Vacant Nuisance Citation Only? Who do I report to? Response Time (in days) Cost of Non-Compliance Monetary									
NUISANCE ABATEMENT PROGRAMS									
Program	What we do:	Properties Eligible					Report Violations	Cost	
Graffiti Abatement	Removal and/or cover-up paint	•	•	•	•	•	EngageToledo 419-936-2020	15	Notices of Violation and/or Civil Penalties Varies; \$4.96 per minute of removal
Grass Abatement	Trimming tall grass & weeds, removal of clippings	•	•	•	•	•	EngageToledo 419-936-2020	5	Notices of Violation and/or Civil Penalties Varies; \$4.96 per minute of removal
Demolitions (Project, Emergency, Land Bank)	Physical demolition, debris removal & lot restoration	•	•	•	•	•	EngageToledo 419-936-2020 -OR- Land Bank 419-213-4293	N/A	Notices of Violation and/or Civil Penalties Varies; Starting at \$1,100.00
Debris Removal & Hauling	Removal of trash and debris	•	•	•	•	•	EngageToledo 419-936-2020	15	Notices of Violation and/or Civil Penalties Varies; \$4.96 per minute of removal
Board-ups	Secure vacant structures	•	•	•	•	•	EngageToledo 419-936-2020	7	N/A \$77.50 per 4'x8' sheet of plywood
Snow Removal	Removal from public right-of-way	•	•	•	•	•	EngageToledo 419-936-2020	5	Notices of Violation and/or Civil Penalties \$75-600 per violation
REGISTRATION PROGRAMS									
Vacant Property Registrations	Annual registration of vacant properties within the city by January 31st.	•	•	•	•	•	Code Enforcement 419-245-1569	N/A	Notices of Violation and/or Civil Penalties Annual Registration: \$200
Donation Bin Registrations	Annual registration of Donation Containers within the city by January 31st.	•	•	•	•	•	EngageToledo 419-936-2020	7	Impounding, Removal, and/or forfeiture and sale of Bin Starting at \$150 Annual Registration: \$100
Bus Bench Registrations	Annual registration, placement, and removal of benches at TARTA bus stops	•	•	•	•	•	Code Enforcement 419-245-1569	N/A	Impounding, Removal, and/or forfeiture and sale of Bench Starting at \$150 Annual Registration: \$20

PLEASE NOTE: This chart is only a general guide. Specific program requirements may be obtained from the Department.



Department of Neighborhood
& Business Development

**Division of Code
Enforcement**

ENFORCEMENT OF TOLEDO CITY CODE						
Program	What we do:	Properties Affected	Code Standards	Reporting Violations	Response Time (in days)	Potential Penalties Faced
Zoning Code: Violations & Inspections	Enforcement	All properties within City of Toledo	Surface & drainage, special use permits, appropriate use within proper zoning, vehicle storage, parking, loading & access	EngageToledo 419-936-2020	10	Criminal Charges Court costs, restitution, and cost of bringing property into compliance
Building Code: Violations & Inspections	Enforcement	All properties within City of Toledo	Minimum standards for structural integrity of a building	EngageToledo 419-936-2020	10	Notices of Violation and/or Civil Penalties \$75 - \$600 per violation
Nuisance Code: Violations & Inspections	Enforcement	All properties within City of Toledo	Minimum standards for the integrity of a property	EngageToledo 419-936-2020	10	Notices of Violation and/or Civil Penalties \$75 - \$600 per violation
Ohio's Litter Laws	Investigation, Prosecution	All properties within City of Toledo	Improperly disposed of items or materials, regardless of location	EngageToledo 419-936-2020 -OR- Toledo Police Non-Emergency 419-245-3340	5	Criminal Charges \$1,000.00 fine, up to 6 months in jail, \$250 civil penalty, \$4.96 per minute clean-up fee

PLEASE NOTE: This chart is only a general guide. Specific program requirements may be obtained from the Department.

Updated as of March 28, 2019

CITY OF TOLEDO: DEPARTMENT OF NEIGHBORHOODS: NEIGHBORHOOD NAVIGATOR SUPPORT:

Community Events & Support Request Portal	Coordinate community organized, community driven, and volunteer events.	Neighborhood Navigator at 419-245-3179	N/A	non-profits, neighborhood groups/organizations
Neighborhood Associations/Groups Support	Per request, attend neighborhood meetings to provide information about departmental programs and offerings. Link citizens to local resources. Provide a checklist of City services.	Neighborhood Navigator at 419-245-3179 Register at www.toledo.oh.gov/neighborhood-registration	N/A	Toledo neighborhood groups/organizations, block watches
Neighborhood Organization Directory	Provide and update information about neighborhood organizations/groups	Neighborhood Navigator at 419-245-3179 Register at www.toledo.oh.gov/neighborhood-registration	N/A	Toledo neighborhood groups, Toledo residents
Neighborhoods Newsletter	Provide a quarterly newsletter detailing community happenings and events and providing important information.	Neighborhood Navigator at 419-245-3179	N/A	Toledo residents

HOUSING PROGRAMS

Department of Neighborhood
Division of Housing
419-245-1400

Owner Occupied Programs											
Project	General Eligibility Requirements	Income Level	Property Taxes Current	Mortgage Current	Type of Work Covered	Program Maximum	Grant	10-year Forgivable	Owner Contribution	Other Fees	Contingencies
Home Rescue	Live in and own home for 3 years prior	80%	●	●	Housing Code Issues	Up to \$32,000 for code violations & up to \$16,000 for lead		●	No	Recorders fee	Must reside in home for life of loan and must obtain homeowners insurance once the work is complete.
Lead Based Paint Hazard Control	Have child under 6 living in the home or regularly visiting	80%	●	●	Lead Based Paint Hazards	\$16,000	●		No	Release of Restrictive Covenant	Must reside in home for 3 years and must obtain Homeowner's Insurance once the work is complete.
Rental Programs											
Project	General Eligibility Requirements	Income Level	Property Taxes Current	Mortgage Current	Type of Work Covered	Program Maximum	Grant	10-year Forgivable	Owner Contribution	Other Fees	Contingencies
Lead Based Paint Hazard Control	Have tenants that meet income restrictions	80%	●	●	Lead Based Paint Hazards	\$14,000	●		1% of the purchase price minimum	Recorders Fee	Must reside in home for 5 years after.
Rental Rehab	Have tenants that meet income restrictions	60%	●	●	Code Related Issues	Up to \$12,000 for Rehab & \$16,000 for Lead		●	1:1 Match for Non-Lead Specifications	\$450 Application Fee	Must rent to 60% AMI for life of loan and must obtain Homeowners' Insurance once the work is complete.
Down Payment Program											
Project	General Eligibility Requirements	Income Level	Property Taxes Current	Mortgage Current	Type of Work Covered	Program Maximum	Grant	10-year Forgivable	Owner Contribution	Other Fees	Contingencies
Home At Last	Be a first-time homebuyer approved for a mortgage through one of our participating lenders	80%	●	●	Down Payment & Closing Costs	Up to \$7,500 based on need	●		1% of the purchase price minimum	Recorders Fee	Must reside in home for 5 years after.

PLEASE NOTE: All information provided here is intended as a general guide.

LOCAL INITIATIVES SUPPORT CORPORATION LISC. LISC brings financing and technical expertise to local residents who are transforming their neighborhoods into healthy communities.

LISC offers financial resources in four general areas:

1. PLANNING. Either through in-house staff or third-party consultants, LISC will assist communities in planning their future. Feasibility grants are used to cover the expenses associated with testing whether the development of a particular project is feasible. This might include market studies, land-use plans, financial analyses, or other activities necessary to determine the viability of a proposed project. These grants are typically used for real estate projects, but can be used to test the feasibility of other community programs as well.

2. TRAINING. LISC/Toledo can provide training to community organizations on many topics, including: Community organizing, Board and staff development, fund-raising, administrative systems, including human resources, finance and management information, real estate development, property management, asset (portfolio) management, strategic planning, project and program development and comprehensive community building. In all of these, LISC/Toledo will underwrite the costs of on-site technical assistance.

3. OPERATIONAL FUNDING. Depending on the availability of resources, LISC will provide “seed” and operating grants, as well as grants for specific program purposes. These include: Organizational Development Grants, to assist community organizations with improving their administrative structures, management and financial systems, and real estate development and management capabilities. Strategic Grants, to cover the costs associated with the creation of new programs that are particularly important to the organization’s overall mission and the specific needs of community residents. Grants for selective comprehensive development programs are used to assist community- building efforts as public safety, job readiness training, health care and education.

4. PROJECT FINANCING. LISC is probably best known for financing real estate projects, including housing, community facilities, commercial (retail and office) and industrial development. We offer: Recoverable grants, used to cover specific pre-development costs associated with a real estate development project Pre-development loans, used for projects that are highly likely to proceed to construction. Construction financing, usually in tandem with a lead construction lender, such as a local bank. In these cases, LISC is willing to take a subordinate position on its collateral to a conventional lender and will share its position with other

non-profit or public lenders. Mini-perm loans, generally for commercial or industrial developments. These loans can have a maturity of seven years (depending on the nature of the project) and may be either fully amortizing or have a longer amortization term with a “balloon” payment at the end. Collateral is of course required. Equity. LISC/Toledo provides equity for affordable “Low Income Housing Tax Credit” financial rental housing through its affiliate, the National Equity Fund *NEF*.

FINANCIAL OPPORTUNITY CENTERS FOC. Financial Opportunity Centers are career and financial coaching service centers that help low to moderate income people build smart money habits and focus on the financial bottom line. LISC has a network of more than 80 FOCs across the country, embedded in local community organizations that are trusted, known for their history of providing quality services, and convenient to where people live and seek out services.

FOCs provide employment and career counseling, one-on-one financial coaching and education and low-cost financial products that help build credit, savings and assets. They also connect clients with income supports such as food stamps, utilities assistance and affordable health insurance. The cornerstone of the FOC model is providing these services in an integrated way, rather than as stand-alone services, and with a long-term commitment to helping clients reach their goals.

They’ve learned that integrated or “bundled” services lead to concrete gains in net income and job retention. Research shows that FOC clients who take advantage of combined services are 50 percent more likely to land a well-paying job than people receiving employment services alone. And long-term job retention—holding a job for a year or more—almost doubles when financial coaching reinforces the work of employment counseling.

They offer:

- Grants that help community organizations establish, staff and run FOCs in neighborhoods that need them, covering everything from start-up to operating costs.
- Technical assistance and training to help FOC staff reach out to potential clients and offer effective coaching and job counseling.
- Data collection tools that help FOCs tailor support for individual clients and inform the work at large.
- Professional networking support in the form of national and regional meetings, collaborative groups and an online library of resources on FOCs and similar integrated service delivery models.

TOLEDO METROPOLITAN PARK DISTRICT. MetroParks Toledo is a system of parks and trails connecting people with nature in compelling and exciting ways. Wherever you are in Lucas County, you are just minutes away from a Metropark.

They are on the precipice of a new era in the rich history of the Metropark system, charting a course that ensures future generations will inherit healthy parks. The future is already taking shape.

In 2013 Metroparks launched a comprehensive master plan to establish a 20-year vision for the park system. The master plan enables Metroparks to do three things:

TODAY

First, we must protect the remarkable assets we already have, which in turn protects our water and air quality by using public funds to conserve, preserve and restore the areas that provide environmental and economic value for all of Northwest Ohio.

TOMORROW

Second, we must finish what we started. Soon, every Lucas County resident will be within five miles of a Metropark. This milestone is the result of new projects being completed and new corridors and greenways connecting the parks, making them more accessible than ever before.

THE FUTURE

Finally, we must plan for the future. How will Metroparks manage conservation? What will be the impact of public use on parks? How will we maintain and rehabilitate park facilities? And finally, will our role in environmental and healthy living expand? While Metroparks has great pride in its heritage, much of what you're seeing today is exemplary of a commitment to a sustainable future for our parks. A future where parks are connected to parks, and parks are connected to people.

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS. The Toledo-Lucas County Plan Commissions seeks to create a community with a high quality of life and access to economic opportunity for all of our residents. We do this primarily by providing effective guidance on land use decisions.

The Toledo-Lucas County Plan Commissions serves as a resource for developers, homeowners and business owners to foster and oversee land use decisions. Plan Commissions staff are available to assist with any questions regarding new commercial and industrial development, zoning changes, and exterior property improvements.

OTHER TOLEDO BUSINESS RESOURCES

CITY OF TOLEDO HOME INVESTMENT PROGRAM. The City of Toledo may use federal HOME funds for a variety of housing activities according to local housing needs. Eligible uses of the funds include tenant-based assistance; housing rehabilitation; assistance to first time home-buyers; and new construction. Under certain circumstances, HOME funding may also be used for site acquisition, site improvements, demolition, transitional housing, relocation and other necessary and reasonable activities related to the development of non-luxury housing. All housing developed with HOME funds must serve low-and very-low income families. The City of Toledo sets aside 15 percent of their allocation for housing to be owned, developed, or sponsored by Community Housing Development Organizations (CHDO's).

ASSETS TOLEDO. Assets Toledo offers a Business Design and Management course for low-to-moderate income individuals who want to start their own business or improve an existing one. The 12 weeks long course offers practical, experience-based teaching along with practical help in developing business plans, assistance in securing loans, and volunteer mentors. Fees are based on income.

WOMEN'S ENTREPRENEURIAL NETWORK. Women's Entrepreneurial Network was established in 1993 to "encourage and support businesswomen and women-friendly businesses with successful entrepreneurial development". WEN puts on 4-part seminars covering business plans, marketing, financing and record-keeping. This seminar series is held six times per year. In addition to the seminar series, WEN sponsors numerous lunch time seminars and other business related events.

SCORE. SCORE "Counselors to America's Small Business" is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the U.S. Small Business Administration SBA. SCORE has 389 chapters in locations throughout the United States and its territories, with 10,500 volunteers nationwide. Local chapters provide free counseling and low-cost workshops in their communities. Both working and retired executives and

business owners donate their time and expertise as business counselors. SCORE was founded in 1964.

COMMUNITY DEVELOPMENT BLOCK GRANT. The City of Toledo is granted funds on a formula basis from the U.S. Department of Housing and Urban Development to carry out a wide range of community development and improved community public facilities and services. All CDBG activities must benefit low-and moderate-income individuals, aid in the prevention or elimination of slum and blight, or address other community development needs that present a serious and immediate threat to the health or welfare of the community. Some of the activities that can be carried out with CDBG funds include: acquisition of real property, rehabilitation of residential and non-residential properties; provision for public facilities and improvements, streets, and neighborhood centers; assistance to profit-motivated businesses to help with economic development activities; organizational support for nonprofit organizations, home-buyer assistance and emergency, health and transitional assistance.

LUCAS COUNTY LINKED DEPOSIT SMALL BUSINESS LOAN. The Lucas County Office of Economic Development, and local lending institutions have teamed up to offer area businesses, builders and developers a program that offers the financial help necessary to grow their organizations. Participating financial institutions pre-approved applicants for a two - to four year economic development loan at a competitive rate of interest. If the project meets linked deposit criteria, the County Treasurer will purchase a certificate of deposit from the financial institution and accept a lower rate of return. The financial institution in return is required, by law, to reduce the interest rate by three (3%) percent. Thus, loans are linked between the County, the financial institution, and the participating business. In return for a slight loss of immediate investment dollars, the County is able to help provide quality jobs, which in turn will lead to an increased tax base in the long run. The Linked Deposit Program is not only helping area businesses and developers expand, but it is also helping to bring about future investments for our schools, Metro parks, libraries and other County programs that rely on tax dollars for survival.

STEP ONE TOWARD HISTORIC REGISTER DESIGNATION.

Toledo has also been designated as a Certified Local Government *CLG* community. The Certified Local Government program provides a mechanism to encourage and to expand local participation and cooperation in the identification, evaluation, and protection of cultural resources. The CLG program recognizes that local efforts need support, and that communities can benefit from working with state and federal partners who share the same goal. The program is a federal-state-local partnership that enables eligible communities to conduct a wide range of preservation activities in cooperation with the Ohio Historic Preservation Office and the U.S. Department of the Interior, including surveys of historic resources and nominating properties to the National Register of Historic Places.

Ten percent of the historic preservation funds that Ohio receives from the federal government each year is set aside for these grants; in a typical year about \$98,000 is available to Certified Local Governments in Ohio to identify their historic, architectural, and archaeological resources through surveys; nominate eligible properties and districts to the National Register of Historic Places; further community education on historic preservation; and preserve and rehabilitate historic properties.

The process for landmark designation outlined in the Toledo Municipal Code, Chapter 1111.1004 Historic Districts and Landmarks (Designation or Expansion) Report states the following:

The reports of the Plan Commission and City Historic District Commission, containing their written recommendations to the City Council, must include information about how the proposed historic district or landmark, or expansion, is of special historical and architectural significance. The reports must include the following:

1. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places
2. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past
3. A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
 - Geographic description including location and its relationship to the entire City
 - Description of the general land uses
 - General description of the building conditions
 - General description of the socio-economic characteristics
 - Description of existing developmental plans or programs within or including the historic district or land mark; and

- List of neighborhood organizations within or serving the historic district or landmark.

The Toledo City Historic Districts Commission is charged with and has the responsibility of being the historical conscience of the City and exists to help preserve and protect Toledo's historic resources. Toledo City Historic Districts Commission has the authority to oversee any exterior changes to the Historic District is designated as a local landmark.

THE HISTORIC PRESERVATION TAX CREDIT PIPELINE INITIATIVE.

The Historic Preservation Tax Credit Pipeline Initiative provides small grants and technical assistance in nominating buildings and districts to the National Register of Historic Places. It also creates a pipeline of properties that are eligible for redevelopment assistance through the Ohio Historic Preservation Tax Credit Program, as well as help communities and property owners advance redevelopment of underutilized historic buildings.

Eligible Applicant examples are: Property owners, local governments, civic organizations, and other related entities. There are four threshold criteria required of applicants to be eligible for evaluation:

- The applicant is the fee simple owner of the building described in the application.
- The building is listed on the National Register of Historic Places; is located in a registered historic district and is certified by Ohio's Preservation Officer as being of historic significance to the district/ or is listed as a historic landmark by a certified local government.
- The rehabilitation work as described in the application is consistent with the United States Secretary of the Interior's Standards for Rehabilitation.
- The issuance of an Ohio Historic Preservation Tax Credit is a major factor in the applicant's decision to rehabilitate the historic building or to increase the level of investment in the rehabilitation of the historic building.

There are four types of eligible funding through the OHPTC:

- Type A: Nomination for individual building \$4,000
- Type B: Nomination of a Historic District \$12,000
- Type C: Integrity Investigation of a Building \$12,000
- Type D: Multiple Property Planning \$8,000

OHIO HISTORIC TAX CREDITS. The Ohio Historic Preservation Tax Credit *OHPTC* program provides a tax credit for the rehabilitation expenses to owners of historically significant buildings. The tax credit subsidy is 25% of qualified rehabilitation expenditures *QRE*, not to exceed the *QRE* estimates in the application, with an application cap of \$5M. *QRE* are hard construction costs that meet the requirements of the US Secretary of Interior's standards for rehabilitation of Historic Properties. The tax credit can be applied to applicable dealer in tangible, corporate franchise or state income taxes. The *OHPTC* program legislation was amended as part of the \$1.57 billion Economic Stimulus Package under House Bill 554 and became effective on June 30, 2008. The credit award was changed to equal 25% of the owner's qualified rehabilitation expenditures *QRE* as estimated on the submitted tax credit application with a maximum cap of \$5 million dollars. The Urban Development Division has worked with our partner agencies the Ohio Historic Preservation Office *OHPO* and the Ohio Department of Taxation to implement the new legislation.

NATIONAL TRUST FOR HISTORIC PRESERVATION.

NATIONAL TRUST LOAN FUNDS

The National Trust Loan Fund consists of two preservation revolving funds: the Inner-City Ventures Fund *ICVF* and the National Preservation Loan Fund *NPLF*. The *ICVF* provides financial assistance to organizations that serve low and moderate income households or provide economic benefit in low and moderate income communities. The *NPLF* provides funding for a variety of preservation projects, such as establishing or expanding local and statewide preservation revolving funds, acquiring or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks.

NATIONAL TRUST COMMUNITY INVESTMENT CORPORATION

National Trust Community Investment Corporation *NTCIC*, the National Trust's for-profit subsidiary, offers several vehicles for historic real estate equity investment.

THE NATIONAL TRUST COMMUNITY INVESTMENT FUNDS.

Since its inception in 2000, *NTCIC* has placed more than \$144 million in 33 properties ranging in total development cost from \$500,000 to \$105 million. *NTCIC* also pioneered the use of "twinned" Historic and New Market Tax Credits (*NMTCs*) in 2003, and was the first "Community Development Entity" (*CDE*) to sign a *NMTC* allocation agreement and the first to report a Qualified Equity Investment to the *CDFI* Fund of the US Treasury.

THE NATIONAL TRUST SMALL DEAL FUND. The National Trust Small Deal Fund *SDF* provides a unique service within the historic tax credit industry by investing in credit eligible projects that generate as little as \$200,000 in tax credit equity (equaling total development costs of approximately \$1.2 million). Projects of that size are typically overlooked by conventional tax credit investors despite the sheer number of them. In 2005, more than half of the 1,030 rehabilitations certified by the National Park Service earned less than \$500,000 in credits.

Investments in these smaller deals are often considered undesirable because their transaction costs are typically just as high as larger projects' yet the credit value is much lower, making the investment's cost-benefit ratio unattractive. The National Trust Small Deal Fund is structured to specifically address this issue. It uses standardized investment terms and documents, reduces its due diligence requirements, and keeps its closing costs very low. *SDF* uses a delayed equity pay-in model wherein the first major equity payment is deferred until the receipt of a cost certification and final (Part 3) project approval from the National Park Service.

DOWNTOWN REDEVELOPMENT DISTRICT *DRD*. Ohio's newly created Downtown Redevelopment District *DRD* Program also creates a new funding stream for the redevelopment of historic structures. Ohio's *DRD* program permits: the capture of future property taxes for the rehab of historic structures, funding of historic groups, public infrastructure and potentially for high-tech companies. While *DRDs* cannot be used for 100% residential projects, mixed use projects are permitted when an historic structure is being redeveloped. The Ohio General Assembly enacted an important change in the *DRD* law that now permits *DRDs* to be used where a Tax Increment Financing (*TIF*) district once existed. The original *DRD* law did not permit a *DRD* to operate where a *TIF* was or had been in the past. As many prime spots for historic structure redevelopment, like all of Downtown Columbus, are covered by a *TIF* district, this change in state law could be a major boom for transforming often vacant historic structures into urban housing.

Downtown housing initiatives have also been built on the backs of tax abatements that substantially subsidize the cost of buying or renting these units. However, many cities have or are considering ending their urban housing tax abatement program. The City of Cleveland's Residential Tax Abatement program provides the temporary elimination of 100% of the increase in real estate property tax for eligible projects but the program expires on June 4, 2017 and its renewal is an open question. Columbus has a similar program and both the City of Columbus and Franklin County have dueling studies going on to determine whether the residential tax abatements should continue. Columbus is following Cincinnati's lead as they completed a

study of their economic development incentive programs in June of 2016 with the use of incentives for housing as a critical piece.

State incentive programs are strong opportunities for developers of urban housing but the future of residential tax abatements are in jeopardy unless the case can be made for their role in continued market growth.

TAX INCREMENT FINANCING. Tax Increment Financing *TIF* can be a powerful tool in developing important infrastructure and long term redevelopment projects. The establishment of a TIF district would allow new tax increments to be used for infrastructure improvements throughout a TIF district. A TIF can allow new taxes generated by private development to be directed to towards and thus supporting the private investment infrastructure Implementation and other public improvements necessary to support the improvement of the District. Upon establishing a district, the net property tax assessment is frozen and becomes the base assessed value. As new development occurs, the total assessed value of the district increases and the taxes generated from that increased assessment over the base, the increment, are “captured.” These funds are then directed back into the district, to support such public activities as:

- Property acquisition
- Demolition
- Relocation of businesses or residences
- Installation of utilities and other public infrastructure or streetscape improvements
- Construction of buildings for public use or purpose.

Typically, these activities are not funded directly using the annual increment, but through the issuance of tax exempt revenue bonds, with the TIF revenues used to provide debt service on those bonds. In this way, the local jurisdiction obtains a larger amount of money “upfront” using these funds for substantial improvements, and then pays for improvements over a 15 or 20 year period. If established in a timely fashion, a TIF district could capture new revenues generated by the private development projects already planned or underway. These catalyst projects, in turn, will attract additional private development, generating additional TIF revenues, and creating an on-going funding stream for redevelopment. While the use of a TIF does require that the local jurisdiction give up new taxes from development for a period of time (to retire debt), the jurisdictions gain improved properties and an expanded tax base over the long term, which arguably would not have occurred without public-sector investment and diversion of tax increment payments. In this way, the use of TIF represents a powerful funding strategy for long-term redevelopment and revitalization.

OHIO JOB CREATION TAX CREDIT. Ohio Job Creation Tax Credit administered by the Ohio Department of Development in conjunction with the Ohio Department of Taxation. The program provides a refundable tax credit against a company’s corporate franchise or income tax based on the state income tax withheld from new, full-time employees. The Ohio Tax Credit Authority, a five-member independent board consisting of taxation and economic development professionals from throughout the state, is responsible for reviewing and approving applications for tax credit assistance and setting the benefit level. The Authority also has oversight responsibilities that include monitoring and reporting the progress of approved tax credit projects.

Minority Direct Loan administered by the Office of Minority Financial Incentives. Loans of between \$45,000 and \$450,000 may be used for part of the cost of acquisition, renovation or construction of depreciable fixed assets. The interest rate is 3% for the guaranteed portion of the loan.

Research and Development Tax Credit administered by the Ohio Department of Development Technological Innovation Division in conjunction with the Ohio Department of Taxation. Provides a nonrefundable tax credit against the corporate franchise tax and is designed to encourage Ohio’s corporations to invest in increased research and development activities.

CLEAN OHIO FUND. The Clean Ohio Fund managed by Jobs Ohio, restores, protects, and connects Ohio’s important natural and urban places by preserving green space and farmland, improving outdoor recreation, and by cleaning up brownfields to encourage redevelopment and vitalize communities. Originally approved by voters in 2000, the Clean Ohio Fund devoted \$400 million in its original four funding rounds to environmental conservation, preservation, and revitalization activities throughout the State of Ohio. These activities benefit a variety of Ohio constituents, from urban core communities to outlying farms.

The Clean Ohio Fund consists of four competitive statewide programs: the Clean Ohio Revitalization Fund, the Clean Ohio Agricultural Easement Purchase Program, the Clean Ohio Green Space Conservation Program, and the Clean Ohio Trails Fund.

The Clean Ohio Brownfield Revitalization Program, administered by the Ohio Department of Development’s Urban Development Division and the Ohio Environmental Protection Agency, supports cleanup to encourage redevelopment activities at brownfield sites. The Clean Ohio Agricultural Easement Purchase Program, administered by the Ohio Department of Agriculture’s Office of Farmland Preservation, assists landowners and communities with the goal of preserving farmland.

The Clean Ohio Green Space Conservation Program, administered by the Ohio Public Works Commission, funds the preservation of open spaces, sensitive ecological areas, and stream corridors. The Clean Ohio Trails Fund, administered by the Ohio Department of Natural Resources, works to improve outdoor recreational opportunities for Ohioans by funding trails.

FEDERAL BROWNFIELD ECONOMIC DEVELOPMENT INITIATIVE *BEDI*.

The Brownfield Economic Development Initiative *BEDI* is a key competitive grant program that HUD administers to stimulate and promote economic and community development. *BEDI* is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination. *BEDI* grant funds are primarily targeted for use with a particular emphasis upon the redevelopment of brownfield sites in economic development projects and the increase of economic opportunities for low-and moderate-income persons as part of the creation or retention of businesses, jobs and increases in the local tax base. *BEDI* funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfields sites where either potential or actual environmental conditions are known and redevelopment plans exist. HUD emphasizes the use of *BEDI* and Section 108 Loan Guarantee funds to finance projects and activities that will provide near-term results and demonstrable economic benefits. HUD does not encourage applications whose scope is limited only to site acquisition and/or remediation (i.e., land banking), where there is no immediately planned redevelopment. *BEDI* funds are used to enhance the security or to improve the viability of a project financed with a new Section 108 guaranteed loan commitment.

The purpose of the *BEDI* program is to spur the return of brownfields to productive economic use through financial assistance to public entities in the redevelopment of brownfields, and enhance the security or improve the viability of a project financed with Section 108-guaranteed loan authority. Therefore *BEDI* grants must be used in conjunction with a new Section 108-guaranteed loan commitment. Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. The *BEDI* funds minimize the potential loss of future CDBG allocations. Both Section 108 loan proceeds and *BEDI* grant funds are initially made available by HUD to public entities approved for assistance. Such public entities may re-loan the Section 108 loan proceeds and provide *BEDI* funds to a business or other entity to carry out an approved economic development project, or the public entity may carry out the eligible project itself. *BEDI* projects must increase economic opportunity for persons of low-and moderate income or stimulate and retain businesses and jobs that lead to economic revitalization.

BEDI funds have been made available on a competitive basis. In FY 2006, instructions for submitting applications will be included in HUD's SuperNOFA, which is published in the Federal Register. There is a cap of \$1 million per *BEDI* award. Section 108 funds are available to eligible applicants throughout the year on a noncompetitive basis.

CDBG entitlement communities and non-entitlement communities are eligible to receive loan guarantees.* A request for a new Section 108 loan guarantee authority must accompany each *BEDI* application. *BEDI* and Section 108 funds must be used in conjunction with the same economic development project. Mortgage Insurance for Rental Housing for Urban Renewal and Concentrated Development Areas: Section 220

Section 220 insures loans for multifamily housing projects in urban renewal areas, code enforcement areas, and other areas where local governments have undertaken designated revitalization activities.

Section 220 insures lenders against loss on mortgage defaults. Section 220 provides good quality rental housing in urban areas that have been targeted for overall revitalization. Section 220 insures mortgages on new or rehabilitated housing located in designated urban renewal areas, and in areas with concentrated programs of code enforcement, and neighborhood development.

FHA MORTGAGE INSURANCE FOR HUD-APPROVED

LENDERS. Eligible Activities: Insured mortgages may be used to finance construction or rehabilitation of detached, semi-detached, row, walk-up, or elevator type rental housing or to finance the purchase of properties which have been rehabilitated by a local public agency. Properties must consist of two or more units and must be located in an urban renewal area, in an urban development project, code enforcement program area, urban area receiving rehabilitation assistance as a result of natural disaster, or area where concentrated housing, physical development, or public service activities are being carried out in a coordinated manner. The program has statutory mortgage limits, which may vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-replacement cost and debt service limitations. The maximum amount of the mortgage loan may not exceed 90 percent of the estimated replacement cost for new construction.

For substantial rehabilitation projects, the maximum mortgage amount is 90 percent of the estimated cost of repair and rehabilitation and the estimated value of the property before the repair and rehabilitation project. The maximum mortgage term is 40 years, or not in excess of three-fourths of

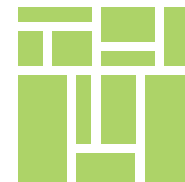
the remaining economic life of the project, whichever is less. Contractors for new construction or substantial rehabilitation projects must comply with prevailing wage standards under the Davis-Bacon Act.

Eligible mortgagors include private profit motivated entities, public bodies, and others who meet HUD requirements for mortgagors.

All families are eligible to occupy a dwelling in a structure where the mortgage is insured under the program, subject to normal tenant selection.

Section 220 is eligible for Multifamily Accelerated Processing *MAP*. For new construction and substantial rehabilitation loans, the sponsor works with the MAP-approved lender who submits required exhibits for the pre-application stage. HUD reviews the lender's exhibits and will either invite the lender to apply for a Firm Commitment for mortgage insurance, or decline to consider the application further. If HUD determines that the exhibits are acceptable, the lender then submits the Firm Commitment application, including a full underwriting package, to the local Multifamily Hub or Program Center for review. The application is reviewed to determine whether the proposed loan is an acceptable risk. Considerations include market need, zoning, architectural merits, capabilities of the borrower, availability of community resources, etc. If the project meets program requirements, the Multifamily Hub or Program Center issues a commitment to the lender for mortgage insurance.

Applications submitted by non-MAP lenders must be processed by HUD field office staff under Traditional Application Processing *TAP*. The sponsor has a pre-application conference with the local HUD Multifamily Hub or Program Center to determine preliminary feasibility of the project. The sponsor must then submit a site appraisal and market analysis application *SAMA*, for new construction projects, or feasibility application for substantial rehabilitation projects. Following HUD's issuance of a *SAMA* or feasibility letter, the sponsor submits a Firm Commitment application through a HUD-approved lender for processing. If the proposed project meets program requirements, the local Multifamily Hub or Program Center issues a commitment to the lender for mortgage insurance.



Toledo Design Collective
URBAN PLANNING & DESIGN