

2013

TOLEDO UPTOWN PLAN



ENERGIZE*EMBRACE*ENTERTAIN*INTERACT*RECREATE

DATE: NOVEMBER 2013

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I. INTRODUCTION

The true meaning and worth of any plan lies in the energy and effectiveness of its constituents in putting the plan into action to advance growth, livability, and economy. Engaging with a plan requires both flexibility and risk while dealing with from weaknesses and failings as it is implemented. A plan is a guide, not a contract for exact development. However, spending time, talent, experience, and collaboration in compiling the information then collating the varying views and perspectives of the people to be served would be insulted by merely filing the plan away till the next time a plan is required to guide progress.

The present Uptown Comprehensive Plan is the eighth in a series of attempts, some rather detailed and costly, over the past 23 years. This plan shows the results of nearly two years of many stakeholder, core group, Toledo Design Center (TDC), and TDC interns collaborating to research, propose, discuss, review, revise, collate, and distill into an overall evaluating, authoring, illustrating, and refining of a structured vision. The residents, businesses, institutions, and property owners of the Uptown District have all been well represented by committed representatives to the numerous public information-gathering sessions held throughout the development of this document.

This plan is the outcome of two main design phases: Data gathering and visioning. The Toledo Design Center/Uptown Association Core Group kicked off the process with five two-hour information-gathering workshops to gather ideas from the significant Uptown constituents: business and institutional, residential, educational, social services, and commercial. When one group did not attend, several make-up meetings were held to ensure their specialized input. Core Group update meetings were held periodically throughout the process to get continual critical input and modification.

Next, TDC professionals and interns engaged in detailed visioning, including extensive statistics collection and demographic analysis that led to numerous possibilities for planning sustainable growth. Best Planning Practices eliminated unworkable or inapplicable ideas while distilling the remaining into the most optimal overall plan to put before the public, the Toledo City Plan Commission, and the Toledo City Council for endorsement and implementation.

Of special note in this current Uptown Plan is the list of "Implementation Strategies" that propose possibilities that may be used to fund and carry forward the thematic suggestions of the overall document. All of these are up-to-date pathways to put the ideas laid out in the Plan into real time action. Experience with these will help lead to further execution of the Plan, as future work will reveal going forward.

The result is a road map for the many possibilities of the Uptown District to expand its growth into the vibrant living and activity central city focus that has already begun to take shape. Keeping in mind its rather large geography and the diversity of the users and uses of the overall district, this vision sets forth the best potential for the continued prosperity of all constituents' going forward.

The Toledo Design Center confidently sets forth the following recommendations with themes to begin leading to realistic, vibrant goals for all Uptown District entities.



Adams Street

6 History

Residential Development began in the late 1800s with the demand for housing near Downtown. Commercial Development was soon to follow and developed on Adams and Monroe Streets as the population expanded. The early 1900s growing demand for housing resulted in apartment buildings replacing single family homes. Auto service garages and parking lots were constructed along major streets and businesses.



13th Street



1910 Madison Avenue (Bud and Luke's- Cherry Street Mission)



Knights of Columbus Building



2235 Jefferson Avenue (park Lane Apartments)



Jefferson and 16th Street



Post Office (Jefferson Center)



Owens- Illinois Glass Company (Toledo School for the Arts)- Adams Street



1320 Adams Street



1702 Monroe Street(Cherry Street Mission)



1601 Monroe Street



17th and Jefferson Intersection



1514 Adams Street (Manhattan's)



TOLEDO CLUB



MERCY COLLEGE



TOLEDO SCHOOL FOR THE ARTS



FIRST ALLIANCE CHURCH



IMAGINE SCHOOL



HILLCREST



BROOKS INSURANCE



PARK LANE APARTMENTS



MANO'S RESTAURANT



EXECUTIVE TOWER



CHERRY STREET MISSION



MANHATTAN'S



UPTOWN ASSOCIATION



TOLEDO PUBLIC LIBRARY

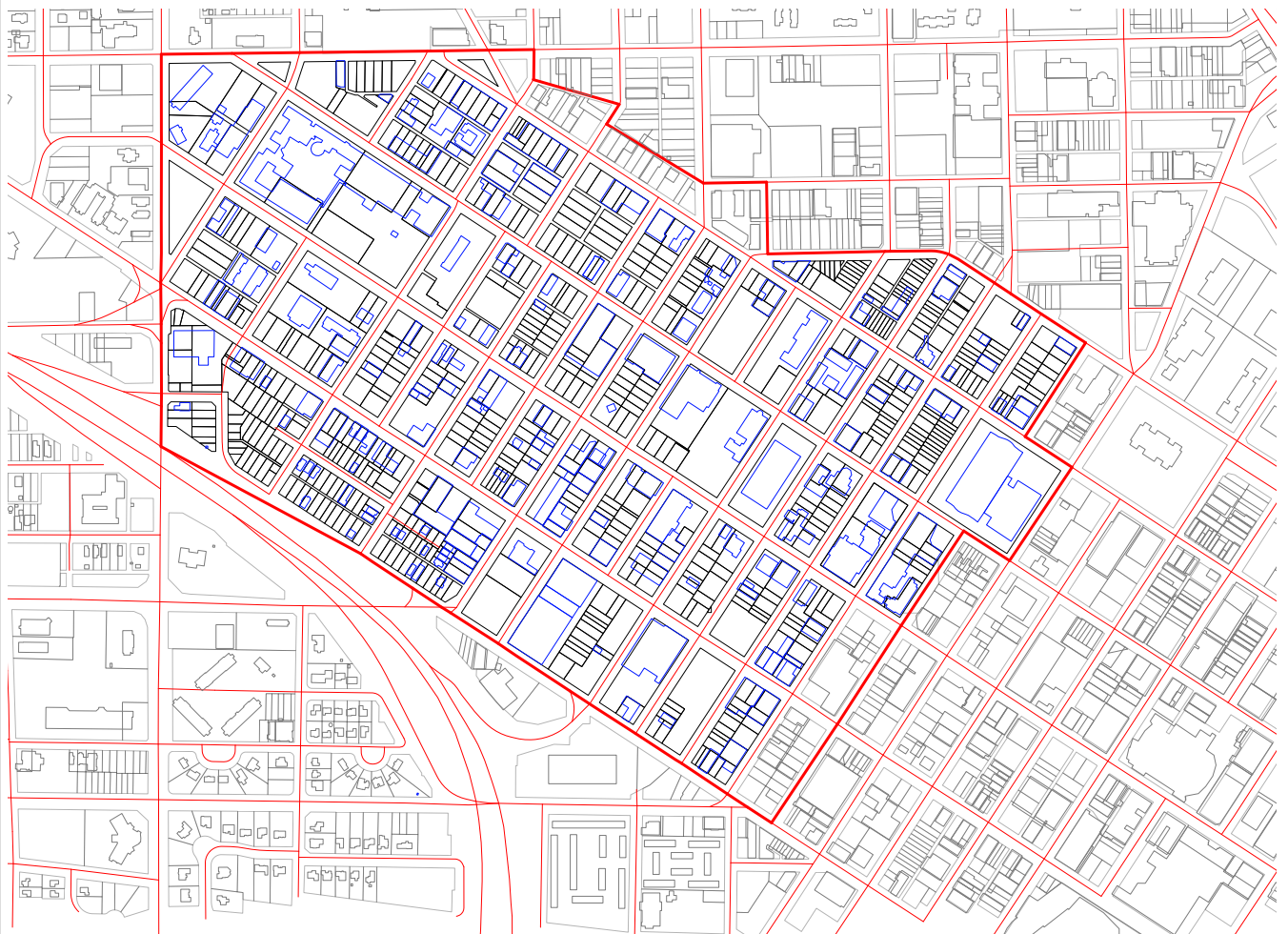


SSOE

II. EXISTING CONDITIONS

Uptown Study Area

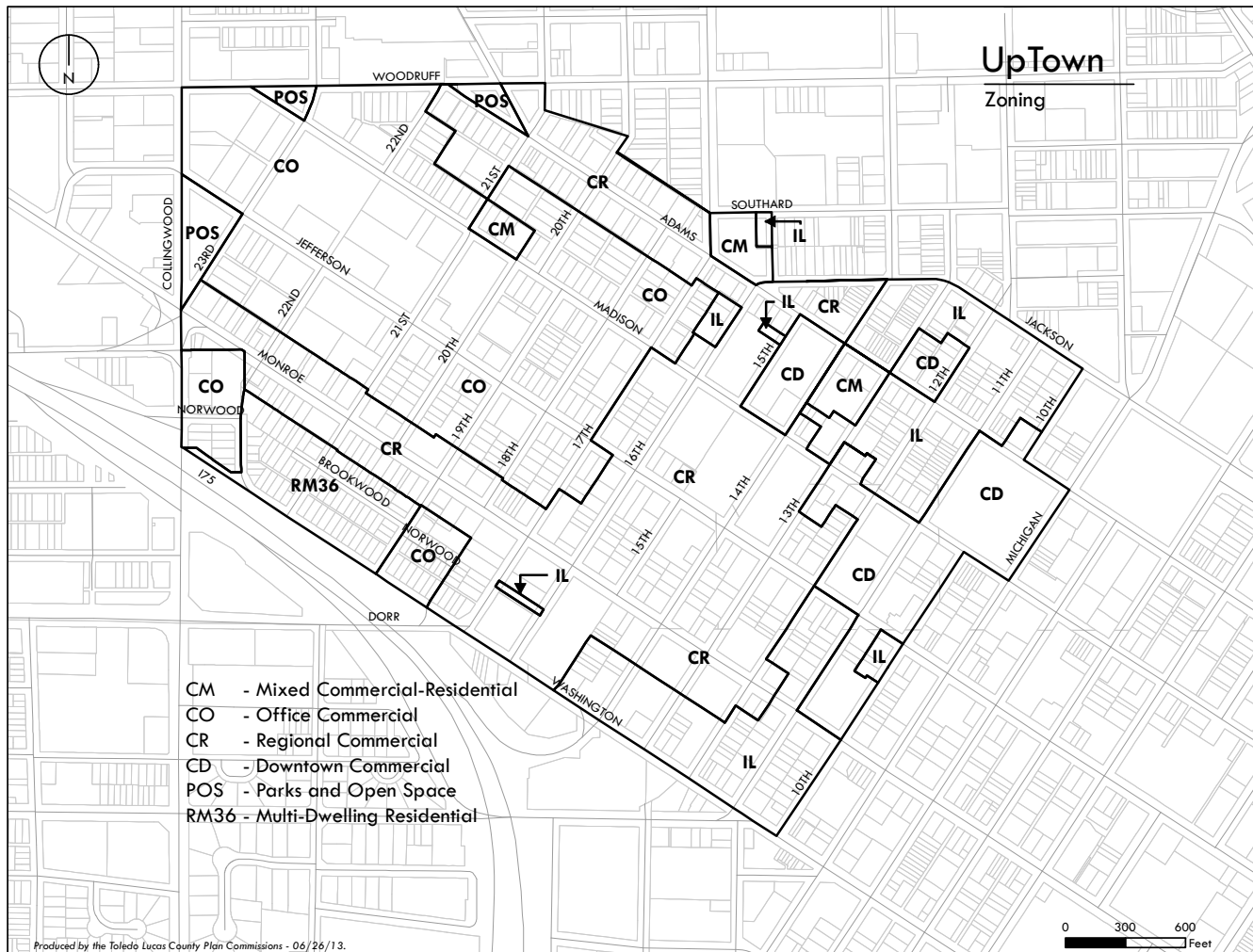
The Uptown Study Area consists of approximately 235-acres, located directly northwest of the Downtown and southeast of the Old West End. The Uptown neighborhood is bounded by Washington Street to the south, Collingwood Boulevard to the west, Woodruff Avenue, Putnam Street, alley south of Woodruff between Putnam and Warren Street, Warren Street, alley south of Woodruff between Warren Street and Franklin Avenue, Southard Avenue, Vermont Avenue, and Jackson Boulevard to the north, 10th Street, Adams Street, Michigan Avenue, Madison Avenue, and 10th Street to the east.



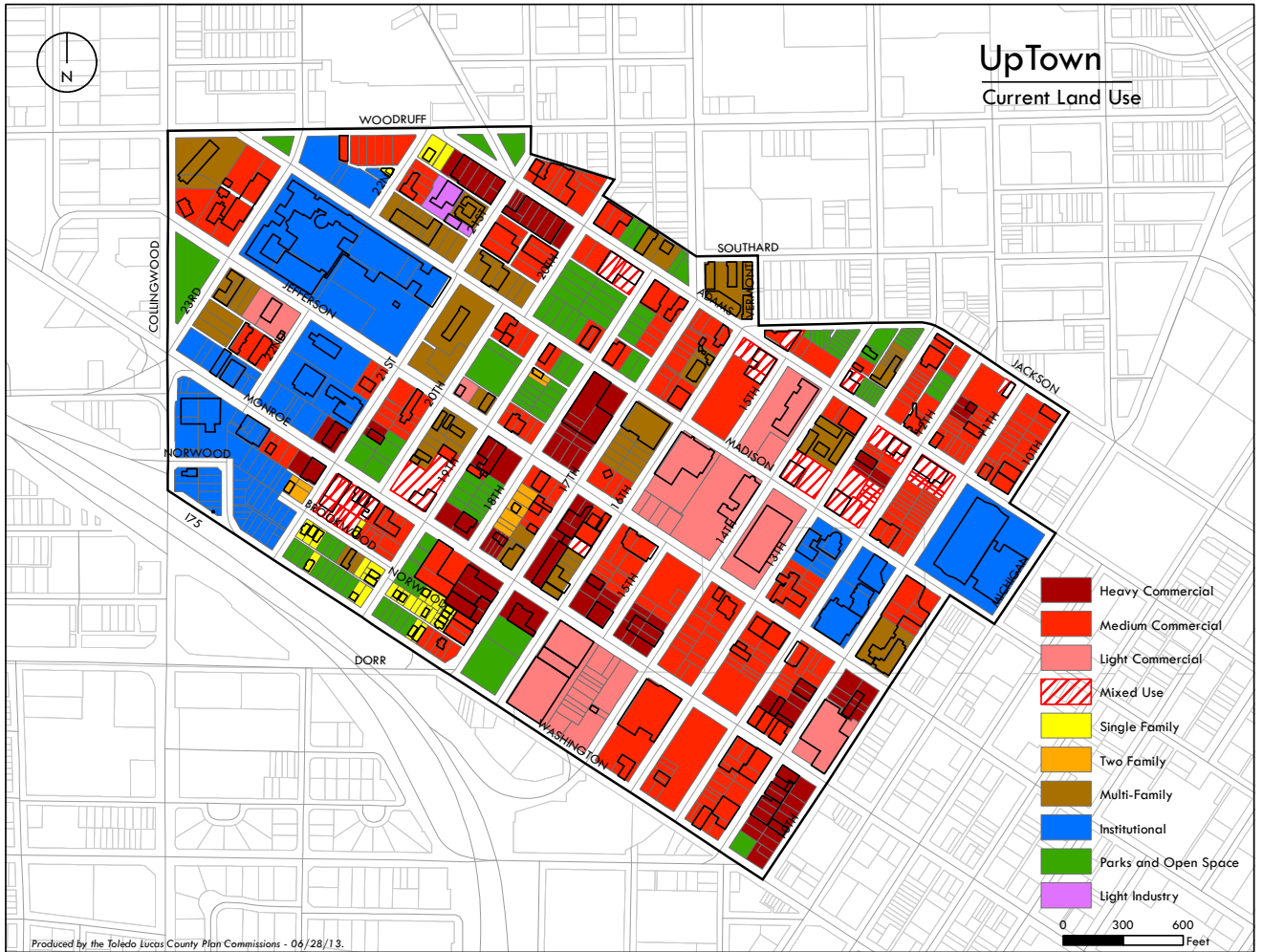
Uptown Base Map

The zoning for the Uptown neighborhood is predominantly commercial with 67% of this zoning being Regional and Office Commercial. These zoning categories reflect the past healthcare uses of this area and the service component of this district that dominated the neighborhood for many years. Limited Industrial comprises 15% of the zoning and is situated in the northeast and southeast part of the neighborhood. Downtown Commercial zoning is 10% of the zoning for Uptown and is located on the eastern portion of the neighborhood adjacent to the Downtown core. The remaining 7.7% of the zoning in the neighborhood consists of Mixed Commercial-Residential, Parks and Open Space, and Multi-Dwelling Residential. An emphasis on promoting mixed-use development for the area should be the primary focus of any future rezoning efforts. Mixed use zoning may be achieved by rezoning property to Downtown Commercial, Mixed Commercial- Residential and Regional Commercial.

Uptown Zoning	Acreage	%
CD Downtown Commercial	23.8	10.1%
CM Mixed Commercial-Residential	5	2.1%
CO Office Commercial	75.6	32.2%
CR Regional Commercial	82	34.9%
IL Limited Industrial	35.5	15.1%
POS Parks and Open Space	3.9	1.7%
RM36 Multi-Dwelling Residential	9.1	3.9%
Total* (*Total includes right of way)	234.9	100.0%



Produced by the Toledo Lucas County Plan Commissions - 06/26/13.

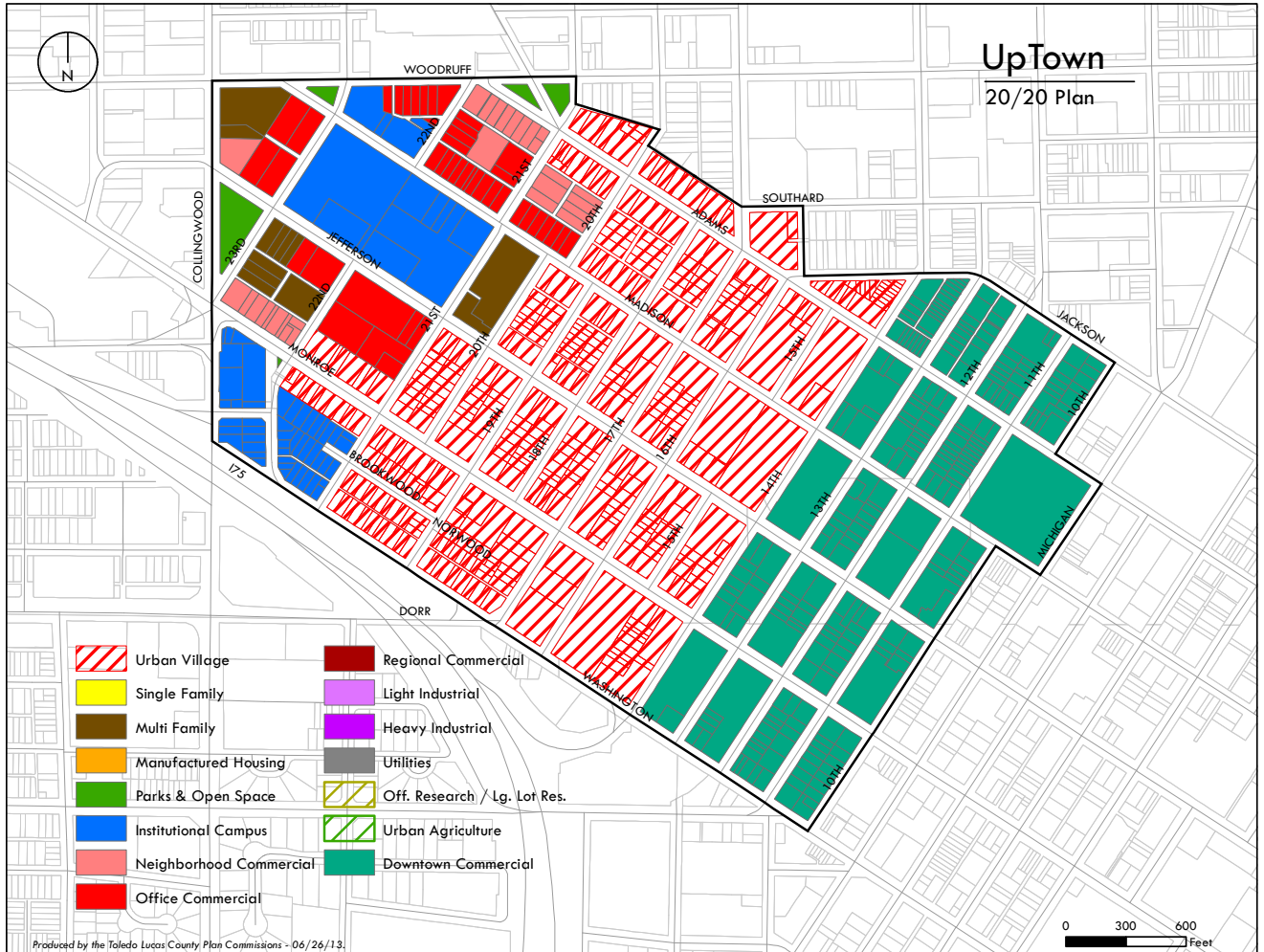


Toledo Plan Commission

Current Land Use

The current land use in Uptown is predominantly medium commercial with 31% of the land fitting this category. Medium commercial uses consist of office type uses such as The Source, SSOE, and Brooks Insurance. Light and Heavy commercial land uses make up 21% of the land in this neighborhood. Light commercial uses consist of the schools and the Toledo Club. Institutional uses comprise 20% of the existing land uses in the Uptown area, which include the Library, Mercy College, 911 Call Center, First Alliance Church, and the juvenile prison. Residential uses are dispersed throughout the neighborhood in apartments, single-family homes and mixed-use developments. The mixed-use developments are found in some of the older buildings that have converted the upper floors to living units and commercial operations are generally located on the first floor.

Uptown Current Land Use	Acreage	%
Heavy Commercial	15.8	9.9%
Medium Commercial	49.0	30.9%
Light Commercial	17.4	11.0%
Mixed Used	7.0	4.4%
Single Family	2.5	1.6%
Two Family	1.0	0.6%
Multi Family	17.5	11.0%
Institutional	32.5	20.4%
Parks and Open Space	15.4	9.7%
Light Industry	0.8	0.5%
<i>Total</i>	<i>158.8</i>	<i>100.0%</i>



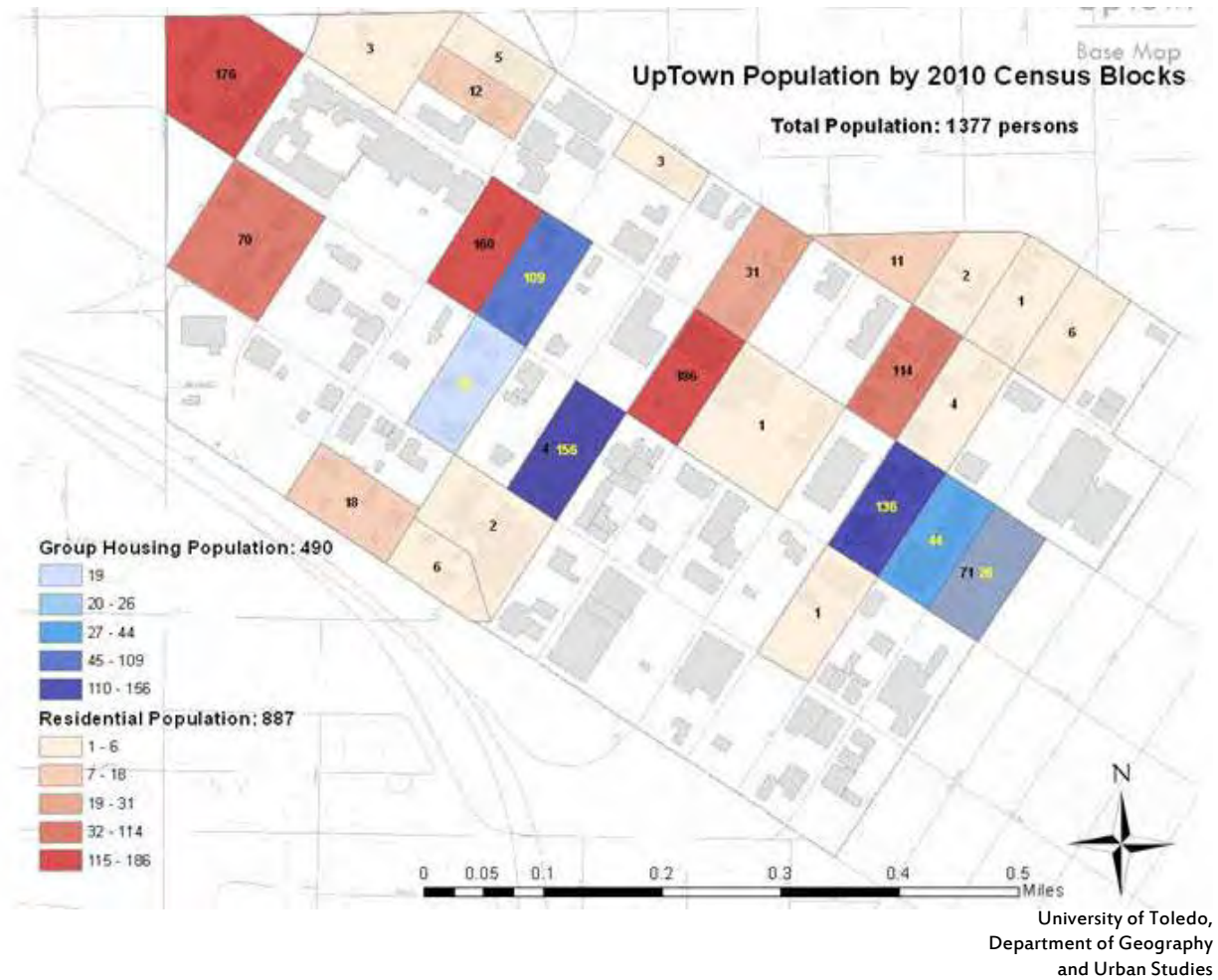
Toledo Plan Commission

The future land use map includes several land use categories for this area but is primarily designated Downtown Commercial and Urban Village. Due to the distinctive nature of the Downtown Neighborhood a separate land use category was created to recognize the urban character of the downtown. The Downtown Commercial land use category was formed to address this uniqueness and delineate the core of downtown. Downtown Commercial is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. This land use accommodates mixed-use pedestrian oriented development.

The Uptown Neighborhood with its proximity to the Downtown, was designated as Urban Village to identify this smaller urban district and support mixed-use development. The Downtown Commercial designation was not extended into the Uptown area since this neighborhood has its own distinctive character. The Urban Village land use category is 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.

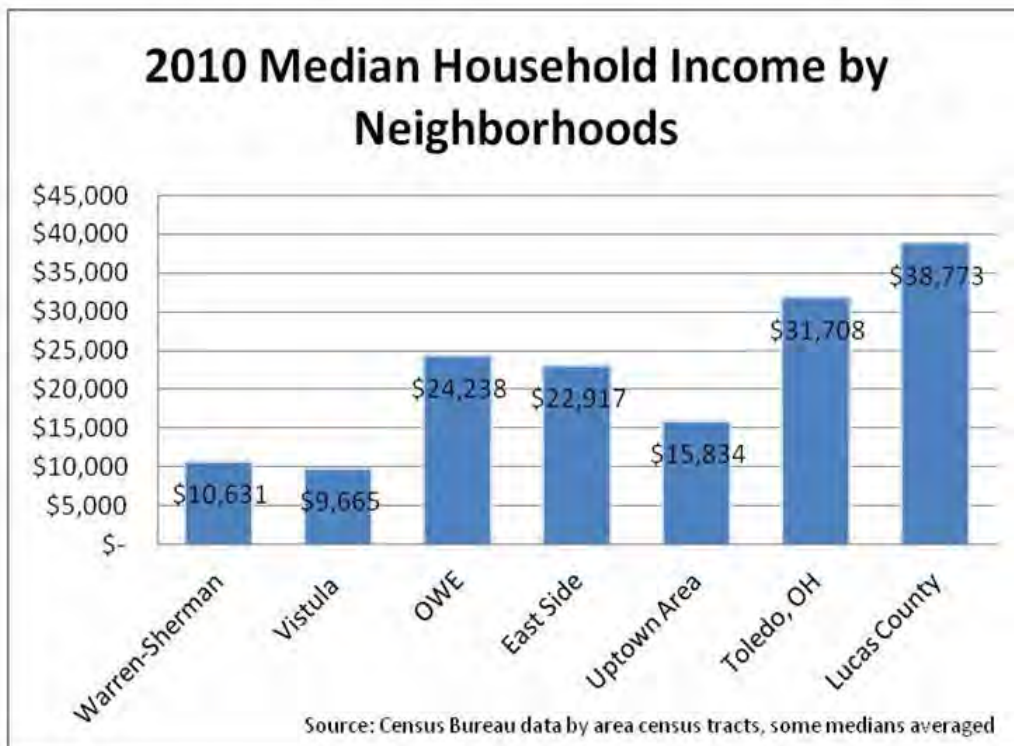
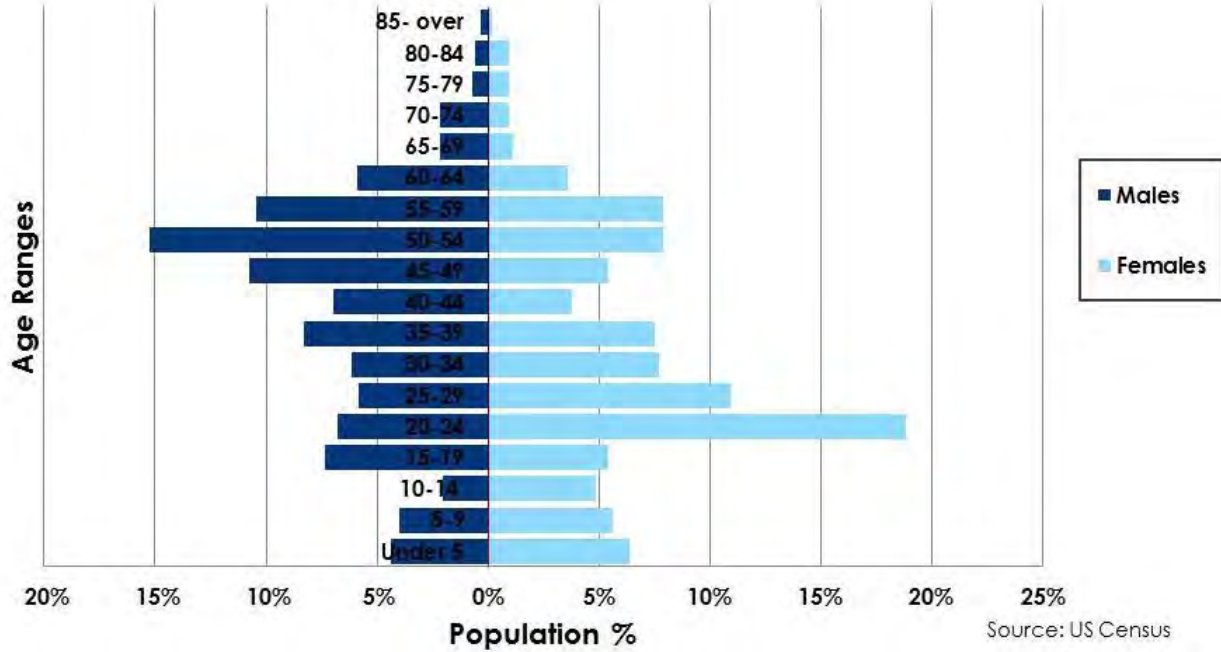
Institutional land uses are also shown for the Mercy Health campus between Madison Avenue and Jefferson Street. The First Alliance Church, on the southern edge of the Old West End, is also shown as institutional to be consistent with the institutional designations given to the churches along Collingwood Boulevard. The Institutional Campus accommodates large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses.

The remainder of the Uptown Neighborhood includes Neighborhood Commercial District, which is predominantly small and medium scale commercial uses that serve neighborhoods; Office District, which has a large concentration of office uses. 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; Parks, Open Space, and Recreation District that preserves and enhances major open space and recreational areas. The District may also be applied to privately owned open space areas within residential development: parks, golf courses, race tracks, marinas, flood plains, and other areas containing recreational open space and facilities; and Multiple Family Residential District which encourages large multiple family residential development or a large area of contiguous small to medium scale multiple family residential development. The district is intended to create, maintain and promote higher density housing opportunities in areas with good transportation access.

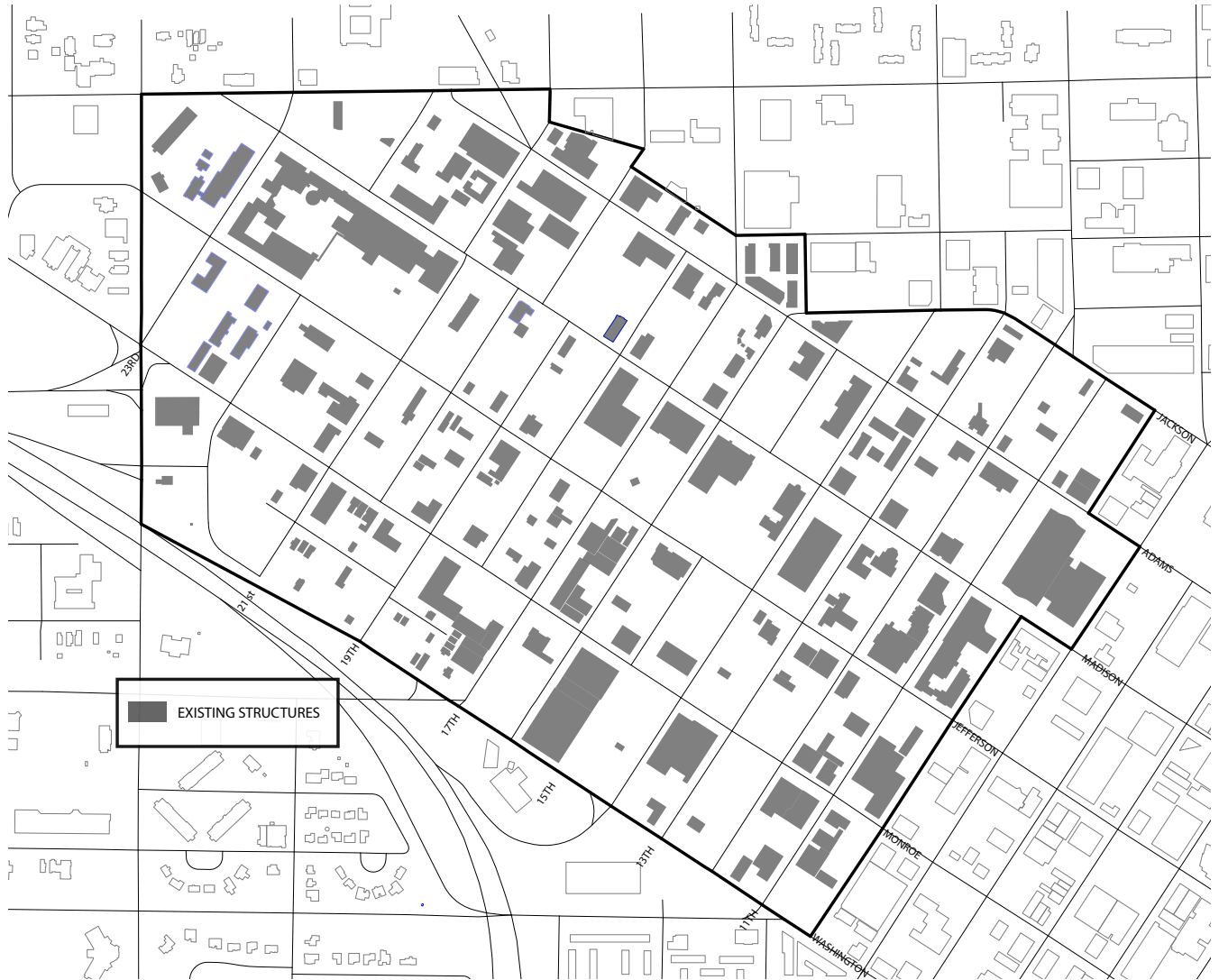


According to the 2010 US Census, Uptown has a total population of 1,377 people. Approximately 490 of the total population reside in group housing quarters. This would consist of the YWCA, Cherry Street Mission, Juvenile Detention Center, St. Paul’s Community Center, and Toledo Gospel Rescue Mission. The majority (736) of the remaining 877 people live in apartment complexes. These complexes include Executive Towers, Park Lane, Uptown Arts, Hillcrest, and TenEyck Towers. The remainder of the residents are located in single-family homes and in smaller units located above the commercial tenant on the first floor. A focus should be market rate housing by creating more mixed use or townhouse units to allow for more residents with disposable income.

In terms of the gender cohort for this area the US Census indicates that 62% (845) of the population is male and 38% (532) is female. The age cohort states that the majority of the males (38%) are between the ages of 45 to 59. This may be an indication of the homeless shelter and subsidized housing population in the neighborhood. The highest concentration (30%) in age for the females in the area is between the ages of 20-29. This may be from the shelters and housing for Mercy students.



The median income for the neighborhood is about half of the median income for the City of Toledo and Lucas County. It is slightly higher than some of the other comparable neighborhoods but lags slightly behind other areas of the City. A significant portion of the population in Uptown is transient and reliant on social service agencies, which may account for the low median income. The census tracts that cover the Uptown Neighborhood are 20% to 50% below the median income for the City of Toledo. This area is considered to be a low to moderate-income census tract.



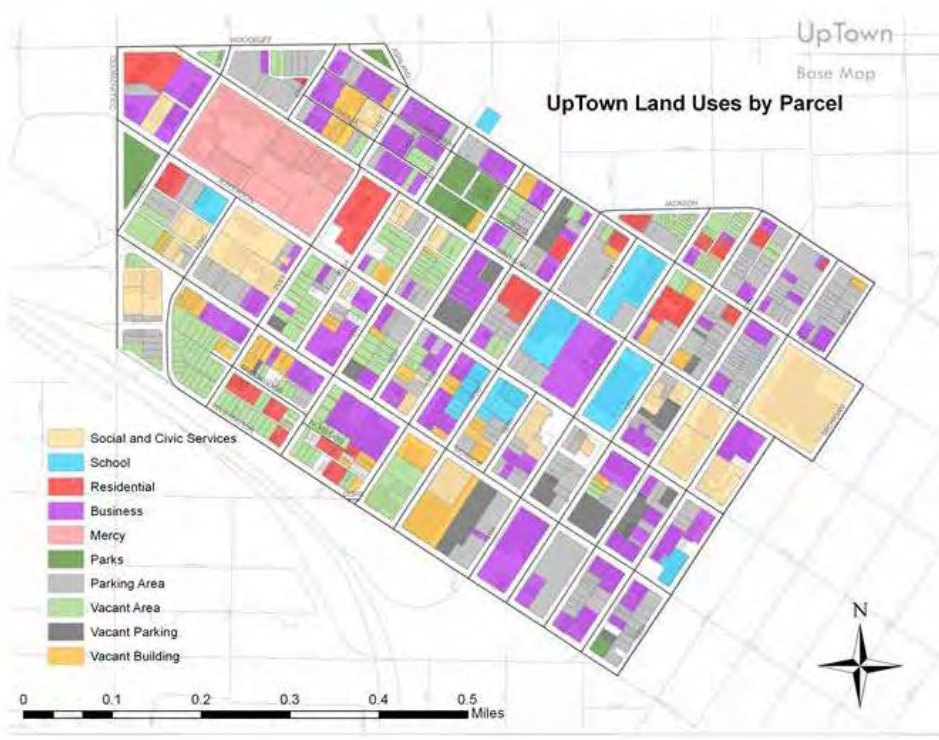
Figure/ Ground
Toledo Design Center

A figure/ground diagram is an architectural representation of the existing building stock, in the dark gray . The open space, be it parking, green space, or vacant lots within the district are the areas in white. This color contrast shows the lack of density in the Uptown District.



Figure Ground, removed Vacancy
Toledo Design Center

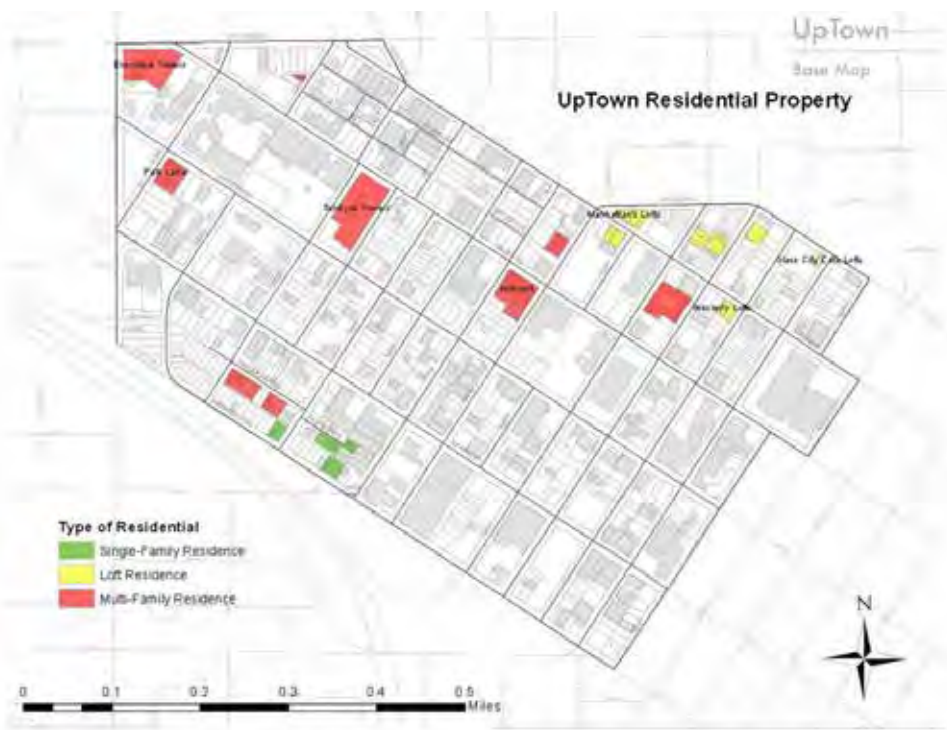
There is an abundance of vacant property in the Uptown area. This is a combination of vacant parcels, vacant parking lots which are not attached to a building or used for commercial purposes, and vacant buildings. This could be considered a challenge for the neighborhood but also an opportunity. The vacant land can be viewed as a blank canvas where the possibilities for development may be more forthcoming. The vacant buildings provide prospects for redevelopment and retain the fragile building density that is desired within Uptown.



UPTOWN LAND USES BY PARCEL

The map above identifies specific types of land uses by parcel throughout the Uptown neighborhood. This detailed examination clearly identifies the plethora of land uses that demonstrate the unique framework of Uptown. The businesses and schools that aid in stabilizing the neighborhood along with the open space that is peppered throughout the area demonstrate the

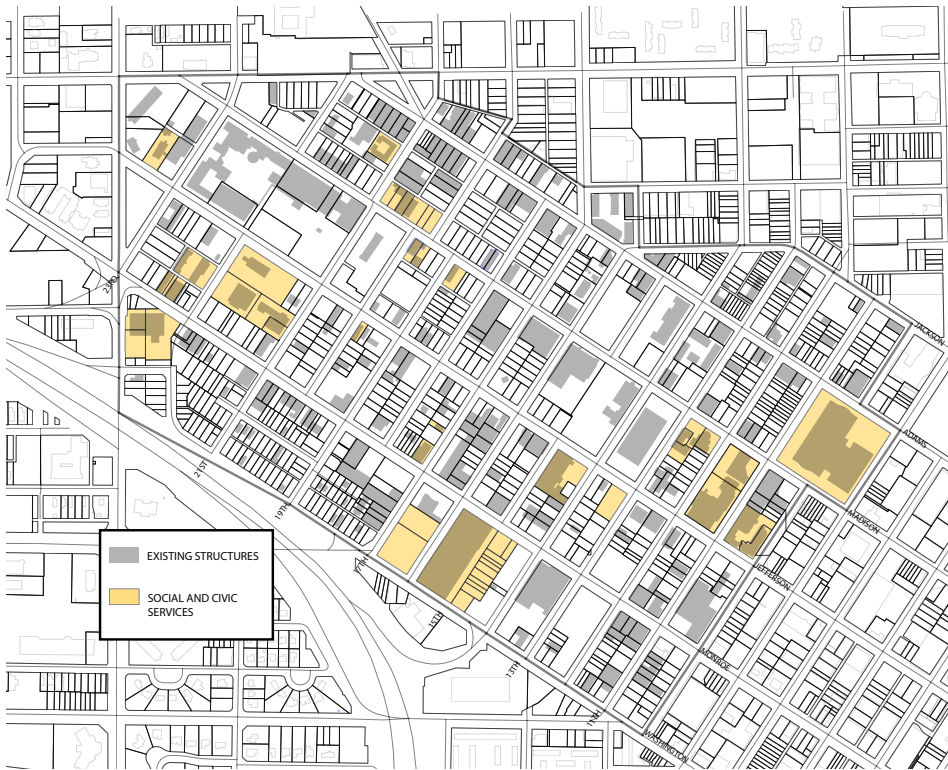
strengths and challenges for Uptown. The neighborhood lacks density since there is an abundance of vacant lots and parking lots. Therefore one of the issues that may need to be addressed is the need for more building stock in concentrated nodes.



RESIDENTIAL PROPERTY MAP

The residential property is a combination of single-family homes, apartments and loft units. The majority of the residents in Uptown reside in the apartment buildings. The Uptown residential property map illustrates the location of these properties. With the over supply of subsidized housing in the neighborhood it was revealed that the Hillcrest Apartments are going

back to market rate since the 15 year tax credit status is expiring. This will aid in slightly gentrifying the available housing stock in Uptown.



SOCIAL AND CIVIC SERVICES

The social and civic services map illustrates the concentration of the social service agencies within Uptown. The concentration of these social service agencies is a challenge when attempting to lure some businesses and residents to the area. The recent acquisition of the former Macomber High School by Cherry Street Mission should alleviate a significant amount of concern since it will consolidate several of their facilities into the building.

The neighborhood is also anchored on both ends by the Library and First Alliance Church, which provides a balance for the area.



EDUCATIONAL FACILITIES

A trend that has been occurring over the last five to ten years is the emergence of educational facilities in Uptown. This trend presents a positive influence for the neighborhood by inserting a type of land use that is conducive to families and young people. These facilities include Imagination Station, Toledo School for the Arts, Jefferson Center, Glass City Academy, Phenix and Polly Fox Academies, Catholic Club, Toledo Life Skills, Mercy College, and Toledo

Day Nursery. The concentration of five of these institutions at Jefferson and 14th Streets creates a quieter atmosphere for the immediate area. No public schools are within the district.

III. FOCUS GROUP INPUT

In an effort to gather information from the neighborhood several sessions were conducted with the various groups in Uptown. These groups consisted of the social service and nonprofit agencies, residential facilities, corporate groups, educational facilities, and the retail and commercial enterprises. The following is a synopsis of those interviews:

SOCIAL SERVICE / NONPROFIT AGENCIES

There are 20 to 23 social service agencies within the Uptown neighborhood: Cherry Street Mission, Toledo Gospel Rescue Mission, St. Paul's Soup Kitchen, YWCA, Planned Parenthood, Harbor Behavioral Group, Neighborhood Health Association (Mildred Bayer Clinic), Unison, Ohio Link, Deaf Club, Source, and Compass. Those who are homeless tend to congregate in the Uptown area because there is a sense of belonging in terms of safety, security, and perception. In the spring the area experiences a spike in the population as those who were out of the area return.

Toledo Grows is a community outreach program of the Toledo Botanical Gardens. They currently help facilitate the urban garden on Jackson and 14th Street and at TenEyck Towers on Jefferson and 21st Street as well as over 150 community gardens throughout the city. The concept is to provide an open and welcome atmosphere to those who want to take part in the urban gardening project. They have found those who are homeless to be very friendly and helpful with their gardens.

The Catholic Club provides day care services and programs for families. The club is growing into a neighborhood community center and service shelter for parents with kids to help them get reestablished. Clients tend to be from the inner City because of price and quality of programs offered. It has approximately 100+ children enrolled in the daycare and are licensed for 200.

Harbor Behavioral Group has been in the Uptown neighborhood for 95 years and employs 350 people of which 70 work at the 20th Street location. They have a diversity of services that provide services for home and school and provides outpatient services for children. Some of these children have emotionally challenged issues. There is a lack of on-site parking at their current facility as they provide servicing to over 200 primary clients plus families every year. The proximity to TARTA transportation is crucial and the need for enhanced public transportation and bus shelters is also a priority. They also perform 250-300 site visits a day.

The Mildred Bayer Clinic, a subsidiary of Neighborhood Health Association, serves those in need as well as the homeless population and operates seven clinics throughout the county. It is open 3 to 5 days a week depending on availability of staff on a first come first serve basis. They serve about 3,000 people a month. Neighborhood Health Association has recently received funding from the federal government for a new building. They have recently purchased the old Taylor Cadillac property on 14th street and are in the process of designing the facility.

YWCA employs approximately 100 people at their Jefferson Street site. They provide service for up to 30 to 40 battered women but at times do go beyond that number. The average stay for their clients is 30 days. Permanent support housing is available for those who wish to sign a one year lease and they can stay as long as they want. Their services include transportation to court and doctor's appointments, counseling, support groups, and a rape crisis center. Permanent supportive housing is provided for an indefinite stay. Clients are victims of human trafficking and substance abuse. They provide health screening for 60 to 80 people a month. Youth development programs are also provided with Toledo Public

Schools health classes on pregnancy prevention. The YWCA also is a childcare resource in assisting childcare and home care providers.

The Toledo Gospel Rescue Mission facility houses approximately 50 males who also help in operating the facility. Program can run up to 12 months and be as temporary as 90 days. It averages around 26 men in the program on a night-to-night basis. Toledo Gospel Rescue Mission also operates a facility for up to 18 women. It also provides housing for families with children but due to limited space it turns away 4 to 5 families with small children a week. Toledo Gospel Rescue Mission has Alcohol Anonymous and Narcotics Anonymous classes available for their clients. It makes sure those with mental health issues are taking their medications. Their policy is that in order to stay at their facility one needs to be in by 6:00 pm and be clean and sober.

The Cherry Street Mission has approximately 280 people spend the night on average, of which 190 are male and the remainder are female. The Mission is going to be re-campusing to the former Macomber High School, which will consolidate 14 of their facilities in the area. This will reduce overhead for this group that is 100% privately funded. They have facilities for the elderly, women, and men. Life Bridge is operated by them and provides clothing to those in need. The Mission has seen a 165% increase in their food service program that provides meals to those in need since 2011. This is in line with what the Mission states in that 1 out of 6 people are looking for their next meal.

25% of those who utilize the CSM facility are there for "3 hots and a cot". Basically they are there for the basic needs. These clients tend to stay an average of 14 months but there is not a time limit. The Link and Recovery program help individual

with job training and other life skill training helps them get out of being homeless. On average this is an 8 to 10 month program, and these folks are generally able to get reestablished in the community. This program is there to help the 75% of those who do not want to be homeless.

RESIDENTIAL

A concern over the perceived and actual issue of crime at the Hillcrest and the Park Lane persists. Car break ins (aka: smash and grabs) appear to be on the increase in the area. The area appears to be saturated with those that are homeless, which continue to turn people away from the neighborhood. The area needs to have a neighborhood identity to enhance the passion for living in the community. Along with a concerted effort to increase the supply of market rate housing for potential residents.

The young professionals and artists and the empty-nesters will live in Uptown because of eclectic availability of amenities such as: night life atmosphere, free Parking, places to eat, pedestrian avenue – comfortable walking at night, knowing neighbors, diverse neighborhood with a cross section of people, urban living, walkability. The Uptown community has an identity because you don't have to drive and people here want to have bikes. Groceries are an issue but one can get to a store within 10 to 15 minutes. People currently live here because everything is here. Residents have a sense of community and it is the type of cultural environment residents envision and can help further transform. However, the housing supply is an issue and a need exists for new development of market rate housing.

CORPORATE

There appears to be a lack of control of people who are wondering about the area. Especially when it comes to individuals hanging out on the benches and the negative image that portrays to the people who work in the Uptown neighborhood. Police need to enforce open container and loitering laws. The neighborhood has become a social network for the Midwest, and the social service agencies assist and enable this population that is then drawn to this area by all of the services provided to them. The minority transient population is controlling the majority of the people.

Most businesses find it difficult to be located next to the work release center and the constant challenges this institution presents as a neighbor. There is a need for more housing that is varied economically and not just low to moderate income. An incentive is needed to spur businesses and commercial interests. The issue of the sense of safety and real safety is a concern. A few businesses and the Toledo Public Library have hired their own security guards to address those individuals who continue to pander and intimidate employees and customers.

EDUCATIONAL

The neighborhood consists of Mercy (1,300 students), Toledo School for the Arts (550-600 students 6-12), Imagine School (500 – 600 students K-5), Polly Fox & Phoenix Academy (TPS sponsored school for pregnant 12 – 20 year olds with 60-70 students), Glass City Academy (80-100 students), Toledo Head Start, Life Skills Academy (Drop out & recovery for 15-22 year olds with 100 kids, Owens (operates out of the Source with 1000 students), Baby Doll (50 kids day care), and Lucas County Juvenile detention facility (30 – 40 students).

The primary issue for these institutions is safety and security. They would like to see the main streets kept clean and safe. The idea of the walking school bus was presented to alleviate security concerns. Another issue that was raised was the nuisance issues of people loitering and taking part in petty crime. However, the schools were aware of this perception prior to their locating their facilities in the community. Toledo School for the Arts by design, did not construct a fence around its property. They want to help build the community but would like access to large green areas and a multi-purpose facility to accommodate up to 600 people.

RETAIL / COMMERCIAL

Uptown is happening with people moving in with the help of the “pop and flare” of the Arts Commission. The possibilities are present with the hope and wants of the community. Some have suggested to utilize the Uptown web site to promote the availability of property within the Uptown District rather than what is heard on the street. A desire to have dress and craft retail shops to promote the artistic community was also presented. There is a need for collaboration among businesses, especially the taverns and restaurants, in terms of advertising and promoting events. These businesses will help build the tapestry to increase safety and utilize open space. They see crimes as crimes of opportunity when people leave items visible in their vehicles. There is also a belief that the police are often times non-responsive. One idea was to utilize private security like Wesley’s provides. There is a desire for increased lighting and signage to provide a sense of place for visitors. The retailers believe they have a loyal customer base and good foot traffic. It was suggested that if a well lit and secured street could be developed connecting the Old West End and Adams Street that many young people would travel from one to the other.

TOLEDO CLUB

Car break-ins are one of the primary security issues in the neighborhood. The aesthetics of Uptown need to be addressed, such as unenclosed dumpsters that are visible from the public right-of-way. Streets need to be cleaned on a regular basis, and a system should be established to address the appearance of abandoned buildings.

Membership efforts are focusing on younger people. Sixty percent of the current membership is employed downtown. The club does accommodate out-of-town guests and is contemplating renovations to its facility.

IV. KEY FINDINGS AND CHALLENGES

The key for Uptown is to connect the positive energy in the area by engaging, embracing, entertaining, interacting, and recreating with the diverse population of the neighborhood. There is an increased interest in the area through the collaboration of the arts community and the activities promoted by the Uptown Association. In 2005, Uptown was designated an Arts and Entertainment district by the City of Toledo. Several long-standing as well as new restaurant and entertainment venues keep Uptown vibrant as a popular Toledo destination.

Several factors continue to contribute to the overall strength and vitality of the neighborhood. The presence of educational institutions such as Toledo School for the Arts, Imagine School, Mercy College, Glass City Academy, and Polly Fox Academy illustrates the desire to remain and locate in Uptown. Along with the educational component are the opportunities that are present for residential living. Loft apartments and the presence of mid-high rise apartments offer a variety of choices to those interested in residing in the area. The core of businesses such as SSOE and Brooks Insurance along with principal institutions like the Toledo-Lucas County Library continue to provide stability for Uptown. The existence of social service agencies provides important services and contributes to the economic and residential viability of the district, through the large number of employees and clients that come to Uptown each day.

UPTOWN GREEN

Uptown Green Park is expected to be a major catalyst in the revitalization of the Uptown area. The creative arts are known to encourage investment in an area, attracting restaurants, entertainment venues and additional housing opportunities. Uptown Green Park is designed with features such as a fountain that can be converted to performance space, a back-drop for outside film projection, amphitheater-type Seating, built in game areas for children, pathways and sculpture pads, kiosks for vendors, a rain garden and native landscaping materials.

The remaining commercial structure on the block is an existing historic four-story building. The building will serve as a beacon to creative individuals and companies that enjoy the benefits of working in close proximity. The first floor is envisioned as a combination food and beverage area and a multi-purpose space that can be utilized for performances, a gallery, special events, etc. The upper three floors will be sub-divided to provide at least 30 office/studio spaces or possible residential.

The Uptown Association has had great interest from a variety of partners such as Glass City Theatre Collective, Toledo Grows, Mercy College, Lucas County Land Reutilization Corporation and the Toledo School for the Arts. The City of Toledo has played a particularly vital role in helping with environmental assessments and remediation activities. Uptown has a unique resident base that includes those that are homeless, re-entry and low-income residents. The goal is to engage all neighbors in the revitalization effort so that they feel a sense of ownership and responsibility.



Uptown Green
Mannik Smith Group

The endeavor is a major one for a small organization but crucial to improving and sustaining the long-term health and growth of the neighborhood. This project is generating enormous interest in the creative community, which is eagerly anticipating its development.



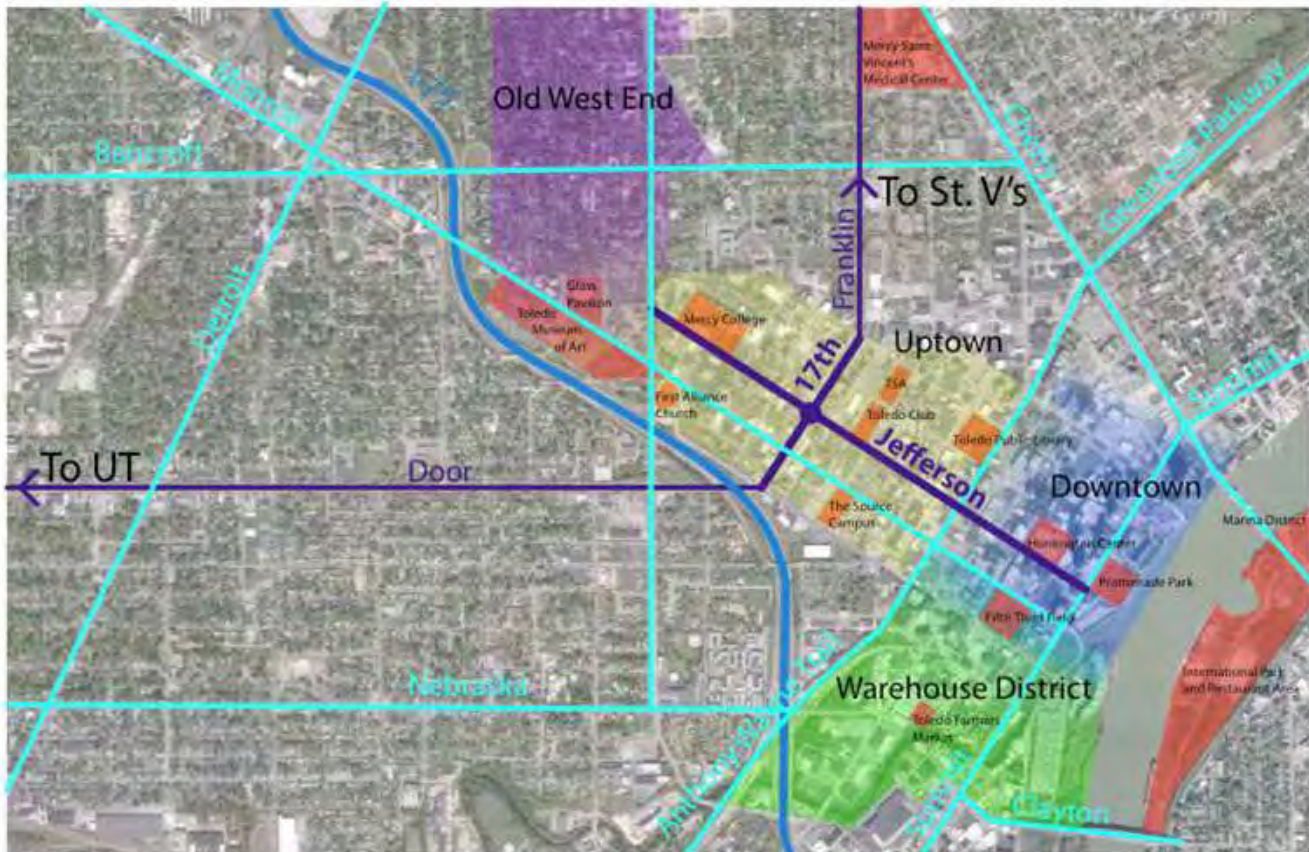
The challenges for Uptown are not so daunting as they may appear. Although the presence of many homeless shelters and services has been the primary concern in terms of safety for the neighborhood, it has been determined that there are other factors that should be considered. This does not rule out the fraction of those in the shelters that engage in illegal activities; it just offers another perspective. Upon meeting with social service representatives there was the aspect of individuals who come into the district to prey on those that are homeless. The vulnerability of the homeless population makes them an easy target for unsavory and unscrupulous people. These individuals take the opportunity to commit petty crimes and loiter about, and their presence can be unsettling to those who are not accustomed to this type of activity.

However, it seems apparent that the presence of the shelters is a magnet for others to congregate and cause issues for the neighborhood. Complicating matters is the fact that not all of the social service agencies are communicating with one another or to other businesses or schools. This silence creates a disconnect with the folks in Uptown, which leads to distrust and misunderstanding. If the social service agencies worked in concert with one another and their surrounding neighbors, an avenue of cooperation could be established. This is also true for the businesses and educational facilities in terms of reaching out to and working in tandem with other groups for the benefit of improving the neighborhood. This appears to be an issue that the Uptown Association should address a top priority. The concerns can be overcome through simple and effective measures. One way to address security is to utilize existing security operations that are currently in place. Mercy, Old West End Association, SSOE, Brooks Insurance, Toledo Club, and the Toledo-Lucas County public Library all have individual security services. By slightly expanding each area of coverage for these agencies greater exposure would be attained by creating a very

visible security presence in Uptown. This could also be enhanced by smaller businesses in the area contributing financial resources into additional security for areas not covered by the existing operations.

An additional concept would be to improve the lighting by working with Toledo Edison in identifying light poles that are no longer functional or have minimal lighting capabilities. Lighting up the neighborhood will help create a safer environment for those who frequent the area. Also, the artistic community continues to be a positive influence by participating in the various events in the Uptown neighborhood and with the creation of more murals in the district. The artist community should continue to be embraced and courted to help increase the visibility of friendly and engaging people. This can also foster the marketing to niche businesses that are in search of a unique and culturally diverse neighborhood.

Uptown's entertainment anchor is Adams Street. The taverns and restaurants in this corridor are the backbone for the neighborhood. The music scene attracts a variety of individuals to this street and more importantly establishes venues that put activity into the neighborhood, which also makes people feel secure since other similar people are visible on the street. The Adam's Street experience should be expanded to other parts of the district. Perhaps the establishment of Uptown Green will be a springboard for future development along Madison Avenue.

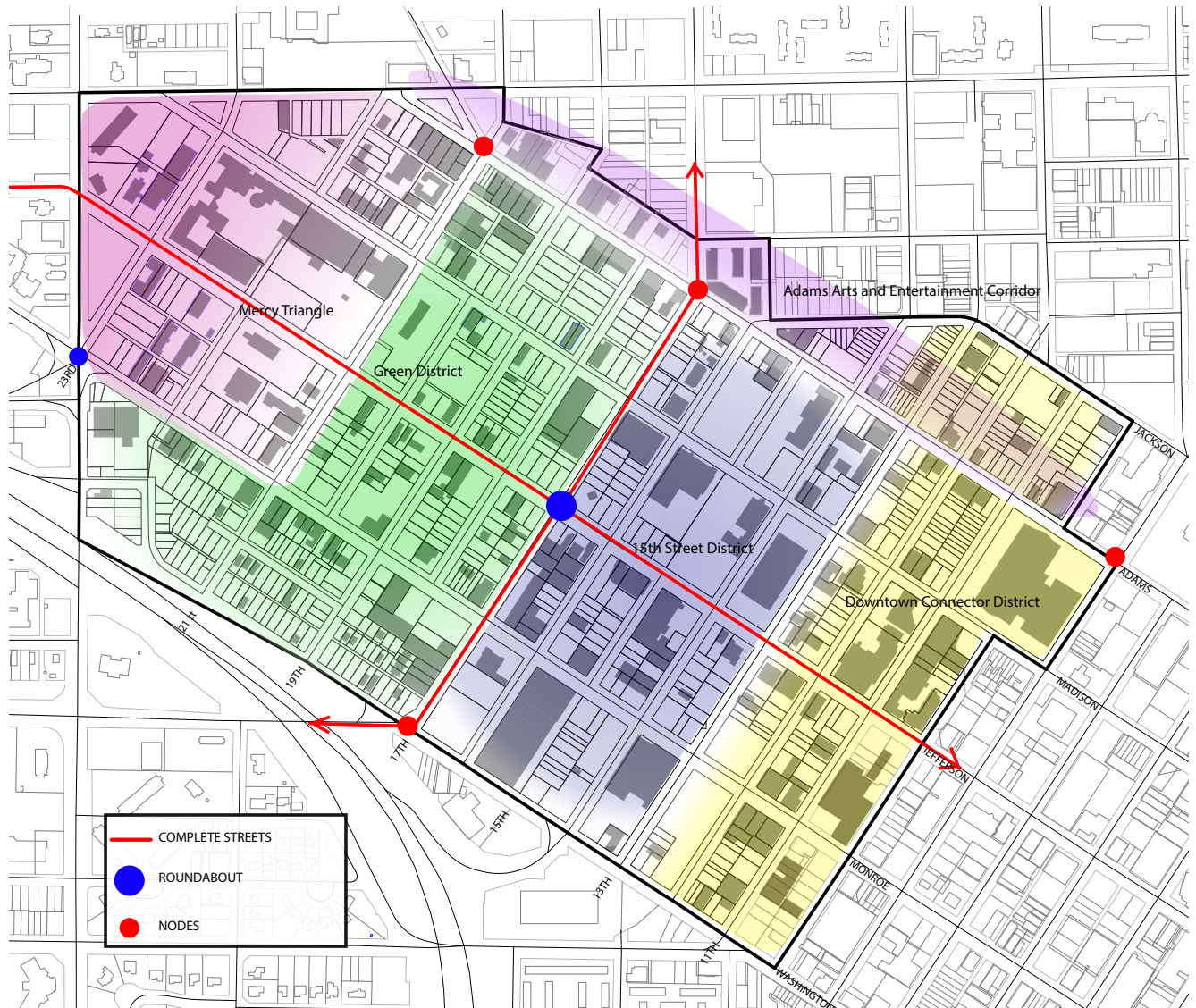


Connectors
Toledo Design Center

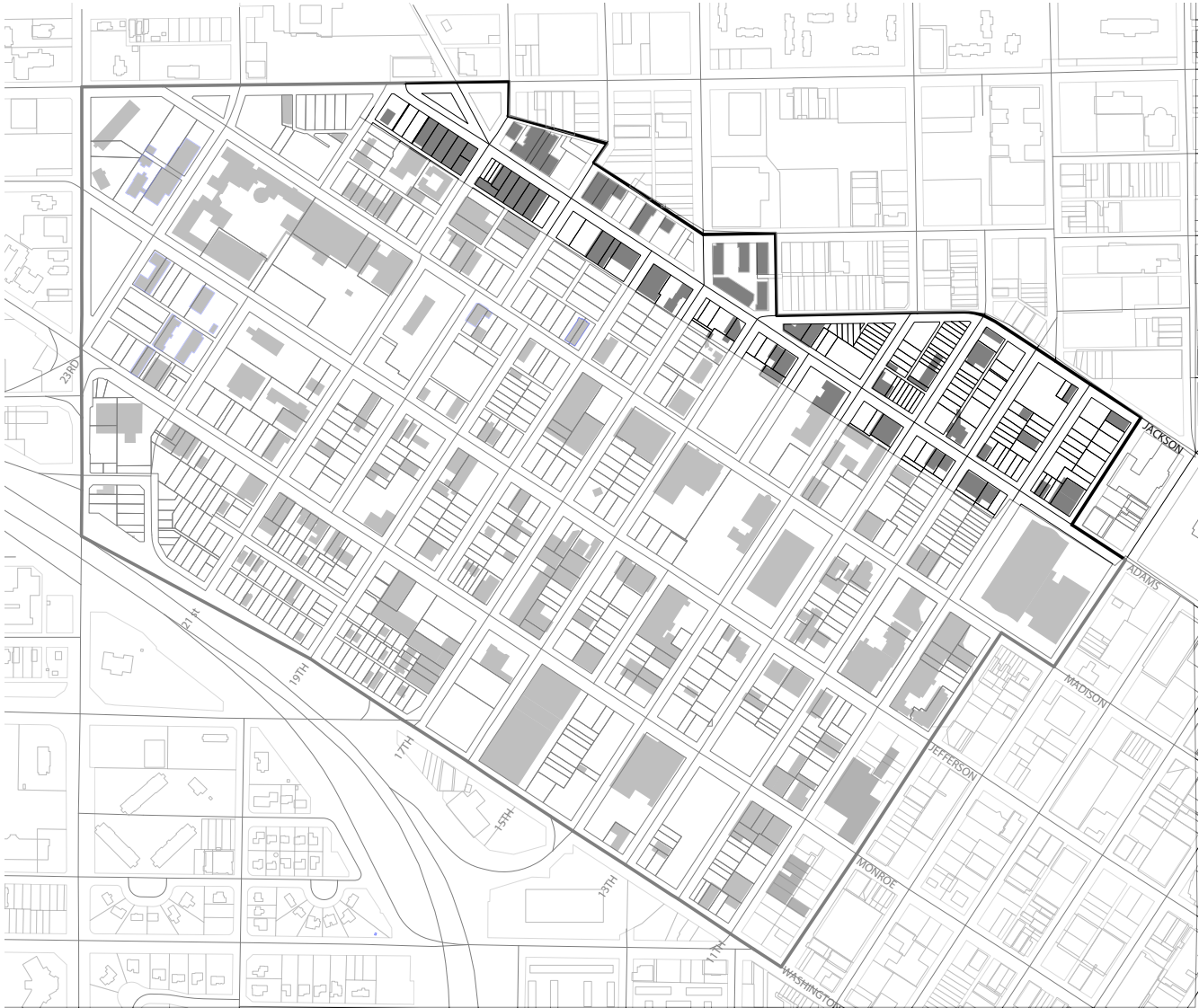
Connectivity is crucial for Uptown's ability to transform into the vibrant neighborhood that is envisioned. On a local level it is a primary connector for the Old West End and the Downtown, thus creating a conduit from the residential neighborhoods to the City's cultural center. These connector streets can become complete streets, which are designed to accommodate all modes of transportation given the width of the right-of-way. It is also a magnet for the residents of the adjacent neighborhood and visitors throughout the region. Major venues such as the Toledo Museum of Art, Fifth Third Field, Huntington Center, Promenade Park, and the Docks are within walking and biking distance from Uptown, thus making this a potential destination for residential and commercial development. The neighborhood is easily accessible to the University of Toledo via Dorr Street and to Mercy/ St. Vincent's Health Center via Franklin Avenue.

V. FIVE COMPONENT APPROACH

The five-component approach identifies various sub districts in Uptown and attempts to “stitch” or intertwine them together to form a more cohesive overall neighborhood. The idea is to break down barriers, whether physical or perceived, to create a better sense of community by making Uptown a more identifiable neighborhood, not a pass through to other parts of the City.



Sub-District
Toledo Design Center



Adams Arts and Entertainment Corridor
Toledo Design Center

- Core of residential, arts and entertainment activity
- Mixed use area (businesses on street level, residential on upper levels)
- Attracts people from outside the neighborhood
- Current reasonable stock of historical building
- Opportunities for additional development

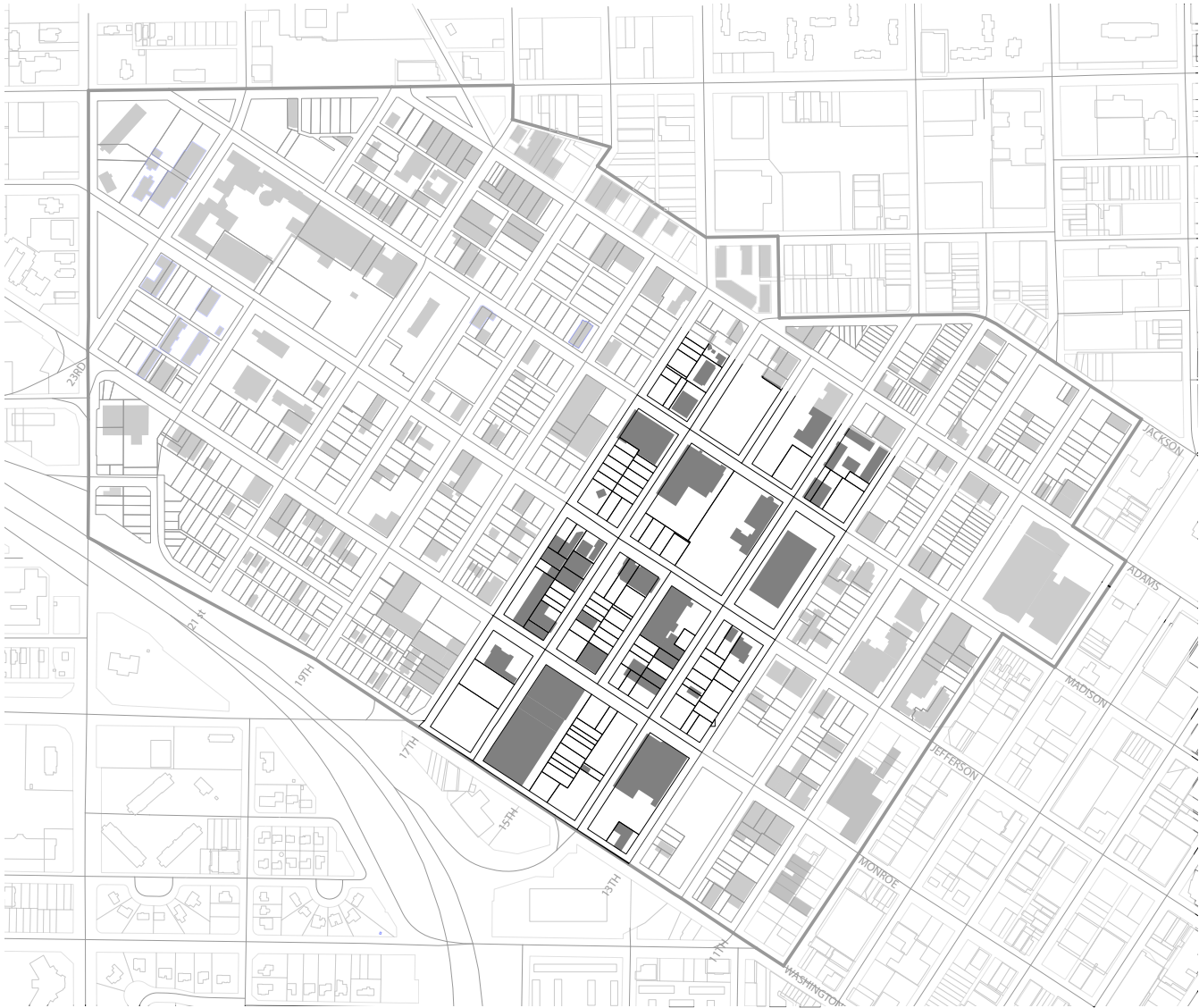




Downtown Connector Districts
Toledo Design Center

- Connects Uptown to Downtown (Central Business District)
- Business Hub- Auto Related
- Pedestrian and Bike Friendly Streets (Jefferson, Madison, and Adams)
- Education Facilities
- Relatively dense building stock





15th Street District
Toledo Design Center

- 75% of the blocks in this district are single uses
- Contains majority of Uptown's Institutions
- Unique opportunity for stakeholders to collaborate and cooperate
- Future home of HSA





Green District
Toledo Design Center

- Lack of density in district
- A few isolated users
- Greatest potential for reinvention
- Could support dense residential development
- Existing and Potential Attractions: Disc Golf course, Uptown

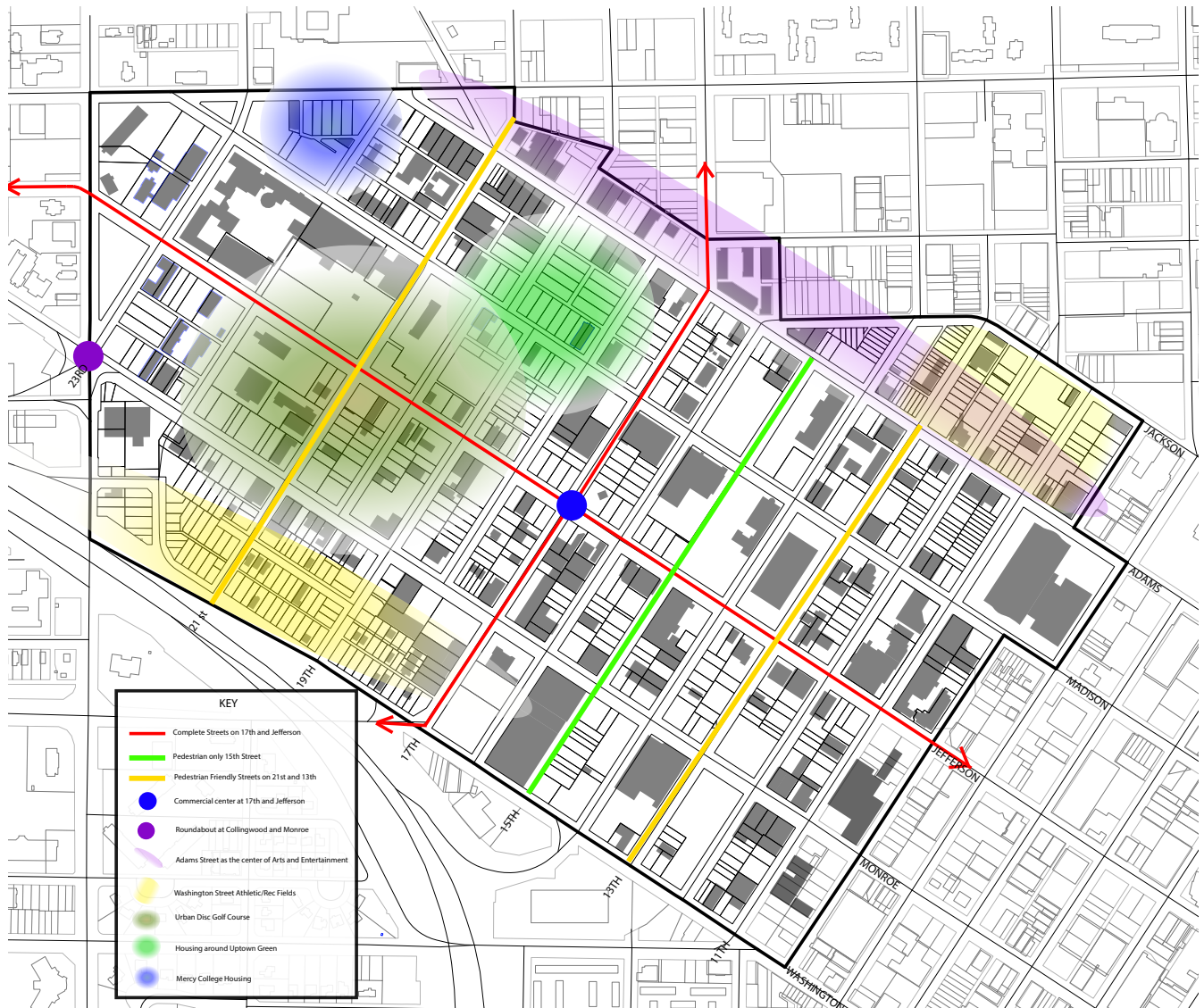




Mercy Triangle
Toledo Design Center

- Solid Users with Mercy College , Park Lane, and Executive Tower
- Potential for Mercy College Housing





Toledo Design Center

After fact finding, stakeholder discussions, and design exploration 10 initiatives emerged for the re-development of the Uptown area. The 10 initiatives were: Adams Street as the center of Arts and Entertainment (Save and renovate existing, Strategic infill structures, Enhanced streetscape), Housing around Uptown Green (Market rate, Strong presence on Madison Ave., Save existing viable uses and buildings), Urban Disc Golf Course (9 Holes, Green linkage, Sustainable Design contribution), Mercy College Housing, Roundabout at Collingwood and Monroe, Washington Street Athletic/Rec Fields, Jefferson and 17th as Complete Streets with roundabout at their intersection, 15th Street as Pedestrian only Connector, Commercial Center at Jefferson and 17th, 13th and 21st Streets as keys North/South Connector Streets, and the roundabout at 17th and Jefferson .

Each of the 10 contributes in one ways or another to building and enhancing existing strengths such as, improving connections and enhancing sense of connectivity.



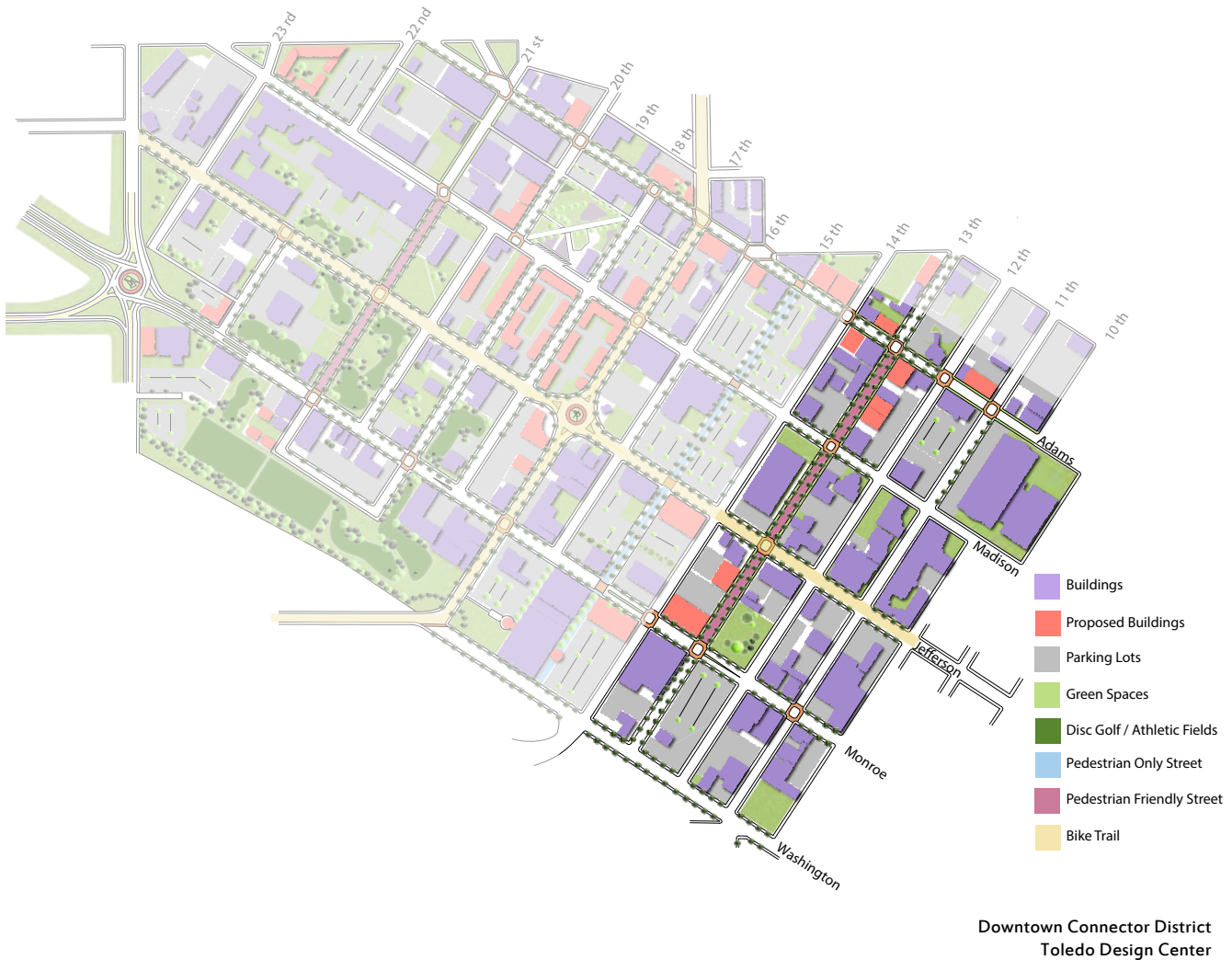
Comprehensive Map of Uptown
Toledo Design Center

This Comprehensive Map of Uptown is the most complete graphic representation of the area. The major highlights are the complete streets on 17th and Jefferson, the infill around the park, and the additional green space throughout the district.



As stated previously, Adams Street is considered the core of the residential, arts, and entertainment activity in Uptown. This street has the most density in terms of remaining building stock. Yet there are gaps along the street frontage that afford an opportunity for additional infill development (see illustration above) that can continue to capitalize on the successes on Adams Street.

Existing building stock should be stabilized and a focus on strategic infill should be incorporated into the street especially at intersections. The mixed-use development in this corridor is what helps attract people from outside the neighborhood to the various venues and residential prospects. Development does not necessarily need begin on the first floor, residential will attract businesses to the ground floor. It should be a priority of the Uptown Association to foster and expand the Adams Street experience to the other parts of the neighborhood.



The Downtown Connector District area is the eastern portion of the neighborhood adjacent to Downtown and is regarded as the transition zone for Uptown and the Downtown. It contains many primary businesses, auto related facilities, Juvenile Detention Center, YWCA, St. Paul's Community Center, and the library. It also has pedestrian friendly streets that lend themselves to a more open and friendly environment.



15th Street Districts
Toledo Design Center

The 15th Street District is the most stable area in terms of the land being occupied and active. Residential facilities such as the Hillcrest, Uptown Arts, and other smaller apartments can be found here. Toledo School for the Arts, Imagine School, Phoenix and Polly Fox, Jefferson Center, and the Catholic Club make up the educational amenities. The Source, Toledo Club, Macomber, and small auto related businesses complete the rest of the district. Neighborhood Health Association owns the former Taylor Cadillac site and is proposing to construct a new clinic on the property. This part of Uptown is solid and the setting for these core anchors should be enhanced. The Jefferson Center (old Central Post Office) is currently vacant and should be retained as a viable building for reuse. It was listed on the National Register of Historic Places on February 23, 1972. Its retention is essential to the overall character and density of the 15th Street District.

Most of the activity is confined to daytime hours and significant numbers of the facilities have the appearance of being compounds with six-foot tall chain link fences encompassing their property. The "compound look" instantaneously gives the impression that this is not a safe environment. Security is obviously the reason for these fences but consideration should be given to an alternative solution or at the very least a more imaginative fencing material. Addressing the "compound look" should be a primary focus given the key geographic location that this district has in Uptown and the impression it has on visitors to the neighborhood.

One solution to this would be to make 15th Street a pedestrian corridor from Adams Street to Washington Street. This would require that some of the currently vacated portions of the street that are blocked by fences or walls be reopened. Providing an extremely well lighted pedestrian path will link the neighborhood and remove barriers. Having the ability to walk safely from the entertainment establishments of Adams Street to a venue on Monroe Street is invaluable. The Macomber building has a large auditorium that is in need of occupancy. Toledo School for the Arts and Imagine School would like to have a large gathering space for their students. A safe, pedestrian only walking path linking these schools with the auditorium is a solution too that helps these institutions as well as the public. This creative suggestion would continue to "knit" the neighborhood together. Clearly details would need to be addressed to allow for this type of activity. However, seeking possibilities that push the envelope are exactly the type of ideas that has made Uptown the "edgy bohemian artist" community that it is today.

The geographic center of Uptown is considered to be at 17th and Jefferson Street. It is recommended that a roundabout be constructed there in order to make a visual statement in the heart of the neighborhood. Public art would be situated in the center of the roundabout and pedestrian walkways would be incorporated into the design as well. The location suggests that this development happen at a point that serves as the north-south and east-west crossroads of Uptown. This has the potential to transform a part of the neighborhood that currently lacks density and character but is strategically located.



The Green District is so named because it has the largest concentration of vacant and underutilized land (parking lots) in Uptown. It does not have much density but does contain a few isolated users such as First Alliance Church, Cherry Street Mission, Certified Alarm, Marathon Service Station, Lucky Dollar, TenEyck Towers, Ohio Link, and the proposed Uptown Green Park. The Green District has the greatest potential for re-invention. There should be a focus on providing new strategic building development to increase density in key locations such as 17th and Jefferson. In addition, the vacant and under utilized structures in the southern portion of this District along Washington Street should be eliminated. It is recommended that Washington Street vacated and enclosed between Collingwood and 17th Street. This street appears to be rarely used and the traffic count suggests that is no longer needed as a public thoroughfare. This land could then be consolidated and used as recreational fields for the neighborhood.

The open space affords ample opportunity to create an urban disc golf course that would link the northern and southern parts of the neighborhood starting at Uptown Green Park. Depending on how and where the disc golf course is laid out, it can offer locations for mixed-use development along the course. If residential development can be done around traditional golf courses then something similar can be done on an urban disc golf course. The disc golf would be a magnet to attracting people to the area, then patronizing the businesses in Uptown after a great experience on the course. In addition, this will provide more people on the streets, which will create a feeling of safety and more "eyes on the streets" for security. Utilizing open space with sports that include kids, social services, and bar leagues will serve as a cross pollination of people. Disc golf, a huge chess or checkerboard, or miniature gold can be set up to attract and retain people in the neighborhood. Providing additional lighting, public art, niche businesses, activities for artists and young people, and store fronts will aid in increasing the visibility of friendly people.



The Mercy Triangle at the western most tip of Uptown is anchored by the presence of Mercy College. The 1,100 students and the additional 1,000 employees assist in stabilizing this part of the neighborhood. The Park Lane and Executive Towers house a number of Mercy College students as well as other tenants. There is the possibility in the future that student housing may be built in the area close to campus. The 911 Call Center, NPI, Newfax, and Toledo Day Nursery are also located in this area. The Mercy Triangle is easily situated to be the gateway to Uptown coming from the Old West End and the Museum. Reconsideration is being given to constructing a modern roundabout at Collingwood Boulevard and Monroe Street. This also was recommended in the Monroe Street Redevelopment Plan but due to a lack of funding the issue was never realized.

The Arts Commission shared a plan that is activating Monroe Street between the Toledo Museum of Art and the Maumee River. This is going to happen thru a series of aesthetic interruptions to engage the corridor from the Old West End neighborhood to the Warehouse District. There are some gaps in the urban fabric (i.e. buildings) along Monroe Street so this is an attempt to connect the corridor with art. This is another example of collaboration between different entities who have a similar goal to recreate and transform a major corridor in the City of Toledo.



Upon further examination of what the priorities should be for the uptown neighborhood, a list of 10 initiatives was created to provide a guide for the Uptown Association Board. The Uptown Association Board ranked the initiatives on the level of important and despite the final rankings all of the initiatives had merit in regards to the vision for Uptown. The highest rated initiatives were maintaining Adams Street as the center of Arts and Entertainment district and creating housing around the Uptown Green Park. Instituting the Urban Disc Golf Course into the neighborhood and developing student housing for Mercy College followed next on level of importance.

Prioritized summary of the Uptown Board's ranking of the 10 initiatives presented in the Uptown Plan

- 11 Votes-----Adams Street as the center of Arts and Entertainment
- 11 Votes-----Housing around Uptown Green
- 6 Votes-----Urban Disc Golf Course
- 5 Votes-----Mercy College Housing
- 3 Votes-----Roundabout at Collingwood and Monroe
- 3 Votes-----Washington Street Athletic/Rec Fields
- 2 Votes-----Jefferson and 17th as Complete Streets
- 1 Vote-----15th Street as Pedestrian only Connector
- 0 Votes-----Commercial Center at Jefferson and 17th

VI. STREET DEVELOPMENT

Complete streets are roadways designed to safely and comfortably accommodate all users including motorists, pedestrians, bicyclists, and public transportation riders. Complete streets provide increased capacity on the roadway since it allows for more users; improved safety because it makes people more aware and helps calm traffic; making a healthier community by promoting alternative modes of transportation other than a car; helping the economic growth of a street by increasing the number of users and attracting businesses to that area; decreasing emissions since fewer vehicles are being used; and encouraging smart growth principles by creating a more sustainable community.



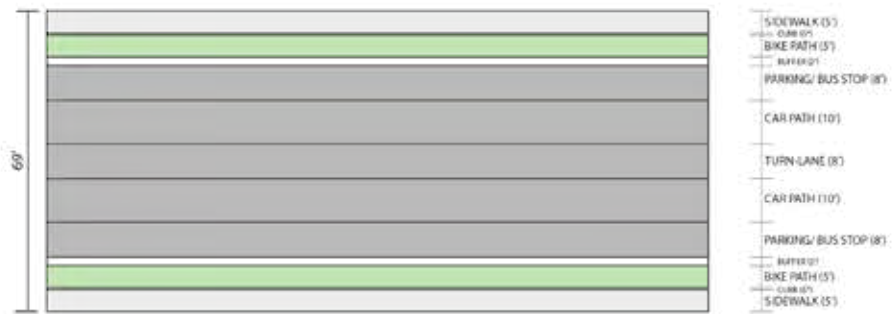
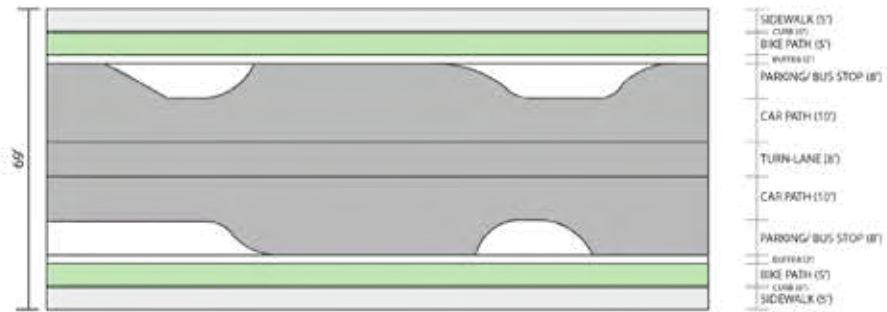
Toledo Design Center

As illustrated in the map above of the Uptown neighborhood, several streets have been identified for complete streets and bike paths. Due to the width of their right-of-way and their location, Jefferson Street, 17th Street, and 12th Street would be optimum for implementing a complete street program. This reinforces and enhances their important role as links to the rest of the City. However, bike lanes could be incorporated on other streets such as Monroe Street or Madison Avenue. 13th Street, Adams Street and 21st Street are considered pedestrian friendly streets because of their character and width. As stated previously, 15th Street would be an excellent connector as a pedestrian only street. An effort should be focused on right-of-way improvements on Adams, Monroe, and Madison Street between 11th and 21st Street, and the cross streets of 11th, 14th, and 20th.

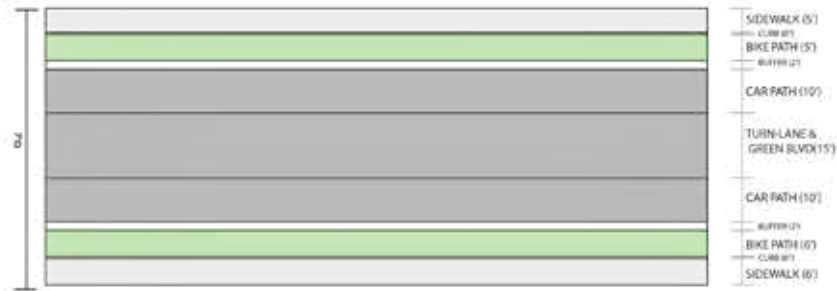
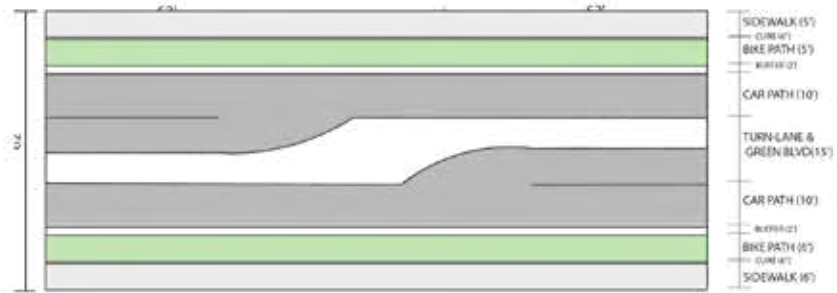


Examples of ideal complete streets

JEFFERSON STREET



17TH STREET



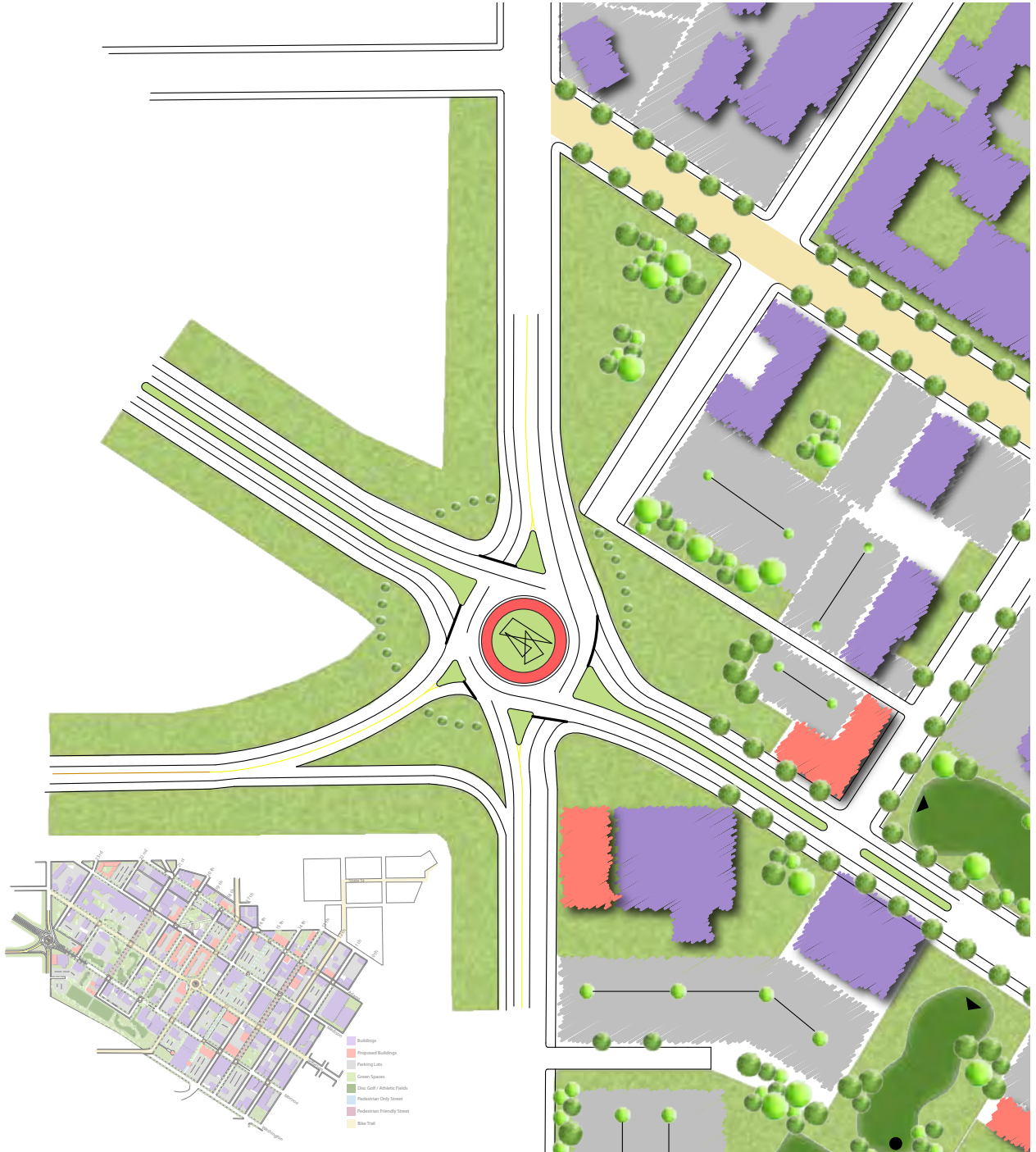


Roundabout at 17th and Jefferson Street
Toledo Design Center

The roundabout at Jefferson and 17th highlights the center of the district. This is the intersection of two of the largest streets in Uptown, which would provide the opportunity to turn the streets into complete streets. This central location could support the redevelopment of a historic bus station, an implementation of a small grocery store and mixed residential such as apartments and townhouses.



Roundabout at Collingwood and Jackson



Roundabout at Monroe and Collingwood
Toledo Design Center

The roundabout at Collingwood and Monroe has been proposed for over 10 years, yet had never been implemented. This is one of the more confusing intersections coming into the city. Currently the Toledo Museum of Art and First Alliance Church, both of which will have property affected are in support of a modern roundabout at Collingwood and Monroe. Access to 23rd street will need to be eliminated as a 6 legged roundabout is too complicated according to the engineers. 23rd street mainly supports one of the apartment complexes parking, therefore it could be turned into a one way loop around the building.



Pedestrian Only Street 15th Street
Toledo Design Center

15th Street is being proposed as a pedestrian only street from Adams to Washington Street. 15th Street does not exist in its entirety. Portions of the street were vacated for private purposes and therefore the street does not function as a thoroughfare. The area along the Macomber building and the area between Imagine School and the Toledo Club are not open to public use. The idea is to provide a space for people to engage the district on a street level. The creation of this pedestrian only street will allow the Toledo School for the Arts safe passage to the gymnasium and auditorium in the Macomber building. Cherry Street mission has stated that they want the neighborhood to utilize these spaces. This proposed walkway would link the full spectrum of uses found within the neighborhood.

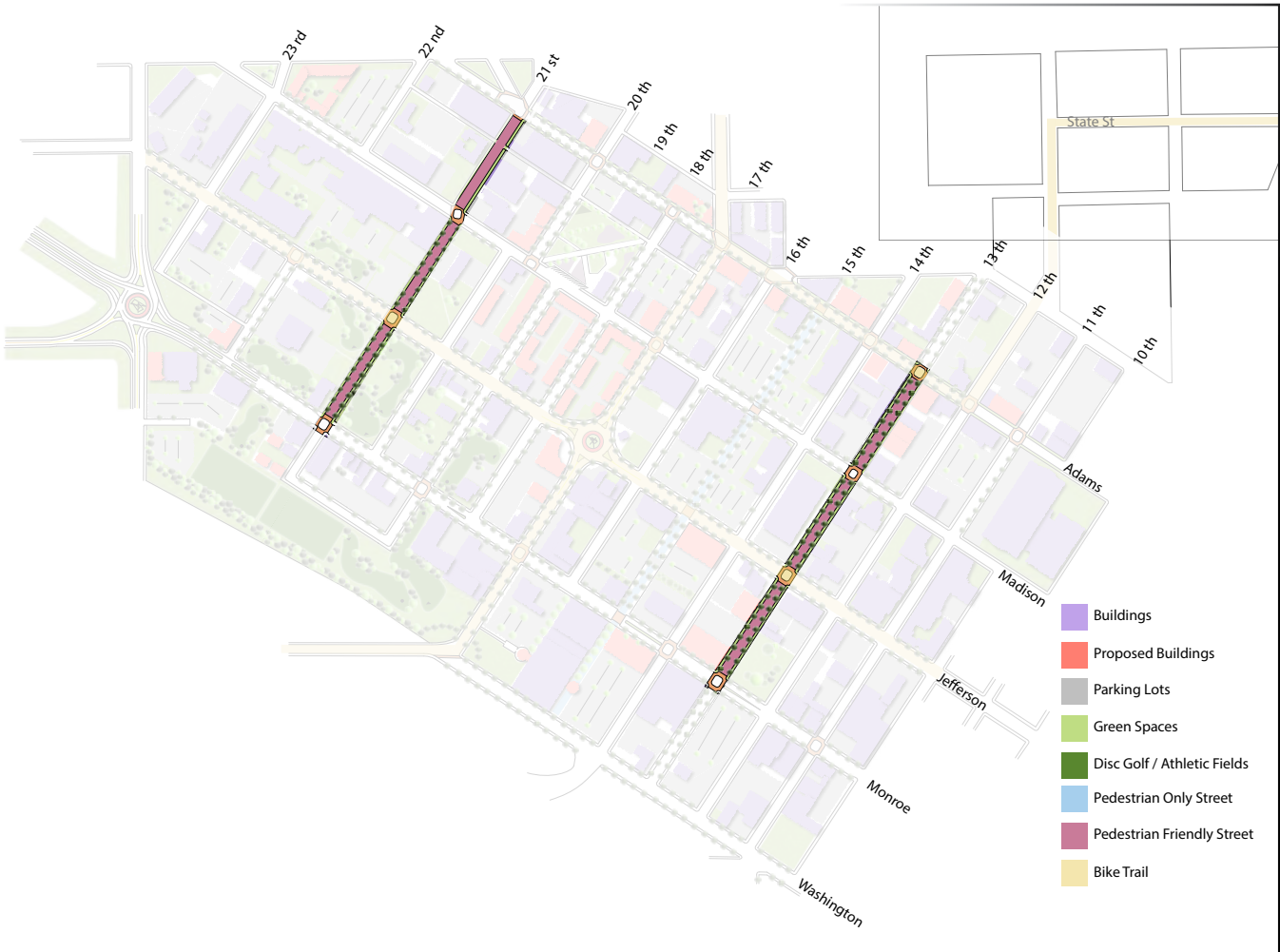


15th Street Rendering
Toledo Design Center

15th Street proposed pedestrian only path way could be brick or brick pressed colored asphalt, highlighted with a lighting feature. Lighting will be an important feature for this street to make it walkable and safe at night. The hope is cafe sitting areas, planters, and activity will all develop along the street.

Examples:





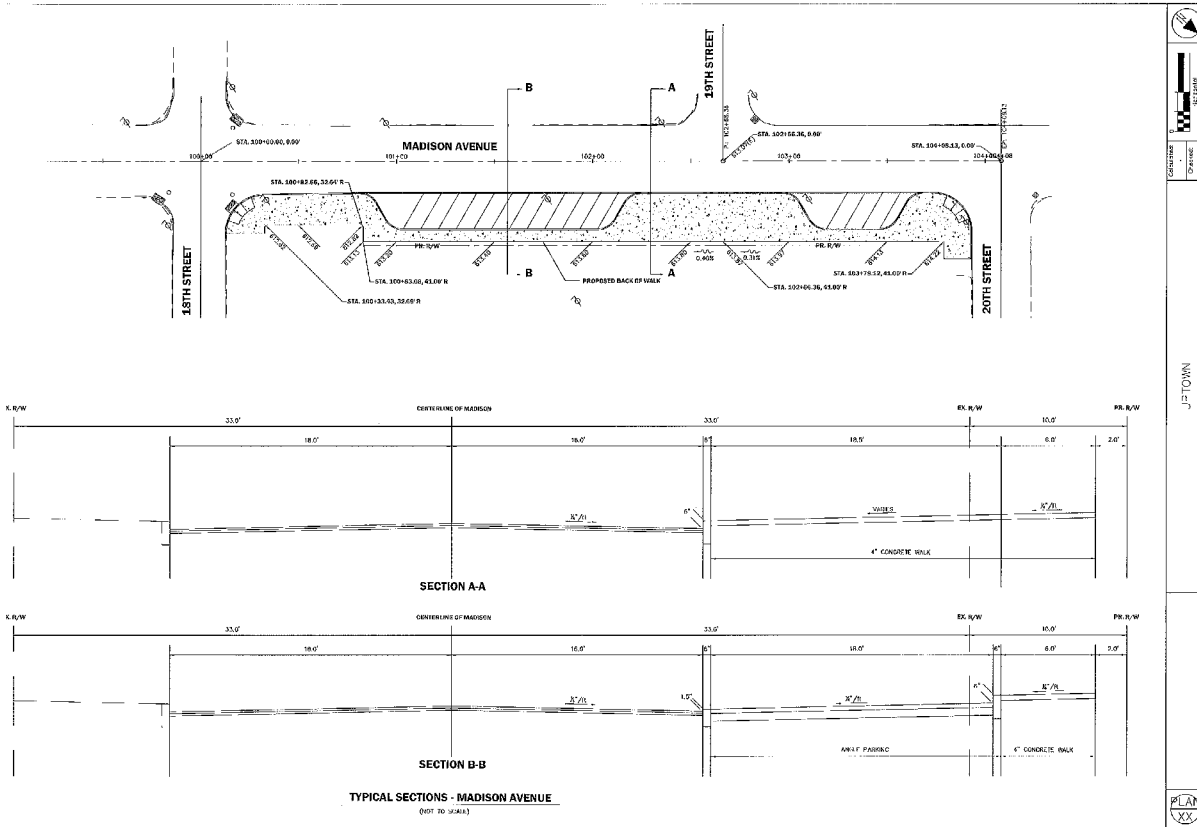
Pedestrian Friendly Streets 13th and 21st
Toledo Design Center

The overall plan for Uptown wants to provide spaces for all forms of traffic. One solution for this is to turn 13th and 21st Streets into Pedestrian Friendly Streets. The speeds would be slower, the street would have built-in green space to provide traffic calming, on-street parking would allow people to leave their cars and walk throughout the district. The focus of this concept is to entice people to utilize the streets as much as possible.

Bicycles as a form of transportation has been a growing trend within the city and throughout the country. Currently the Uptown neighborhoods and surrounding areas have experienced the presence of ped-cabs or bicycle rickshaws. Toledo and the surrounding area have extensive bike trails. The Downtown and Uptown currently do not have designated routes or connectors to the outlying bike routes. This plan encourages developing complete streets on 17th and Jefferson. The idea would be to continue on Jefferson into Downtown to the Maumee River, and connect to the river bike route. The other two connecting points would be across Dorr Street to meet with the University of Toledo bike route and continue along 12th until State Street to join with the Ohio Buckeye Greenbelt Parkway. The addition of this bike route will encourage people to bike not only in the surrounding areas of Toledo, but also in Downtown and Uptown Toledo.



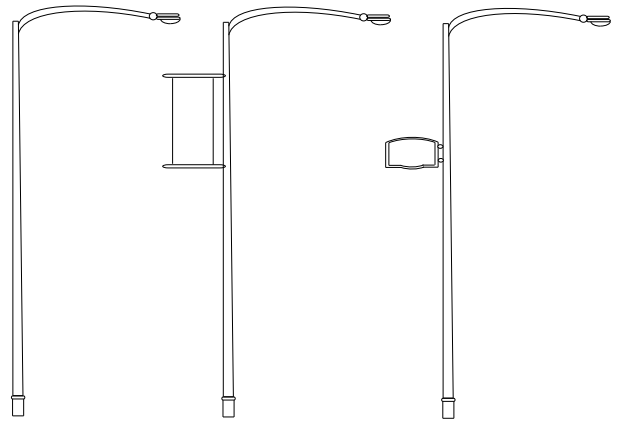
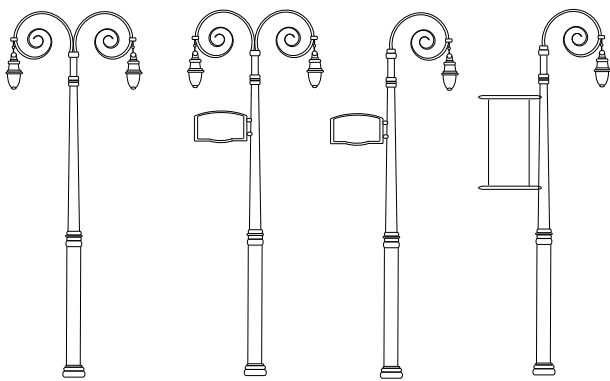
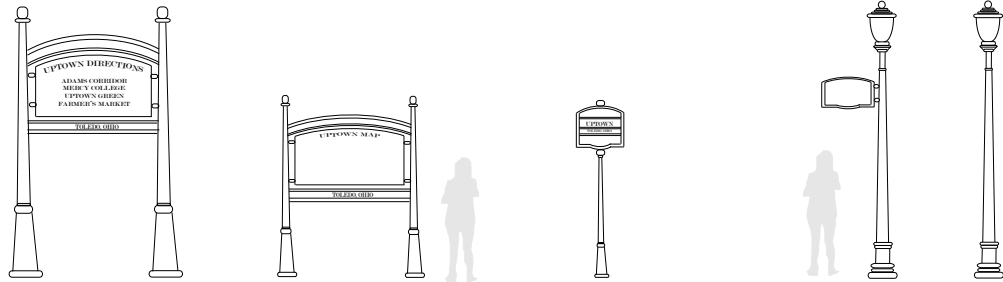
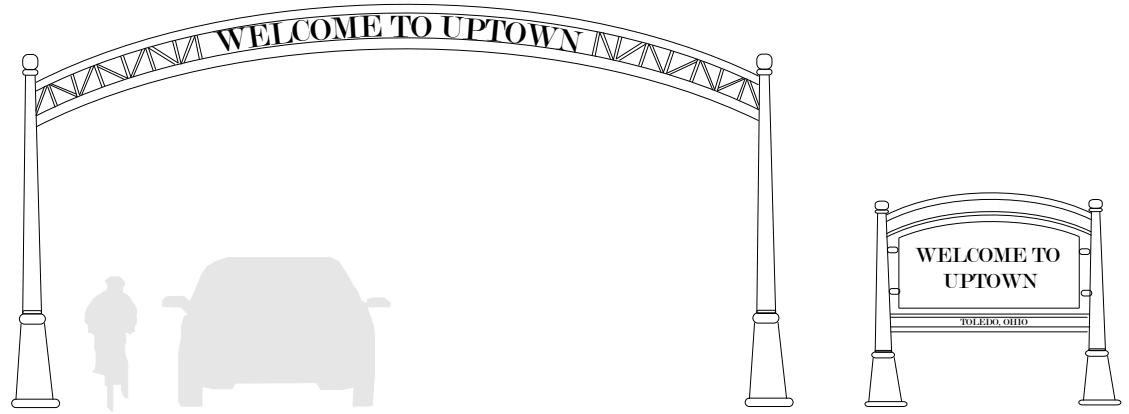
Bike Path in Uptown
Toledo Design Center



Reverse Angle Parking
City of Toledo, Engineering Commission

The city is currently focusing on Madison Avenue for street redevelopment in Uptown. One project that will be implemented is reverse angle parking in front of the new Uptown Green. The project will be in conjunction with the Uptown Green construction. This will provide the much needed parking around the park. Reverse angle parking is backing into an angled parking spot. This provides safe exit from your vehicle and an even easier way to depart from the parking space.





Wayfinding
Toledo Design Center

Wayfinding (another term for informational and/or directional signage) is one the more important aspects of branding or identification for a city or a district. Above is one solution, taking a more historical approach. The light fixtures are replications of the old lights from the district, integrated with new street lighting. A big statement is needed at the major node points, currently an archways are being proposed as gateways into the District, as shown on the following page.



A map of the Uptown District highlighting the points of major entrance into the district, which would need to feature a large wayfinding piece, such as an archway.

VII. SUSTAINABILITY

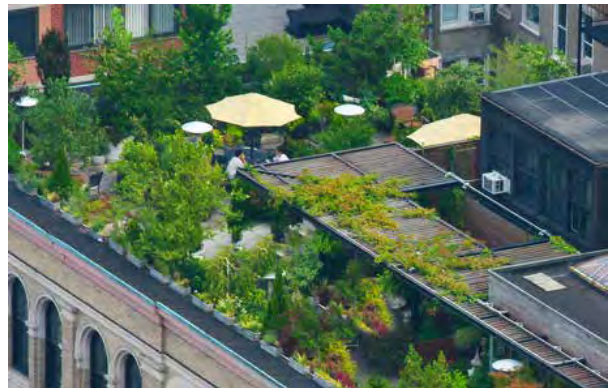
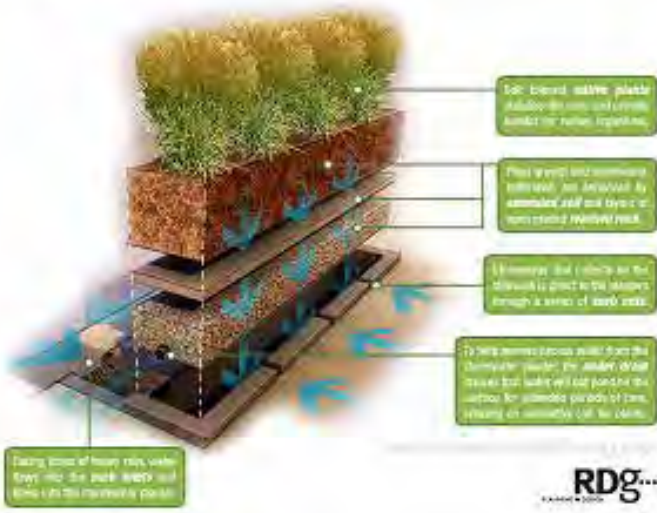
Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations. Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment.

The premise is to incorporate green building and infrastructure strategies. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by: Efficiently using energy, water, and other resources; Protecting occupant health and improving employee productivity; and Reducing waste, pollution and environmental degradation.

For example, green buildings may incorporate sustainable materials in their construction (e.g., re-used, recycled-content, or made from renewable resources); create healthy indoor environments with minimal pollutants (e.g., reduced product emissions); and/or feature landscaping that reduces water usage (e.g., by using native plants that survive without extra watering).

Green infrastructure is an approach that communities can choose to maintain healthy waters, provide multiple environmental benefits and support sustainable communities. Unlike single-purpose gray stormwater infrastructure, which uses pipes to dispose of rainwater, green infrastructure uses vegetation and soil to manage rainwater where it falls. By weaving natural processes into the built environment, green infrastructure provides not only stormwater management, but also flood mitigation, air quality management, and much more. At a time when so much of our infrastructure is in need of replacement or repair and so few communities can foot the bill, we need resilient and affordable solutions that meet many objectives at once. Green infrastructure is one solution.

Stormwater planters capture the street's stormwater runoff before it enters into city's storm sewer. By promoting stormwater infiltration, the planters remove pollutants and debris, that would otherwise be released directly into the Mississippi River.



Implementation

Existing Conditions- Art Features and Existing Brick Road

TOLEDO UPTOWN PLAN



Brick Roads Arts Features
Toledo Design Center

Some subtle, but positive influences are already in the neighborhood. The public art that is present in Uptown, mostly concentrated on Adams Street, is a sign that activity is present and the area is becoming more aesthetically pleasing. The public art consists of murals that the Toledo Art Commission sponsored, frogs from a city-wide public art display, and bike racks that are uniquely designed as art pieces that function as bike parking. An additional discovery was three remaining brick streets in Uptown. 12th, 18th, and 20th Streets have the rare distinction of remaining as they were originally built and are also heavily treed streets. The character of these streets could be a catalyst for development that may be suited to utilize these public attributes.



2013 EDITION

IMPLEMENTATION- LOCAL HISTORIC DISTRICT

Implementation of the various projects identified in the plan will be a continuous process involving the entire of the Uptown community. The Plan's full range of initiatives will be implemented over an extended period of time. The success of the redevelopment of the Uptown neighborhood will depend on the involvement of the Uptown Association, educational and social institutions, local businesses, religious institutions, and residents , and governmental agencies. Based on community visioning sessions, interviews with key stakeholders, and observations from the Steering Committee, a core group of the Uptown Association Board. a variety of projects were compiled for the Uptown neighborhood. The initiatives focus around items that are currently successful, such as Adams Street and around future plans to upgrade the district with Uptown Green and road improvements throughout Uptown.

This chapter of the Plan describes the actions that should be pursued to advance the community's vision for Uptown, including investments and actions to guide the phasing and funding of the proposed projects presented in this plan.

STRENGTHEN ROLE OF THE UPTOWN ASSOCIATION

Communication is key. A greater effort is required in communicating with all groups. Certain agencies may not be able to attend a meeting, therefore, members of the Uptown Association will need to meet with those folks individually. The positive momentum in Uptown should be seized and promoted.



Create an atmosphere that everyone wants to be a part of. The Uptown Association membership needs to continue to foster a more active role. The members are going to have to become more active than they have ever been in the past. This will require individuals who accept their own role in the neighborhood as an activist to move the neighborhood forward. Meeting with financial institutions, talking with government representatives, marketing the area to developers, meeting with commercial Realtors and economic development agencies, such as the Port Authority or the Lucas County Economic Development Corporation, are just a few of the issues that need addressing. Meeting with the Chamber of Commerce to help attract the types of businesses that are desired in the neighborhood is another possibility. The Uptown Association should continue to work with the Arts Commission to locate more artists in Uptown and expand public art work throughout the neighborhood, not just Adams Street. This new active role entails following through on issues that need addressing and resolving.

CONTINUE TO PROMOTE ADAMS STREET AS THE CENTER OF ARTS AND ENTERTAINMENT

Adams Street is the core of the residential, arts, and entertainment activity in Uptown. This street has the good building density; however, there are too often breaks along the street frontage that may afford an opportunity for additional development. Existing building stock should be stabilized, and a focus on strategic infill should be incorporated into the street especially at intersections.

Another concept is to designate Adams Street as a local historic district. The overall goal for historic preservation in Toledo is to preserve and enhance the unique historical and cultural heritage of a neighborhood. Historic preservation is important if the neighborhood is to continue to develop in a way that is authentically and uniquely Uptown. Uptown's sense of place is built to a great extent on the unique collection of historic buildings along Adams Street.

Preservation is also consistent with Uptown's value of sustainability. The conservation and improvement of existing built resources, including the re-use of historic and existing buildings, greening of the existing building stock, and reinvestment in older and historic districts, are key elements of a sustainable community.



Toledo School for the Arts started a Storm Water collection roof.

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.

In regard to designating Adams Street as a local historic district the Toledo Municipal Code outlines the requirements for such designation. The process for landmark designation outlined in the Toledo Municipal Code, Chapter 1111.1004 Historic Districts and Landmarks (Designation or Expansion) Report Contents 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:

- A. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;
- B. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past; and
- C. 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:
 1. a geographic description including location and its relationship to the entire City;
 2. a description of the general land uses;
 3. a general description of the building conditions;
 4. a general description of the socio-economic characteristics;
 5. a description of existing developmental plans or programs within or including the historic district or landmark; and
 6. a list of neighborhood organizations within or serving the historic district or landmark.

The required information for this landmark designation is delineated below.

A. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;

The applicant is currently applying for designation on the National Register of Historic Places. The process takes significantly more time than the local designation and they are estimating a response from the Department of the Interior within the next six months.

B. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past;

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 will have the authority to oversee any exterior changes to the Adams Street Historic District if it is designated as a local landmark. These powers are addressed in the following chapter of the Toledo Municipal Code:

1112.0102 City Historic District Commission



Toledo School for the Arts was Originally the Owens Illinois Glass Company Building

ADDITIONAL POWERS AND DUTIES

In addition to the duties of each Historic District Commission pursuant to Sec. 71112.0109, the City Historic District Commission shall:

1. designate landmark properties
2. for designated landmark properties, develop appropriate standards and guidelines reflecting the landmark's historic and architectural significance;
3. hear, review, grant, deny and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes to landmarked properties. Applications for Certificates of Appropriateness must be judged using adopted historic landmark standards and guidelines;
4. conduct a continuing survey of cultural resources in the City with the support of the Historic/ Environmental Section, Department of Economic and Community Development;
5. advise the Mayor, the Department of Economic and Community Development and other local officials and make recommendations as to the protection of the City's cultural resources;
6. act as a liaison on behalf of the City to individuals and organizations concerned with historic preservation; and
7. review all proposed National Register nominations for properties within the City in a manner consistent with federal and state regulations, seeking expertise from disciplines not represented on the Commission as needed.

Implementation

HOUSING

Developers/realtors need to be courted in order to implement strategic infill with mixed-use development. The area needs to enhance neighborhood identity to increase the passion for living in the community. Along with a concerted efforts increases the supply of reputable housing for potential residents a need exists for new development of market rate housing. The plan identifies space around the proposed Uptown Green Park as a viable option for new market rate housing. This is also an opportunity to strengthen the presence of Madison Avenue since it does contain some viable building stock. In addition, Mercy College is in need of housing for their increasing enrollment which could be located in a variety of underutilized sites in close proximity to Mercy College.

Property for this type of development can be obtained by working in concert with the Lucas County Land Bank to gain control of tax delinquent property and assemble parcels for various developments. Tax delinquent parcels have already been identified by the Lucas County Land Bank. Now is the opportunity to gain ownership of those parcels. Assembling these parcels is also important in creating the urban disc golf course that can help tie the neighborhood together. Or perhaps existing businesses can use the property for their own operations.

CREATE DISC GOLF COURSE

As stated previously, the open space within Uptown lends itself to introducing a disc golf course into the urban environment. This is a unique alternative to connecting the neighborhood and utilizing underused land. This simple solution would engage the public by bringing people out into the district. Working with existing landowners is the primary task that needs to be done to make the disc golf course a reality.

RIGHT-OF-WAY IMPROVEMENTS

Creating a pedestrian only path out of 15th Street between Adams and Monroe would provide an extremely well lighted pedestrian path that links the neighborhood. Roundabouts @ Jefferson and 17th and Monroe and Collingwood will create an aesthetic statement at key locations in the neighborhood. When Jefferson Avenue, 17th and 12th Street get updated they should be transformed into complete streets that accommodate pedestrians and bicyclists as well as vehicles. Additional roadway improvements for Adams, Monroe, and Madison Street between 11th and 21st Street should be undertaken as infrastructure funds become available.

Woodruff Avenue needs to be enhanced as a connector to OWE and Uptown by installing an artfully lighted pathway for bicyclists and pedestrians as an alternative to attempting to utilize unsafe sections of Ashland Avenue. Expansion of the green space for First Alliance Church and the adjoining property can be helped by eliminating Washington Street between 17th and Collingwood. This street is rarely used since Monroe Street became a two-way street and the need for this portion of Washington Street is not essential and could be re-purposed for much needed recreation space for the District.

SAFETY

Organize an Uptown security force by working with existing businesses and their security operations. By slightly expanding the security area of coverage for Mercy, Old West End Association, SSOE, Brooks Insurance, Toledo Club, and the Toledo-Lucas County public Library, greater exposure would be attained by creating a very visible security presence in Uptown. In addition, an effort could be made to work with Police to start a block-watch program for both residents and businesses.

INFRASTRUCTURE

Wayfinding signage can help brand or clarify the identity of Uptown. This type of signage can be easily integrated into the streetscape. Increase better lighting by working with businesses and residents to replace existing fixtures with LED lighting. Improvements to lighting can be made by working with Toledo Edison in identifying light poles that are no longer functional or have minimal lighting capabilities. Lighting the neighborhood will help create a safer environment for those who frequent the area. Installing LED lighting is one such way that can have a significant visual impact on the neighborhood.



Disc Golf

Implementation

This table below ties together the implementation strategies with the sub-districts in Uptown. This provides framework of the strategies to be implemented and the location where they should be focused. This also helps delineate the specific measures that are necessary to meet the overall goals of the Uptown Plan.

IMPLEMENTATION STRATEGY	Adams Arts and Entertainment Corridor	Downtown Connector District	15 th Street District	Green District	Mercy Triangle
Strengthen role of Uptown Association Due to the decreased funding from CDBG the Uptown Associations should pursue funding from private or non-profit organizations or foundations for grants or other financial resources. Local businesses may also be called upon for financial or in-kind donations. Fundraising through neighborhood events should be continued to provide a source of revenue and to showcase the neighborhood.	X	X	X	X	X
PROPERTY REDEVELOPMENT					
Continue to promote arts and entertainment	X	X	X	X	X
Delinquent property and assemble parcels for housing, disc golf, or commercial	X	X	X	X	X
Create disc golf course				X	X
Designate Adams Street as local historic district	X				
Organize Uptown Security force	X	X	X	X	X
Work with Police to start a block-watch	X	X	X	X	X
Install wayfinding signage	X	X	X	X	X
Increase better lighting	X	X	X	X	X
RIGHT-OF-WAY IMPROVEMENTS					
Create a pedestrian only path out of 15 th Street between Adams and Monroe			X		
Roundabout @ Jefferson and 17 th and Monroe and Collingwood (Commercial Center)		X	X	X	
Implement Complete Streets for Jefferson, 17 th and 12 th Street		X	X	X	X
Roadway improvements for Adams, Monroe, and Madison Street between 11 th and 21 st Street, and the cross streets of 11 th , 14 th , and 20 th	X	X	X	X	X
Improve Interconnectivity UT, Museum, Mercy St. Vincent's, OWE, and Downtown	X	X	X		X
Vacate Washington Street between 17 th and Collingwood to increase area for athletic fields	X		X	X	
RESIDENTIAL DEVELOPMENT					
New development of market rate housing (Uptown Green and Mercy Student Housing)			X	X	X
Entice developer/realtors to the neighborhood	X	X	X	X	X
ECONOMIC DEVELOPMENT TOOLS					
Encourage "niche" business startups	X		X	X	
Create a bank consortium loan pool	X	X	X	X	X
Tax abatement to homeowners	X	X	X	X	X
Tax increment financing	X	X	X	X	X
City CIP	X	X	X	X	X
Historic Tax Credits	X				
Façade program (self funded)	X	X	X	X	X
ECDI micro loans	X	X	X	X	X

FINANCIAL INCENTIVES AND PROGRAMS

LAND BANKING

An additional means to help implement the Toledo Uptown Plan is the recently adapted created Land Bank agency for Lucas County. This entity can be very beneficial to neighborhood development. The Land Bank is a new community improvement agency with a toolkit that allows for a quick and efficient manner to acquire tax delinquent vacant 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. Ultimately, by working with potential end-users, the object is to transfer the property and return it to long-term productive use. The Lucas County Land Reutilization Corporation Land Bank will collaborate with neighborhood partners, developers, and localities 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 Lucas County Land Bank has established policies and procedures to govern the day-to-day operations. The overriding operating values are transparency and predictability, and these policies and procedures may change from time to time based on our ongoing experiences and the input of the community at large.

ACQUISITION OF PROPERTIES:

The Land Bank may acquire properties 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 Lucas County Land Reutilization Corporation's website based on the entity and intended use.
- 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 consideration 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 \$100.
- Side-lot applications are available on our website.

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.
- Land Assembly
- 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.

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 diligently on ensuring this area is positioned to capitalize on growth and development opportunities.

The Port Authority continues to develop programs as part of the \$15 million Department of Energy grant received last year to implement energy efficiency building retrofits. The grant allows the Port Authority to provide funding to implement the wide-scale use of energy efficiency and alternative energy practices and solutions in commercial, governmental, and industrial facilities within our communities.

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:

Development in and around the region is vital to success. The Toledo-Lucas County Port Authority employs financing and redevelopment programs to stimulate this advancement throughout Ohio, which may also be utilized in Downtown.

The Community Economic Development Initiative grant and loan program is funded with proceeds from the property tax levy for the purpose of providing grants and loans to economic development 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.

LENDING GOALS

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

WHAT IS ELIGIBLE?

The Institutes'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.

ABOUT THE LOAN

The Economic and Community Development Institute 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 institute 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 Institute offers financial literacy, and other generalized training geared towards specific industries such as food-based or home-based childcare businesses. The Toledo-Lucas County 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:

- 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
- Brownfield Redevelopment Programs



The Uptown Green Site was a brown-field site

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.

Implementation

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 rates

TAX INCREMENT FINANCING

Tax Increment Financing (TIF) can be a powerful tool for cities 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 TIF district. A TIF can allow new taxes generated by private development to be directed to towards and thus supporting the private investment infrastructure

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; and
- 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 Downtown, 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.

ADDITIONAL PROGRAMS

Existing programs could be used as an approach to entice businesses into expanding or locating in the Uptown neighborhood that do not involve the construction of new facilities. These programs include:

FOUNDATIONS could be another source of funding. A wide variety of national and local foundations offer grants to assist with the types of programs recommended in the Toledo Uptown Plan.

URBAN REDEVELOPMENT LOAN Provides low-interest loans to municipalities or designated nonprofit economic development organizations to acquire real estate for assembly into develop-able parcels and remediation any brownfield contamination site to entice private business investment in distressed urban locations.

LINKED DEPOSIT PROGRAM administered by the Office of the Treasurer of the State of Ohio. The Linked Deposit Program offers reduced rate financing to eligible small businesses in Ohio. Fixed assets, working capital and refinanced-debt for small businesses creating or retaining jobs.

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 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 revitalize 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 for outdoor pursuits of all kinds.

FEDERAL HISTORIC PRESERVATION TAX INCENTIVES

Administered and managed by the U.S. Department of the Interior (National Park Service and State Historic Preservation Officers) and the Department of the Treasury (Internal Revenue Service), the Federal Historic Preservation Tax Incentives program is a successful and cost-effective community revitalization tool. This program promotes and rewards the private rehabilitation of historic buildings with the intention of prompting additional economic development. The Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed on the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income-producing and rehabilitated according to standards set by the Secretary of the Interior. Because of the wealth of historic buildings in Downtown Toledo, preservation tax credits are an important tool for its revitalization.

Established by the Tax Reform Act of 1986 (PL 99- 514; Internal Revenue Code Section 47 [formerly Section 48(g)], current Federal tax incentives for preservation include:

- A 20% tax credit for the certified rehabilitation of certified historic structures and;
- A 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

The 20% rehabilitation tax credit applies to any project determined by the Secretary of the Interior to be a certified rehabilitation of a certified historic structure. The credit is available for income producing properties only – those rehabilitated for commercial, industrial, agricultural, or rental residential purposes. The credit is not available for properties used solely as the owner's private residence.

The 10% rehabilitation credit is available for the rehabilitation of non-historic buildings constructed before 1936. This credit is available only to buildings rehabilitated for non-residential uses – rental housing does not qualify. The 20% and the 10% tax credits cannot be used in conjunction with one another. Buildings listed on the National Register of Historic Places or those within a registered district are not eligible for the 10% tax credit.

To begin the tax credit application process, the owner of the historic building should contact the Ohio State Historic Preservation Office (SHPO) before rehabilitation work begins. The SHPO provides technical assistance and information on appropriate rehabilitation treatments, advises owners on their applications, and forwards the application to the National Parks Service (NPS) with a recommendation. The NPS reviews the rehabilitation project for conformance with the Secretary of the Interior's "Standards for Rehabilitation" and issues a certification decision. Only completed projects that meet the "Standards for Rehabilitation" are approved as certified rehabilitations for the purposes of the 20% tax credit.

Implementation

STATE HISTORIC TAX CREDITS

The State of Ohio recently renewed the Ohio Historic Preservation Tax Credit. This important economic tool will revitalize communities large and small; stimulate the job market; leverage more private investment; and provide growth to state revenues. Highlights of the renewed legislation include:

- \$60 million per year extended in perpetuity
- Requires Cost Benefit Analysis of applicant projects
- Permits rather than requires ODOD to rescind applicants that have failed to move forward in 18 months time
- Allows projects to be completed in phases
- 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
- Insurance companies are eligible to use credit
- Requires expenditures over \$200,000 to be certified by an accountant
- Allows ODOD and OHPO to charge reasonable fees to administer program

The Economic Impact of the Ohio Historic Tax Credit:

Every \$1 million expended in tax credits by the state will generate:

- \$8 million in construction spending and over 80 construction jobs
- \$32 million in operating impact and almost 300 jobs from operations
- \$40 million in total economic activity and almost 400 total jobs

Both tax credit programs could have a significant impact in Uptown.

NEW MARKETS TAX CREDITS

The Ohio New Markets Tax Credit Program is designed to leverage the highly successful and innovative Federal New Markets Tax Credit Program by offering state tax credits to attract additional federal tax credits and private investments in Ohio businesses. This Program will help finance business investments in low-income communities by providing investors with state tax credits in exchange for delivering below-market-rate investment options to Ohio businesses. While Ohio has already attracted more than \$1.1 billion dollars in Federal New Markets Tax Credits, this Program will give Ohio a significant competitive advantage nationally because very few states have a companion program to leverage and attract Federal New Markets investments. As private credit markets have struggled, financial mechanisms like New Markets Tax Credits have become increasingly important for businesses that need access to capital.

Low-income communities (LIC) are census tracts that have a poverty rate of 20 percent or more, or the median income is below 80 percent of the greater than (a) statewide median income or (b) metropolitan median income.

Community Development Entities (CDEs) which have been allocated Federal New Markets Tax Credits serving Ohio. The Ohio New Markets Tax Credits are provided to investors who invest in the funds established by a CDE for projects in Ohio.

Census tracts 27, 28, and 34 make up a majority of the Toledo Uptown Plan study area. These census tracts are qualified census tracts as determined by the Internal Revenue Service and could utilize the New Market Tax Credit program. Eligible businesses include commercial real estate projects, but exclude rental of residential properties. CDEs can also use the proceeds to invest in or lend to other CDEs or purchase loans or equity investments from other CDEs. In order for Uptown to prepare to utilize the NMTC as a tool, neighborhood leaders should study the details of the tax credit program and identify the best group to act as a CDE. This group could create an alliance with an accounting professional to determine how best to take advantage of the NMTC. This program could be of assistance throughout the Uptown area.

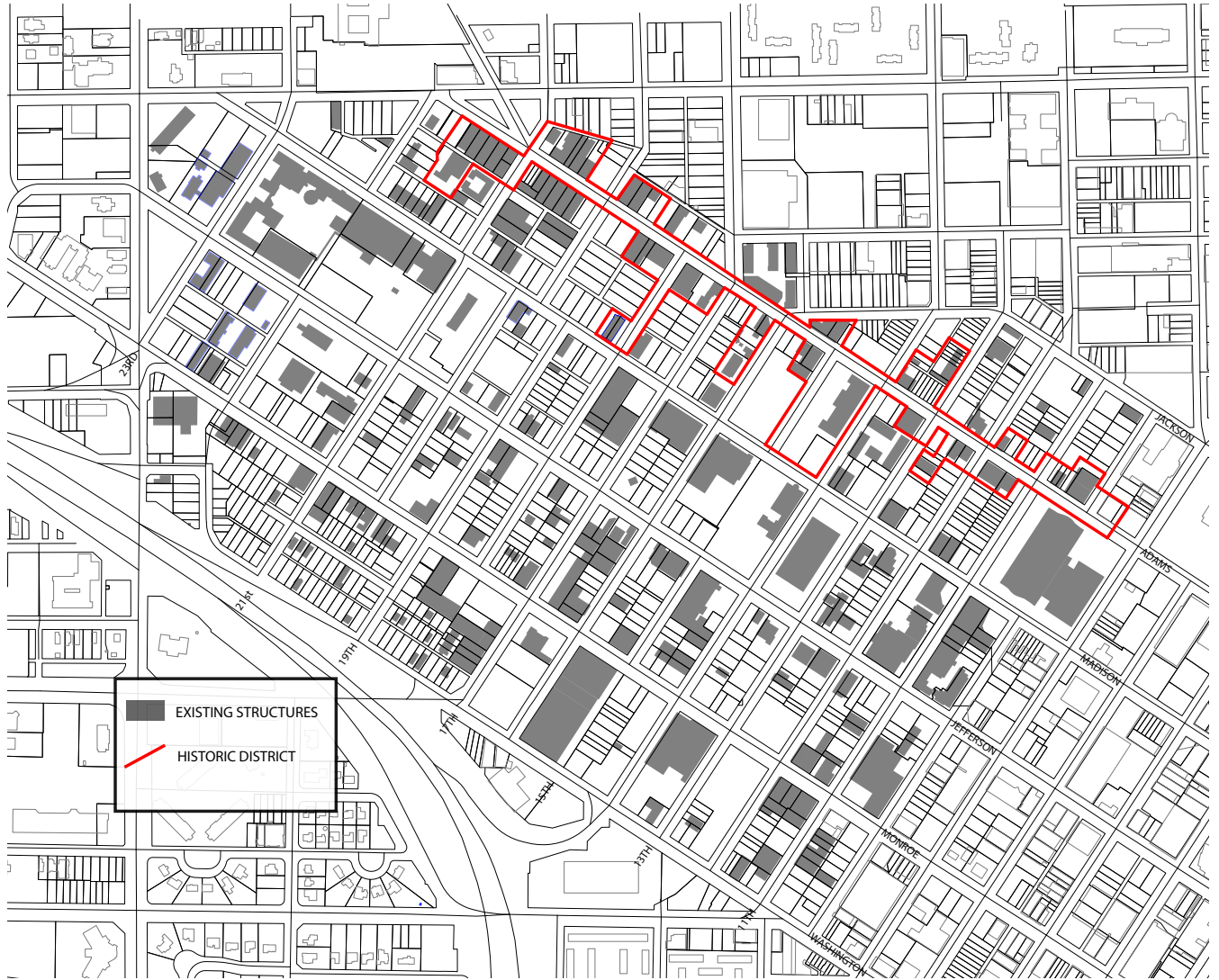
The tax credits are structured to be used for investments over the course of seven years. The total tax credit value will be 39 percent with the yearly percentage of tax credits being:

- 0% for each of the first two years
- 7% for the third year
- 8% for the next four years

The amount of tax credit claimed shall not exceed the amount of the taxpayer's state tax liability for the tax year for which the tax credit is claimed. The maximum state tax credit impact in any fiscal year shall not exceed \$10 million. The maximum amount of state tax credits for one project shall not exceed \$1 million.



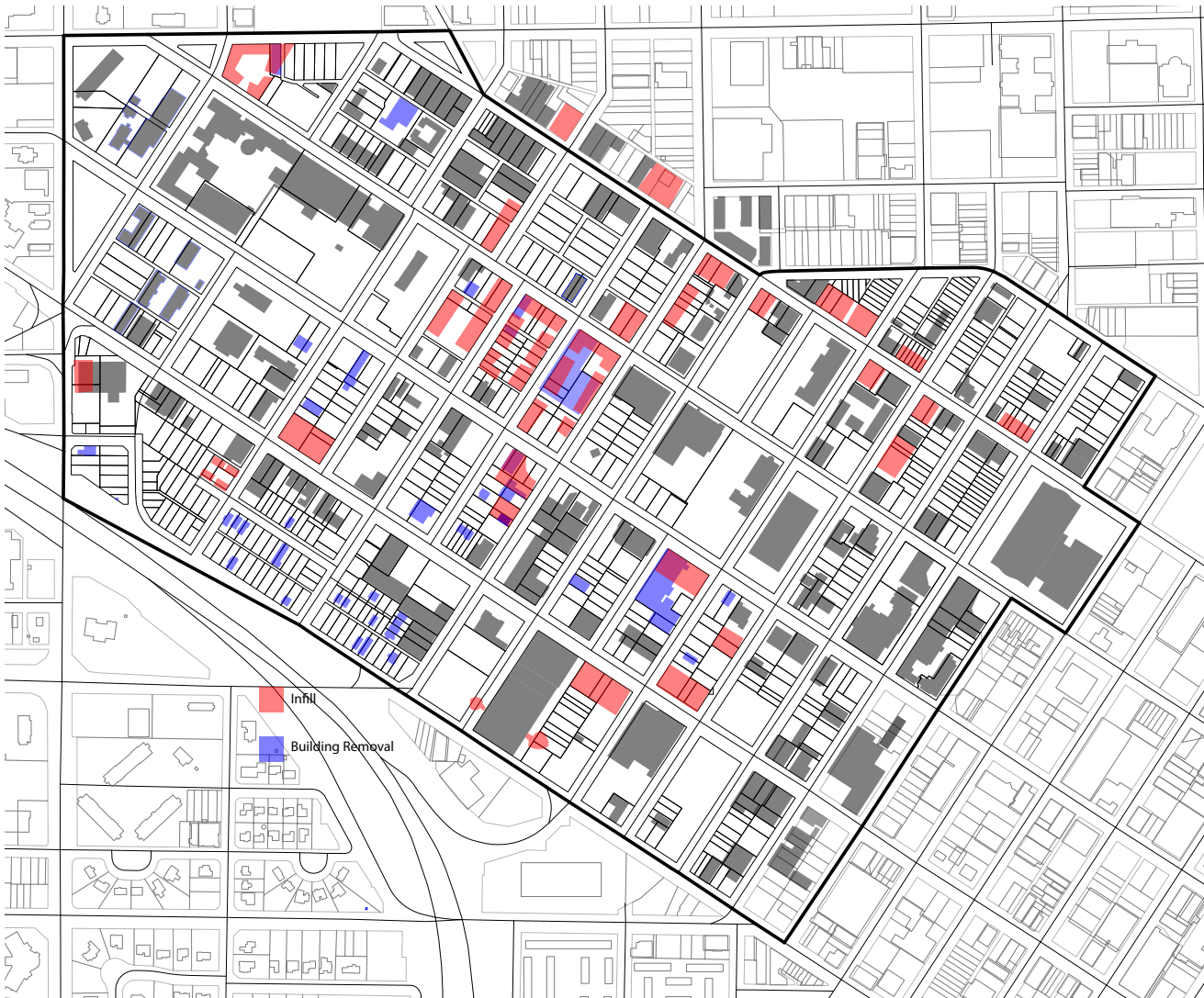
Historic storefronts on Monroe Street that could benefit from tax credit redevelopment



Map of proposed Historic District
Toledo Design Center with Planning Commission

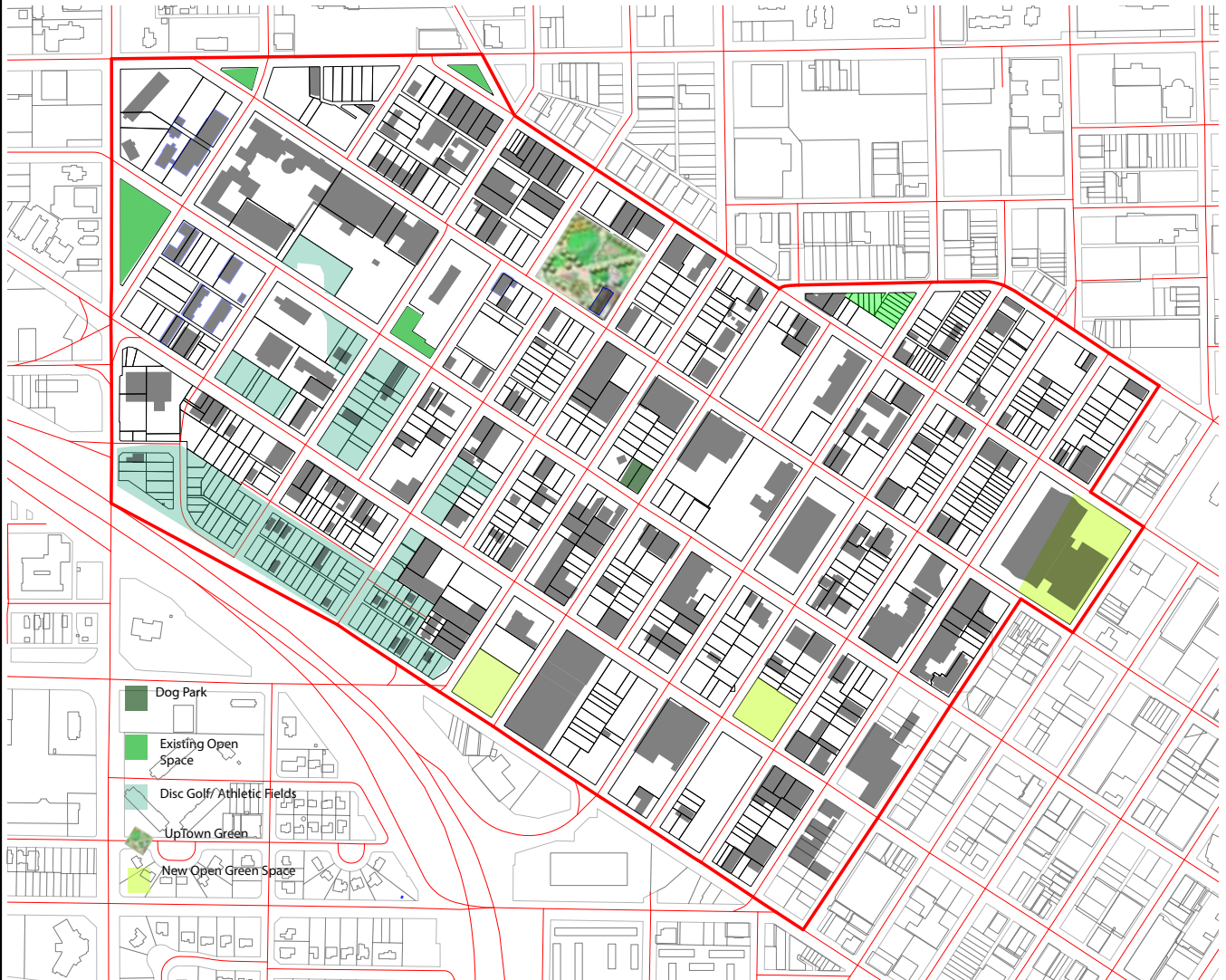
The Uptown District has a significant stock of historic buildings. The most concentrated area is along Adams Streets. A historic district designation will help protect the remaining historic buildings as well as help give the district an identity and support restoration and reinvestments in Historic Tax Credits

IX. CASE STUDIES AND RENDERINGS



Infill and Removal of Buildings
Toledo Design Center

A closer examination of the area identifies the many unique buildings in the neighborhood. Although the district may lack density it does have the potential to recreate itself. This map illustrates potential infill that will bolster development in key locations in Uptown. This plan does not encourage a wholesale build-out of the area but rather a rational sustained approach to help retain and attract development. Contrary to building there is also a suggestion to eliminate structures that are considered abandoned and dilapidated. The hope is that this property would be re-purposed for supportive uses to adjacent structures or redeveloped with an appropriate updated structure.



Parks and Open Space
Toledo Design Center

The Parks and Open Space map shows the abundance of undeveloped land in the neighborhood. Not only does it show the parks but also points out that a significant number of parcels are located in the center of the district. This may lend itself to introducing a disc golf course in an urban environment. This is a unique alternative to connecting the neighborhood and utilizing underused land. In addition, assembling these parcels could lead to establishing large tracts of land for recreational purposes.



Disc Golf Course
Toledo Design Center



The urban disc golf course will be present throughout the Green District of Uptown. This district currently has one of the lower densities of building stock and activity in Uptown. The idea of a disc golf course will provide a simple solution to bring people out in the district and to develop green space. The 9-hole course will run from the athletic fields up to Mercy and back down to the First Alliance side of the athletic fields. This implementation strategy will be an easy development in the district that can be accomplished quickly and cost effectively.



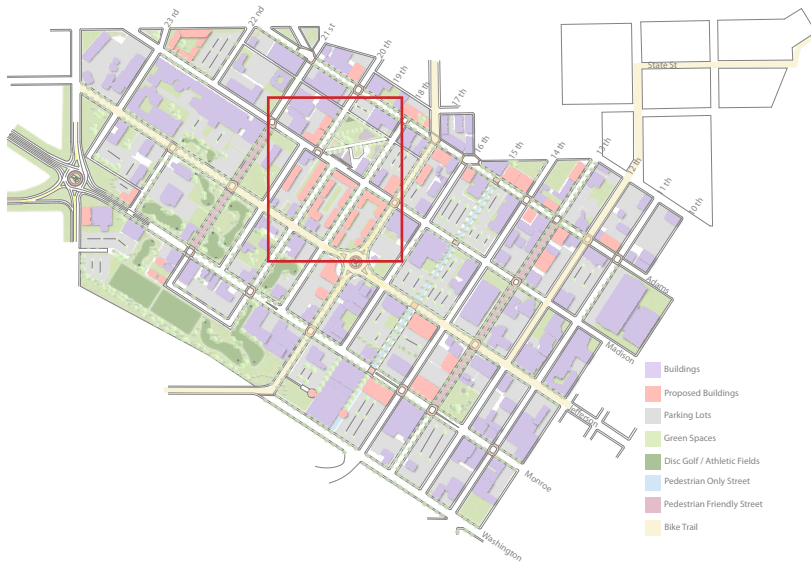
Athletic Fields and Disc Golf Course near Monroe Street
Toledo Design Center

A rendering of the proposed athletic fields near First Alliance Church. This image highlights the elimination of Washington street from Collingwood to 17th Street and the addition of athletic fields and disc golf courses in the Green District. Monroe's streetscape is one of the most developed in the Uptown area, this should be encouraged and supported throughout the district. One focus of this rendering is the addition of projected entrances to the Macomber building on 17th Street side for the Cherry Street Mission. This is one of the main gatewaysto Uptown and therefore it should have an enhanced quality as you enter the neighborhood.

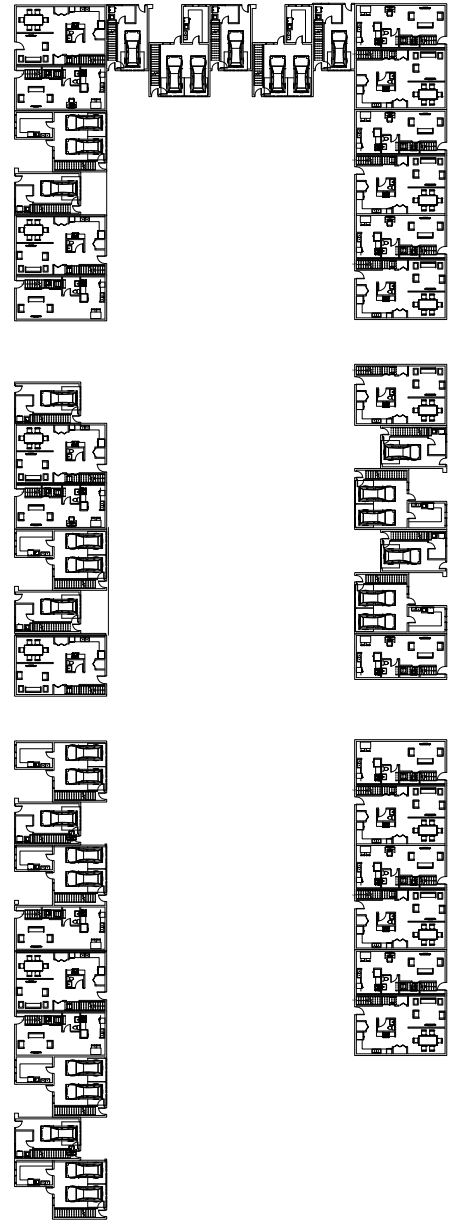
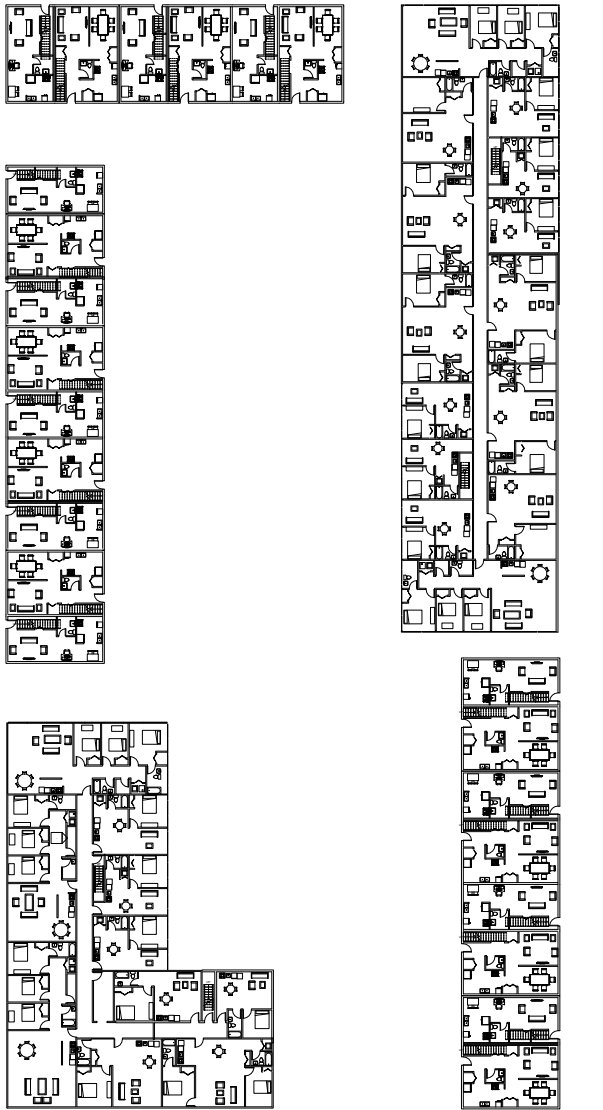




Infill Housing and Uptown Green
Toledo Design Center



The Uptown Green is an exciting new prospect for Uptown, however there are concerns with the park being underutilized or not taken care of before major development can start in the district. The main focus for development should be concentrating residential units around the park and occupancy of the building on the Uptown Green block. The rendering above illustrates the potential housing for the area. Following are proposed floor plans of potential residential developments in the surrounding area.



Townhouse and Apartment Layouts on Madison Ave.
Toledo Design Center

Possible residential development around Uptown Green. This could be a mix of townhouses, 2-3 bedroom, and apartments, 1-3 bedroom.

Apartment/ Townhouse Block

Townhouse	2 Bedroom	12	
	3 Bedroom	11	
	TOTAL		23
	BEDS		57

		1 Floor	3 Floors Total
Apartment	1 Bedroom	5	15
	2 Bedroom	5	15
	3 Bedroom	14	42
	TOTAL		72
	BEDS		171

BLOCK TOTAL	95
BLOCK BED TOTAL	228

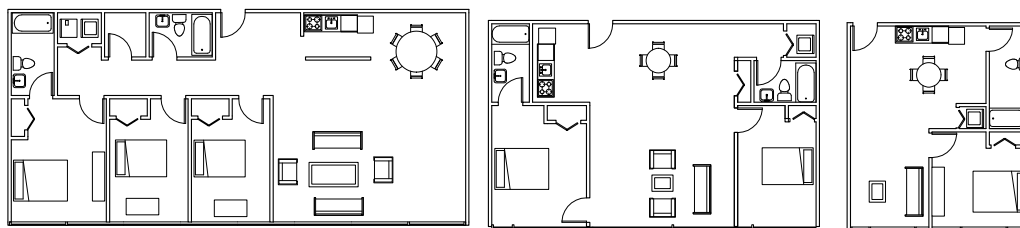
Townhouse Block

Townhouse	2 Bedroom	12	
	3 Bedroom	12	
	TOTAL		24
	BEDS		60

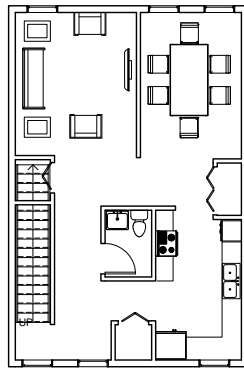
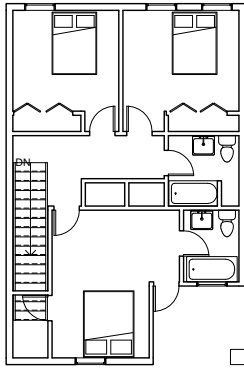
Townhouse	2 Bedroom with Parking	10	
	3 Bedroom with Parking	10	
	TOTAL		20
	BEDS		50

BLOCK TOTAL	44
BLOCK BED TOTAL	110

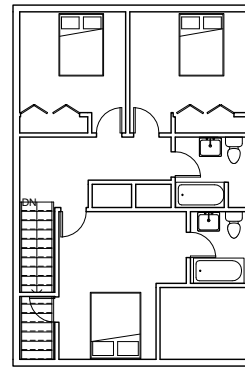
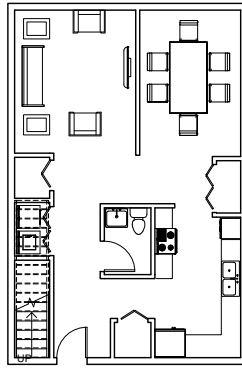
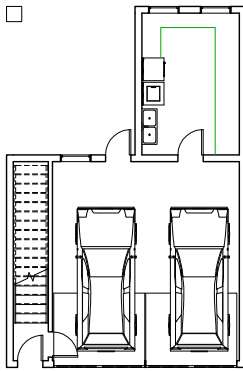
Townhouse and Apartment Units on Madison Ave.
Toledo Design Center



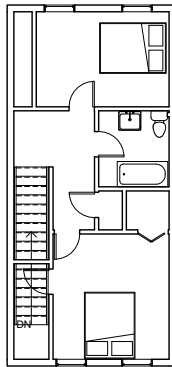
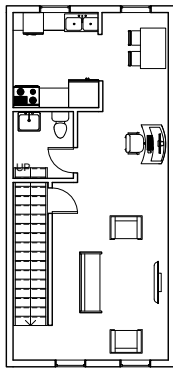
Apartment Layout- 3-bedroom, 2-bedroom, 1-bedroom
Toledo Design Center



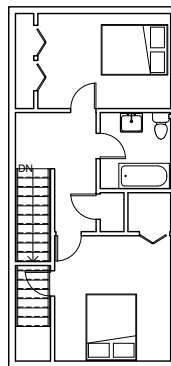
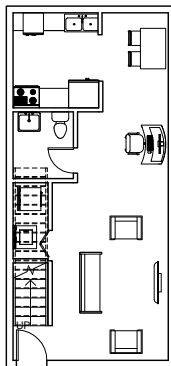
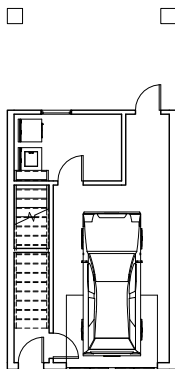
Townhouse Layout
3-Bedroom, No Parking



Townhouse Layout
3-Bedroom, Parking



Townhouse Layout
2-Bedroom, No Parking



Townhouse Layout
2-Bedroom, Parking



Dog Park at Corner of 17th and Jefferson
Toledo Design Center

One request that came from community members is a dog park within Uptown. Uptown not only needs a dog park, but the additional open green space it would provide. Currently this lot at Jefferson and 16th is only used for a billboard and would be located close to the Hillcrest and the new infill residential, which would allow for easy access to the site for residents and their dogs.





Intersections of 17th and Jefferson-
Grocery store/ Farmer's Market

Toledo Design Center

Uptown Currently does not have a grocery store or a farmers market. There is a grocery store on Cherry Street and a Farmer's Market on Market Street in the Warehouse District, however there is a desire from the residents to have a local area to shop. This also highlights the roundabout at 17th and Jefferson.





Mercy Apartment Layouts on Adams Street
Toledo Design Center

Mercy Student Housing

		1 Floor		3 Floors Total		4 Floors Total	
Apartment	1 Bedroom		23		69		92
	2 Bedroom		9		18		27
	3 Bedroom		9		18		27
TOTAL		41		105		146	
BEDS		68		159		227	

Mercy’s nursing program has a need for more housing in Uptown. Currently the students try to find vacancies in the area or have to commute in everyday. The College also has short terms programs, which do not allow for long term leases. Mercy estimated that they could use 100-150 new housing units for their students. The illustration above provides a potential alternative for this housing.



Adams Street Entrance at 12th street Intersection
Toledo Design Center

Adams Street is one of the featured streets in Uptown, creating pedestrian level lighting and wayfinding signage, an entrance archway, and an engaged sidewalk will make this even more of a desirable place to visit.





Adams Street at Manhattans with Infill on Right
Toledo Design Center



Adams Street, has good building stock, but there are some major parcels currently being used as parking lots. Infill development will increase the density of the street and make it more walkable and engaging for people. The focus on infill should be at the corners of each block. The art movement should be encouraged and supported. Adams Street already has murals on multiple buildings and could support murals of multiple sizes throughout the area.

**UPTOWN TOLEDO PLAN
2013**