

VISTULA Neighborhood

Master Plan

Toledo's original neighborhood
[2020] Toledo, Ohio



Created: October 2020

Created with and for:



Planning Facilitated by:



cover image:

*Black Lives Matter Mural on Toledo Spirits
Mural and Photograph by Toledo artist Phybr*

What is a Master Plan?

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

definition by Toledo Design Collective



2020 MASTER PLAN VISION

As Toledo's oldest neighborhood Vistula is uniquely positioned to rise again as a seamless extension of a re-building Downtown. By capitalizing on it's combination of a rich historical legacy of leaders, institutions and architecture along with a continuous, sun rise facing, riverfront to become a welcoming and diverse neighborhood where Toledoans want to live, work and play. This plan will address stabilizing existing conditions within the neighborhood, recognizing current residents and stakeholders, while promoting growth without displacement.

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

CONTRIBUTIONS

listed alphabetically

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ARTS COMMISSION

THE BEER DOCK

BEACH HOUSE FAMILY SHELTER

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DEPARTMENT OF NEIGHBORHOODS

DEPARTMENT OF TRANSPORTATION

ENVIRONMENTAL SERVICES

CONNECTOLEDO

COVENANT HOUSE

DEL-ROY PRODUCTS AND PEST CONTROL

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GREENBELT PLACE APARTMENTS

GREEN GROCER

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JAME'S PHARMACY

JOMAA BORTHER'S PIZZA

JOSEPHINE'S RESTAURANT

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TOLEDO AREA LISC

TOLEDO DESIGN COLLECTIVE

TOLEDO LUCAS COUNTY PLAN COMMISSIONS

TOLEDO LUCAS COUNTY SUSTAINABILITY COMMISSION

TOLEDO PUBLIC SCHOOLS

TOLEDO SPIRITS

TOLEDO ZOO

TRINITY FAITH TABERNACLE

VISTULA MANAGEMENT

VOLUNTEERS OF AMERICA

WALNUT CORNER STORE

+ OVER 200 INDIVIDUALS WHO PARTICIPATED IN NEIGHBORHOOD ENGAGEMENT

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listed alphabetically

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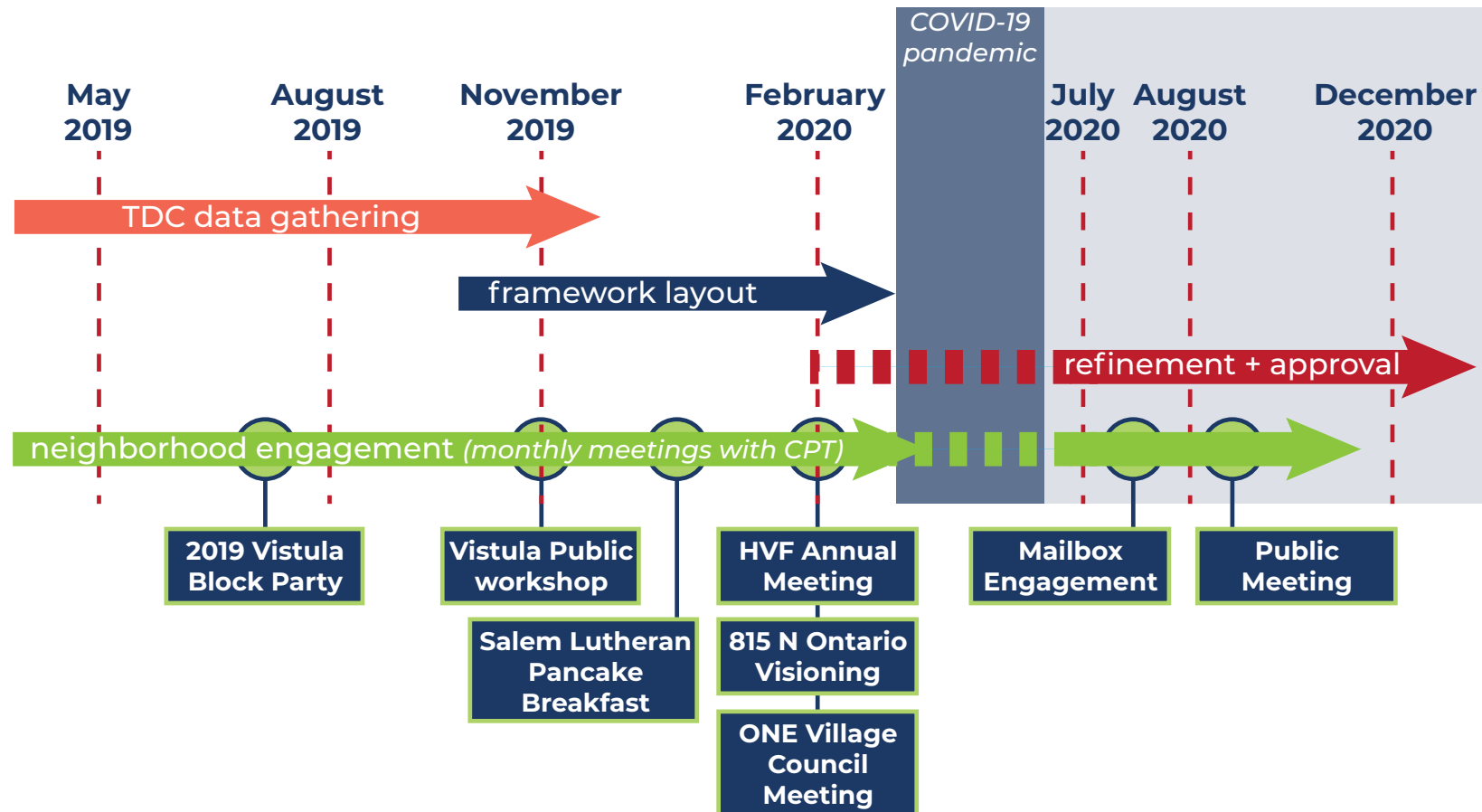
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INTRODUCTION



PLANNING PROCESS TIMELINE

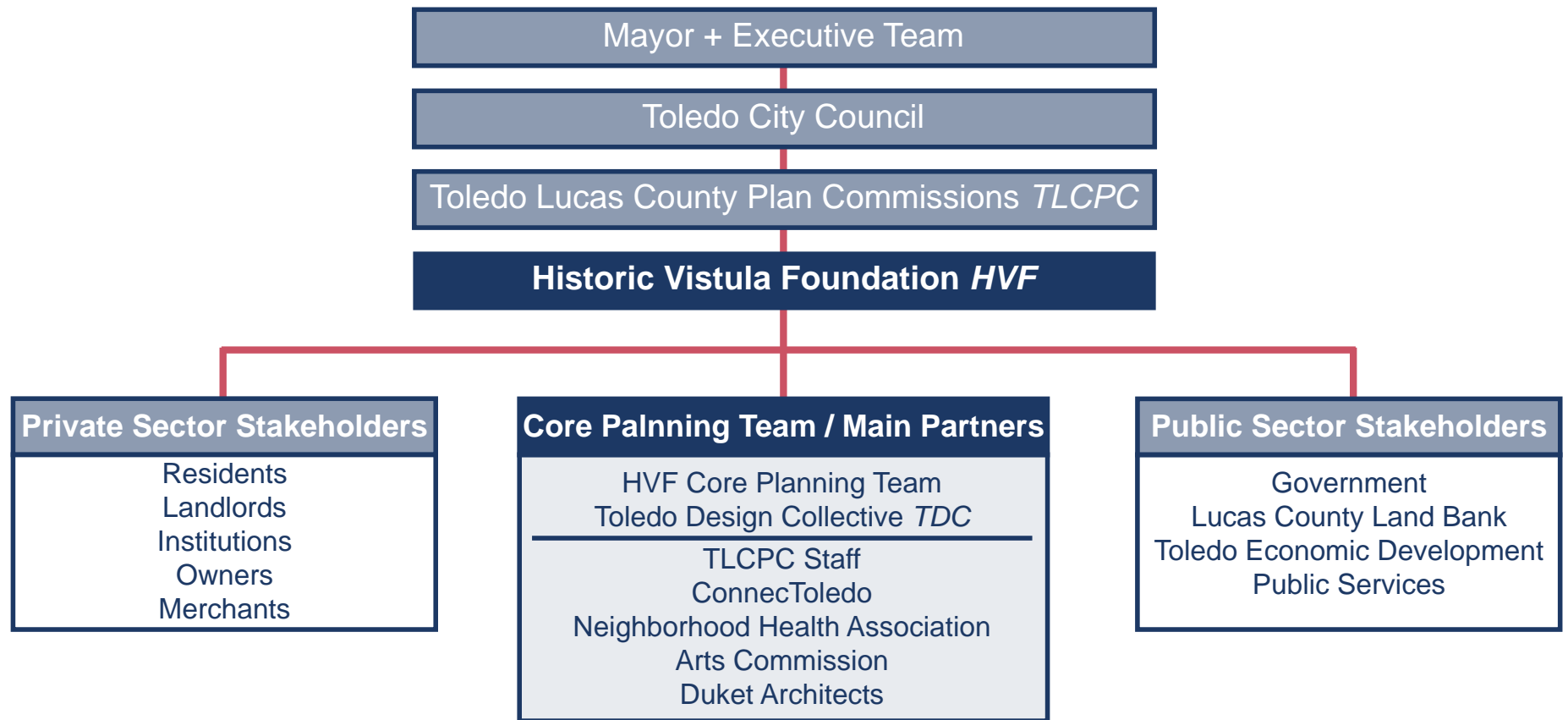
After approximately two months of pre-planning with the Historic Vistula Foundation and partner organizations, the official Planning Process began in May of 2019 with Data Gathering, focusing on demographics and other statistical information of the neighborhood. These findings were important to assess the needs of the community and gear the plan to best make the neighborhood work for the existing population that live and work in the area without resulting in gentrification.

The next step in the process was to explore the alternative possibilities and then refine the selected framework vision.

ENGAGEMENT. During the entire planning process stakeholders were not only kept in the loop of what was being considered, they were also encouraged to give input and critique the constantly evolving plan. A more in depth engagement timeline can be found on page 88.

The inclusive Public Engagement Process included:

- Regular monthly meetings (with the exception at the start of the COVID-19 pandemic) with the Historic Vistula Foundation and Core Planning Team
- Bi-monthly meeting with the neighborhood Health Association planning team
- Attending existing neighborhood meetings and events
- Several Community Workshops
- Socially distanced mailbox engagement
- Public Meeting October 8, 2020



PLANNING TEAM STRUCTURE

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

The Core Planning Team was primarily composed of members from the Historic Vistula Foundation and Toledo Design Collective volunteer board members. The Core Planning team also included Toledo Lucas County Plan Commissioners, ConnecToledo, Neighborhood Health Association, The Arts Commission, and Duket Architects. The Core Planning Team met on a regular basis to review and interpret data gathering, review options, and refine recommendations.

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

The ultimate goals of the process were to

1. Create broad consensus within the community regarding the plan recommendations.
2. Have the Vistula Neighborhood Master Plan approved by the Toledo Lucas County Plan Commission, City Council, and the Mayor's office as an amendment to the City of Toledo 2020 Plan.



HISTORIC VISTULA FOUNDATION

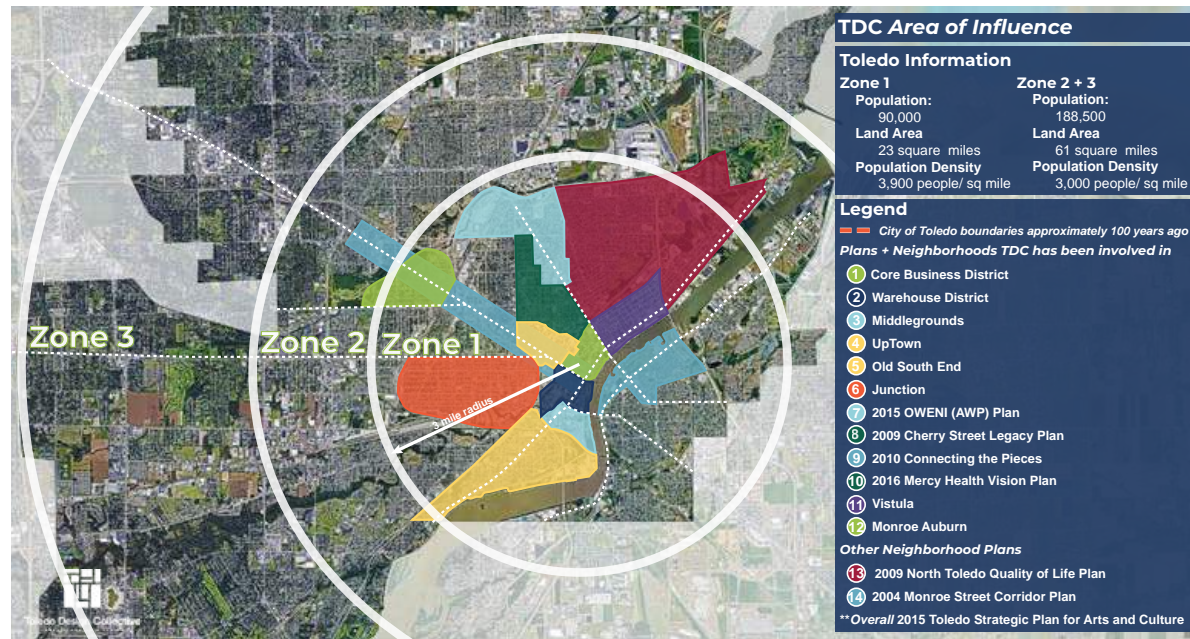
MISSION. Historic Vistula Foundation is a Toledo non-profit that focuses on historic preservation and advocacy of Toledo's first neighborhood.

The Historic Vistula Foundation (HVF) was founded in 2001 to address the issues of neglect and building preservation while fighting against needless demolitions, slumlords, and the culture of poverty in Toledo's oldest neighborhood. We currently own the property located at 1201 North Huron Street and are working to renovate the building into the first full service grocery store in Vistula in many years.

LIVING MISSION.

1201 N Huron Street. While the process of renovating 1201 North Huron Street continues, VHF operates a produce stand in front of the building on Saturday afternoons during the summer months, offering fresh fruits and vegetables at very low wholesale prices. We plan to accept SNAP and EBT. The hope is to bring affordable fresh produce to the neighborhood.

FUNDRAISING. Over the years the VHF has held various fundraising events annually including a Victorian Christmas Tea, a 14 course Victorian Dinner in April, and a Summer Tea in late June. We have sponsored Porch Concerts at the Matthew Brown House in August and Winter Solstice Concerts at Salem Lutheran Church. In October 2019 VHF organized a 1920s themed Speakeasy event including guided trolley tours of the District and in February 2020 we organized a Mardi Gras themed event both at Toledo Spirits.



TOLEDO DESIGN COLLECTIVE

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

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

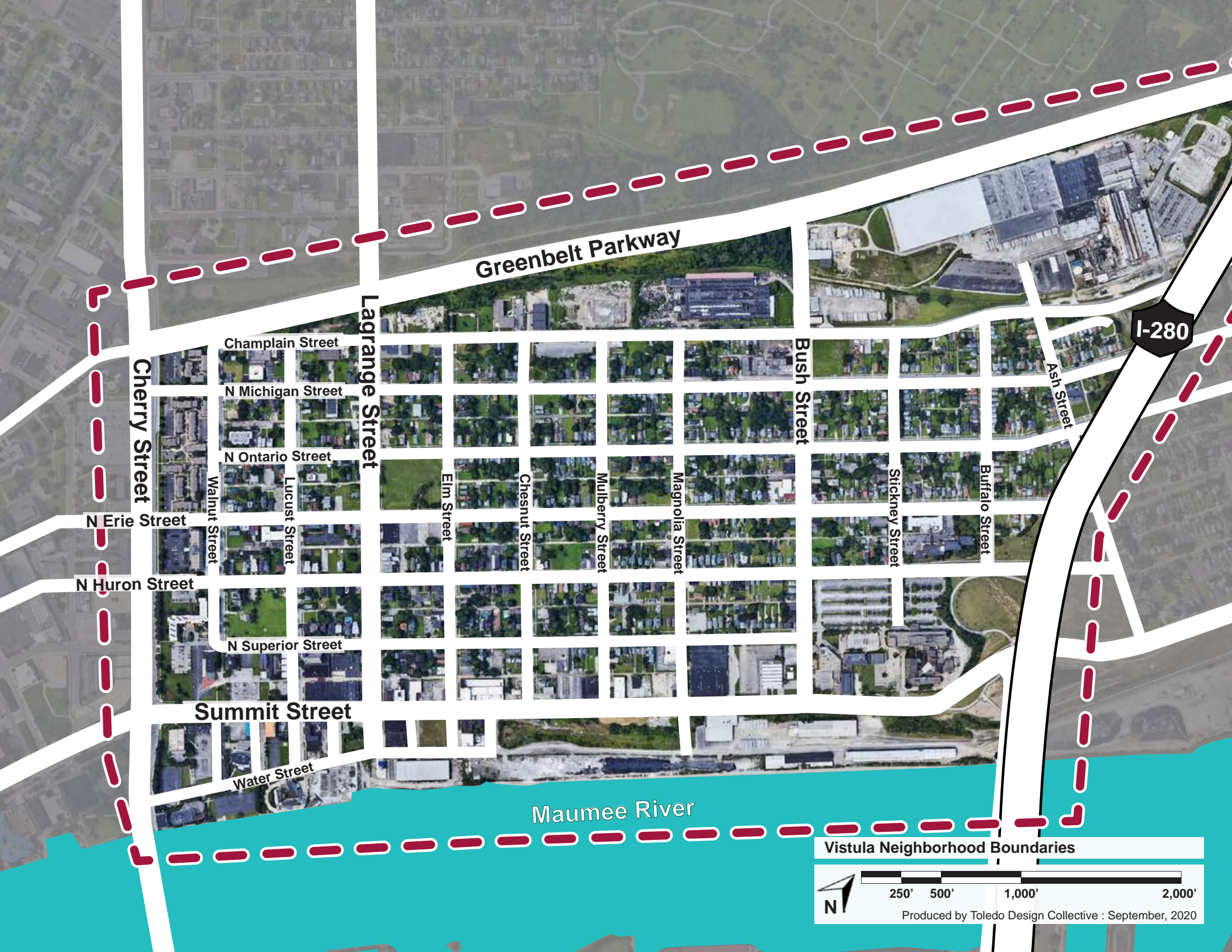
SUSTAINABLE CHANGE. Through data collection and community engagement, we work to provide a plan that makes sense from a professional standpoint and from the community's perspective. Each plan is custom to the neighborhood and reflects the goals and desires of the individuals and organizations who live,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

PROCESS:

ENGAGE. We partner with community groups, neighborhood organizations and the City of Toledo to advocate for urban planning and careful design.

CONNECT. Using thoughtful design and strategic planning we connect ideas and people to determine how the function and aesthetic of a space can be improved.

CREATE. Our staff and volunteer-based team cast a sustainable vision that upholds design standards and improves the function and aesthetic of Toledo.



Greenbelt Parkway

I-280

Cherry Street

Lagrange Street

Bush Street

Ash Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Stickney Street

Buffalo Street

Maumee River

Vistula Neighborhood Boundaries

N

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

Produced by Toledo Design Collective : September, 2020

VISTULA STUDY AREA

STUDY AREA BOUNDARIES

NEIGHBORHOOD BOUNDARIES. The Vistula Neighborhood is bounded by Maumee River to the east, Interstate 280 to the north, the Greenbelt Parkway to the west, and Cherry Street to the south. Vistula is Toledo's original neighborhood dating back to the 1840's. Remnants of much of the neighborhood's rich history can still be seen within the historic neighborhood. The boundaries of the neighborhood point to the future as new infrastructure bounds the historic area which holds roots in Toledo's industrial past.

INTERSTATE 280. Forming the northern boundary of the neighborhood, this portion of the interstate as it touches the Vistula Neighborhood is also known as Veteran's Glass City Skyway. While I-280 was completed in 1959, the Veteran's Glass City Skyway was completed in 2007. "The bridge has taken traffic and (ended) delays on the Robert Craig Memorial Bridge, a bascule bridge that was..., one of the last moveable bridges on the Interstate highway system. The Skyway is Ohio Department of Transportation's (ODOT) biggest single construction project."¹

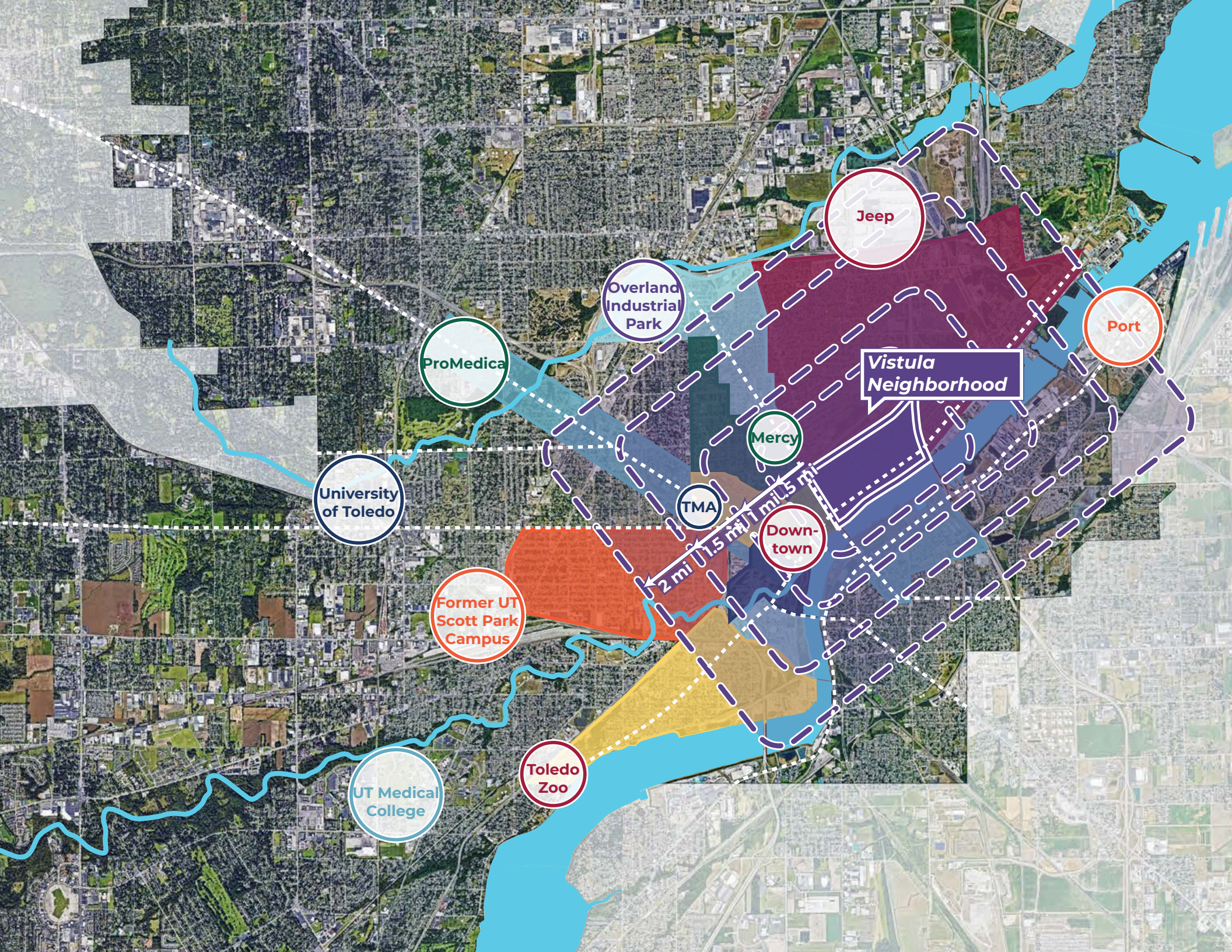
MAUMEE RIVER. The Maumee River is the eastern boundary for the neighborhood. While most of the original industry that historically lined this boundary of Vistula is gone, the riverfront still remains hard to access for residents. This boundary has the potential to become a major asset for the neighborhood's current residents and downtown users.

CHERRY STREET. Cherry Street has long been a hard southern boundary for the Vistula Neighborhood. Cherry Street connects west and north Toledo to east Toledo through the connection of the Martin Luther King Jr. Bridge. Currently at 7 lanes, residents of Vistula find it easier to use the bridge to connect to East Toledo rather than cross over into downtown Toledo.

GREENBELT PARKWAY. The Greenbelt Parkway is the Vistula Neighborhood's western boundary that separates the neighborhood from the rest of North Toledo. Built in 1999, "this project was the first time that ODOT had awarded a major new construction project that included a major environmental remediation effort."²

1) https://en.wikipedia.org/wiki/Veterans%27_Glass_City_Skyway

2) <https://www.eswagner.com/projects/greenbelt-parkway-phase-i-ii/>



Jeep

Overland Industrial Park

ProMedica

University of Toledo

TMA

Mercy

Downtown

Port

Vistula Neighborhood

Former UT Scott Park Campus

UT Medical College

Toledo Zoo

2 mi 1.5 mi 1 mi 0.5 mi

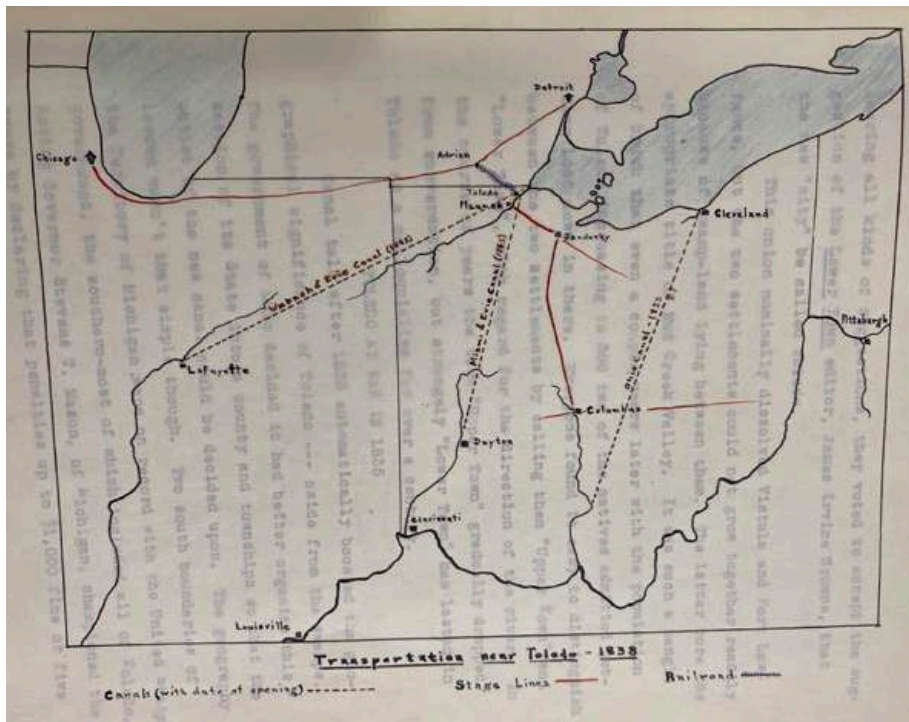
VISTULA PROXIMITY

EMPLOYMENT CENTERS

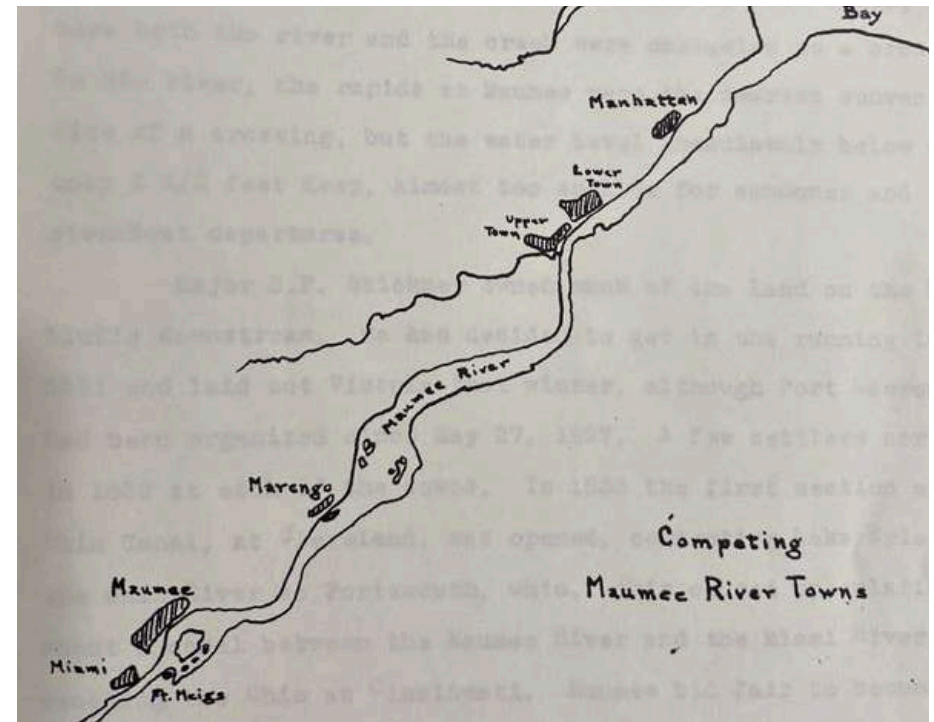
TOLEDO'S ORIGINAL NEIGHBORHOOD. As Toledo's original neighborhood, Vistula remains a downtown neighborhood of Toledo. Vistula is near many of Toledo's major centers of employment including: the Central Business District within easy walking distance, as well as Mercy Street Vincent's, Jeep, the Port, and the new Overland Industrial Park.

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

VISTULA HISTORY



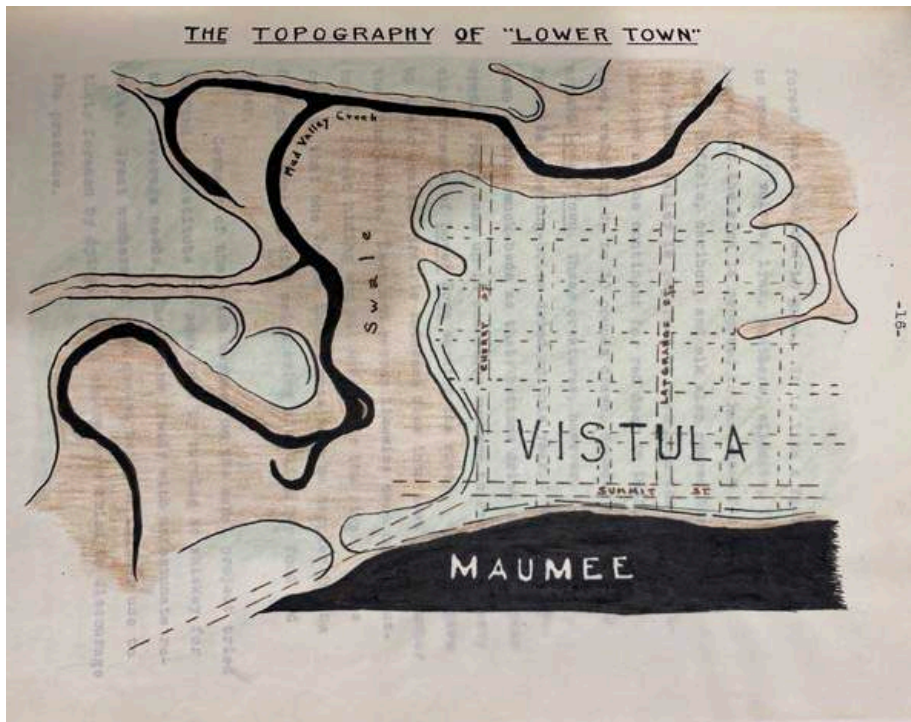
1838; Transportation near Toledo; from "Toledo's Past and Present: historical, Industrial, Financial and Economic Facts of Toledo"



1838; competing Maumee River Towns: shows: Miami, Ft. Meigs, Marengo, Upper Town, Lower Town, and Manhattan; from "Toledo's Past and Present: historical, Industrial, Financial and Economic Facts of Toledo"



1838; map of Lower Town and Upper Town street grid; from "Toledo's Past and Present: historical, Industrial, Financial and Economic Facts of Toledo"



1838; The Topography of "Lower Town"; from "Toledo's Past and Present: historical, Industrial, Financial and Economic Facts of Toledo"



March 1862; map of Toledo Ohio; original survey completed by Nelson K. Hopkins for the State of Ohio



close-up of Vistula Neighborhood

VISTULA HISTORY

The boundaries of Vistula have been defined differently over the years, from the original 6 square blocks in 1833 (Orange - Swan Lane. – Chestnut - Maumee River back to Orange) to the area of the Vistula Historic Districts' 1978 boundaries (roughly Walnut – Champlain – Chestnut - Summit Street back to Walnut) to the area for this plan in 2020 (Cherry - Buckeye Basin Parkway - I-280 - Maumee River back to Cherry Street)

A Major Benjamin F. Stickney founded the village of Vistula In 1832 and today, Vistula survives as the City of Toledo's oldest neighborhood, but to understand Vistula, one should know a little of the area history and Major Stickney.

In colonial times, this region was controlled by the indigenous Native Americans of the Wyandot, Ojibwe, Potawatomie and Odawa (Ottawa) tribes. By 1680 the fur trading French had established a fur trading post in the area and by invitation of the French, the Odawa (means traders), were occupying areas along the Maumee. In 1803 the Ohio Territory became a State and in 1805 the US military constructed Fort Industry at the mouth of Swan Creek. At one time there were over 10, either "paper" or real, villages along the Maumee, each vying to become the hub or port for the movement of people and goods between the East Coast and the developing West. In 1817 a Cincinnati syndicate purchased 974 acres in the Michigan Territory at the mouth of Swan Creek and named it Port Lawrence after a naval hero in the war of 1812 and in 1817 the Port Lawrence investment collapsed.

In 1820 Major Benjamin Stickney, a direct descendent of Benjamin Franklin and Native American Agent with knowledge of 20 Indigenous dialects, his wife Mary (Stark) and their children, moved from Fort Wayne to the Maumee Valley. Major Stickney took up residence in Maumee at Fort Miami and was named a sub-agent for the Ottawa and soon after purchased property in the settlement of Port Lawrence. In 1823, Major Stickney sold his Port Lawrence property, purchased a large tract of wooded land running from what is now Cherry Street to Detwiler Park and built the areas first brick home where Riverside Hospital would be constructed. Stickney was viewed as eccentric, an independent thinker and visionary who envisioned the Maumee River as

a trade route and major port for moving goods to and from the east coast to the developing west.

1824 The State of Ohio authorized the construction of the Miami & Erie Canal. Competition begins among the villages along the route to be the terminus for the canal(s)

In 1832 Major Stickney, the visionary, brought in investors from New York, among them Edward Bissel, and established the Village of Vistula in the Michigan Territory, Monroe County. In 1833 Major Stickney platted the Village of Vistula which consisted of a Six square block area encompassing what today is Orange Street to Swan Lane to Chestnut to Swan Lane and back to Orange. In 1883, Port Lawrence was also re-platted as a village in the Michigan Territory. Mud Creek, a swampy wild area, separated the 2 villages making it very difficult to get by land from one village to the other and the locals began referring to Port Lawrence as Upper Town (up river) and Vistula as Lower Town (down river). Also, in 1833, the State of Ohio authorized the construction of the Wabash & Erie Canal extension and this increased the aggressive competition among the various villages along the Maumee to be the northern terminus of the canal system.

Because of the growth, financial benefits, and aggressive competition among the villages along the Maumee for being the terminus for the canal(s), the villages of Port Lawrence and Vistula agreed to join forces in 1833 and incorporated as the City of Toledo in the Michigan Territory, Monroe County. The Vistula neighborhood starts to boom when Edward Bissell constructs a sawmill on Summit Street between Elm and Chestnut and despite the fact that the Michigan Territory had decided that the northern terminus to the canal should be in the Village of Manhattan, a village ½ mile north of Vistula. Rail roads were starting to be developed as a mode of transportation and in 1833 the Michigan Territory charted the Erie & Kalamazoo RR. Maj. Stickney, being the visionary that he was and while promoting the canal, invested in the Erie & Kalamazoo RR. To ensure that Vistula would benefit from the RR Major Stickney and others donated land in Vistula for the rail right of way. With ships on the Great Lakes entering the Maumee, the

construction of the canals and now the rail roads, Toledo (Port Lawrence & Vistula) was becoming a major hub for the movement of goods and people. The boundary between the Territories of Ohio and Michigan had been set as a line between the southernmost tips of Lake Michigan and Erie as it was thought that this was a true E-W line. But with better surveys it was discovered that the southern tips of the Lakes did not line up and make a true EW line and made for a 5 to 8-mile-wide discrepancy (486 sq. miles) between the Lakes which became known as the Toledo Strip. This became an issue when the Michigan Territory petitioned to become a state in 1835 and Ohio laid claim to the Toledo Strip as it would have control of the canal terminus and the mouth of the Maumee. As a consequence of these events what became known as the Toledo War occurred. Maj. Stickney was active in engaging the US Congress in pursuing a settlement to the conflict that resulted in an end to the conflict in 1836 with Ohio being given control of the Toledo Strip and Michigan being given what is now known as the Upper Peninsula. In 1837 the northern boundary of Ohio was set; the Territory of Michigan was granted statehood and Toledo re-incorporated as a city in the State of Ohio.

The War of 1812 that ended in 1815 took a heavy toll on the area's indigenous Native Americans and could be interpreted as a ruthless housecleaning. 1831-33 Various treaties were signed to convey the indigenous peoples' land to the US in order to facilitate the removal of the indigenous Native Americans from the area. When Vistula was platted in 1833 the indigenous population had been reduced from 2,350 to 150 and in 1839, the last 100 indigenous Native Americans were put on steam ships that steamed past Lower Town to reservations in Kansas. At the time it was thought was that if the town(s) were to grow, the indigenous Native Americans had to go.

Religion was an important element in the developing Vistula driven in part by influxes of immigrants from foreign lands. One of the earliest churches was formed in 1833 by a congregation organized into the First Presbyterian Church and then reorganized as the first Congregational Church of Toledo. In 1838, with significant help from Edward Bissell and Herman Walbridge and land donated by the Vistula Company, the Congregational Church of Toledo was constructed at Cherry and Superior and lasted for over 100 years. In 1835, Maj. Stickney and his Vistula Company decided to dissolve their company and donated 4 parcels of land, 2 to dedicated to construction of schools and 2 for construction of churches. The schools were never constructed, but 1871 on one of the donated lots at 1125 N. Huron, the Salem Lutheran Church was constructed and is still standing and active today. Other churches that are standing and within the original 6 sq. block area of Vistula: Saint Joseph @ N Erie & Locust (1870-78), Westminster @ Lagrange & N Superior (1873), Saint Francis de Sales @ Cherry & N

Superior (1841), Holy Trinity Greek Orthodox Cathedral @ 802 N. Superior (1919)

In the mid 1830's a good number of things were happening in Vistula. A number of individuals that created Toledo's early wealth resided in Vistula and their names can be seen on buildings and streets still today. In 1835-36 The Ohio Michigan border had been established as a result of the Toledo War; the Erie & Kalamazoo Rail Road had started Operation between Toledo's Upper Town, a spur into Lower Town and 33 miles to Adrian, MI with Edward Bissell as the Vistula station master; Vistula / Lower Town was the Toledo's center of business with 3 Warehouses of the forwarding Commission Merchants located at the wharf at the foot of Lagrange Street and 2 steam boats moved people and good up and down the Maumee every day.

And there were challenges. A national financial crisis occurred in 1837 that caused profits, prices and wages to decline and unemployment and pessimism to increase. A number of factors were to cause, with speculative lending practices and a collapsing land bubble in developing parts of the US. The developing Toledo (Vistula Neighborhood) was not spared from this national crisis. The impact of the financial crisis on Vistula was exasperated as Vistula was surrounded by swamp and it had always been challenged to have a consistent supply of potable drinking water. In 1838 a severe drought struck the area with no rain, except for a couple of light showers, from May to October affecting all facets of development work, i.e., excavating the canals, and daily life to include area wildlife. The population of Lower Town dwindled from 2,072 in a 1937 canvas to less than 1,000.

Despite the challenges that were developing, Vistula was well positioned to grow and move forward in the coming years. Populations were moving westward with people and goods needing to move east and west. With the canal routes established and being fully operational in a few years and the potential of rail roads were beginning to be understood; the movement of people and goods would become easier, more economical and quicker. An example of the effect of this developing transportation infrastructure is that when the Wabash & Erie (1843) and the Miami & Erie (1845) became operational the cost of shipping goods from the East Coast to Ohio dropped from \$125/ton to \$25/ton. However, with operational issues and weather, and more importantly the fast-developing rail roads, the canals were losing money to the rail roads with the result being that by 1850 the Wabash & Erie closed in and the last sections of the Miami & Erie closed in 1913.

VISTULA HISTORY

As challenges were overcome Toledo's population was growing from a population of 3,829 in 1850, 13,768 in 1860, 50,140 in 1880, and 131,820 in 1900. As a result, many homes were being constructed in Vistula for the working class as well as lawyers and businessmen. A good number of these homes can still be seen today, especially in the original 6 block area of Vistula where there are a number of elegant homes were constructed in a Greek Revival & Italianate style. A couple of examples of restored and preserved, or repurposed houses are; the house built by Edson Allen in 1858 at 915 N Erie. Allen was one of Toledo's early lawyers and land agent and one of the founders of the Toledo Public Library. Today, the house is known as the Beach House and has functioned as a family shelter since 1941. Or the houses occupied by Aurora Project at N. Huron and Elm. And the Casey-Pomeroy House constructed in 1802 at 802 N. Huron that has been repurposed into a bed and breakfast. Other historical residential structures are occupied by single families where the owners have gone to great lengths to preserve them such as homes in the 1100 block of N. Superior. Many other historic homes have been converted into multi family dwelling units. Far too many of the original homes have been lost to neglect and demolition but of late the value of these historic structures seem to have been realized and serious efforts are being made to stabilize the neighborhood.

A factor contributing to the decline and repurposing of the Vistula housing stock can be traced to the development of The Old West End, platted in 1866, and it becoming the place to live by the mid 1870's. Though there was a migration of the founding wealth out of Vistula to the Old West End, the industrial and business growth continued in the Vistula area well into the 1920's. Growth such as: In 1853 William J. Finlay builds and operates the Finlay Brewery on Summit Street until Prohibition forced it to close in 1919. 1888, Edward Drummond Libbey moves his New England Glass Company to Toledo and opens his plant on Ash Street renaming it Libbey Glass. The Sisters of Mercy move their Home for Friendless Girls to the site of Riverside Hospital, expanding to a 75-bed hospital in 1920 and to 271 beds in 1945 before closing in 2002. 1910, Hull Brothers move their umbrella factory to Vistula which becomes Hass Jordan Company. 1911, Clement O Miniger

moves his Electric Auto-Lite Company to Toledo and constructs a factory on Champlain Street that employed 1,000 people.

Summit Street was a very vibrant area for manufacturing and business well into the 30's with businesses on Lagrange Street servicing neighborhood residence. By 1937 business were moving off of the Maumee River/ Summit Street and out of the Vistula area, just as the founding wealth had been relocating out of Vistula. The financial crisis and panic of 1937 proved to be the last straw contributing to a decline of the Vistula Neighborhood. Slowly, the neighborhood was becoming a concentration of low income and subsidized housing and the mixed income that was so vital to the neighborhood was being lost.

In 1852, at the age of 78, Major Stickney collapsed on the front porch of a business and died. Not a lot is known about Major Stickney though he played a significant role in the founding of Vistula and Toledo and keeping Toledo in Ohio. In this time of founders and things moving fast and newspapers serving a different function than they do today; not a lot of attention was paid to founders, until later, when people had a time to reflect. In the case of Major Stickney, no painting or picture of him has been found.

Though Maj. Stickney was a bit excentric, a visionary, a strong leader and had a role in the founding of the Toledo Blade, his son in law managed the paper, his obituary was only 3 paragraphs. When Major Stickney passed he was close to poverty being land rich and dollar poor. His grave, unknown and unmarked, is in Forest Cemetery, Section 4, lot 9. Some of the tributes to Major Stickney have also disappeared; Stickney School and Stickney Hall have been demolished and a portion of Stickney Ave is being renamed Jeep Parkway.

Vistula (Lower Town) is not dead and is experience a resurgence. In 1978 a Vistula Historic District (register #78002128) was established for an area bounded roughly by Champlain, Chestnut, Summit and Walnut. In 2002 the Historic Vistula Foundation was Incorporated by the neighborhood and between these 2 events a concerted effort was started to preserve, restore

and redevelop Vistula and this effort continues today with the 2020 Vistula Neighborhood Master Plan.

In 2007 the I-280 Veterans' Glass City Skyway Bridge was completed. A number of neighborhood generated services are being provided and annual neighborhood social and block events and tours, are occurring with the fall Greek Festival being the largest event. Vistula Management Company has restored and refurbished over 75 structures saving many historic structures from demolition. A bike way is being developed and the Toledo Metroparks, in conjunction with ConnecToledo have secured funding for a River Front Trail that will be along both sides of the Maumee between the Anthony Wayne and Veterans' Glass City Skyway Bridges. A major neighborhood effort saved Fire Station #3 at Bush and Erie, which traces its roots back to 1852, from demolition and resulted in #3's' restoration and expansion.

Other recent efforts are The Volunteers of America expansion of their operations on Champlain Street at the site of the demolished Auto-Lite plant and next to a park memorializing the notorious Auto-Lite strike of 1934 that became know as "The Battle of Toledo." The Wonder Bread building on Summit Street is being repurposed for dwelling units; an architectural firm has repurposed and occupied a building constructed in 1907. A cocktail bar has recently opened in another repurposed Summit Street building and an investment group has secured a whole block fronting on Summit St and are developing it for multi-use. An IT firm is repurposing the Westminster Church for its' use. As a part of the Toledo Waterways initiative (TWI) project, a park has been established along the riverfront at the foot of Chestnut Street. In addition, property is starting to change hands signaling a renewed interest in residential living in support of Toledo's downtown redevelopment.

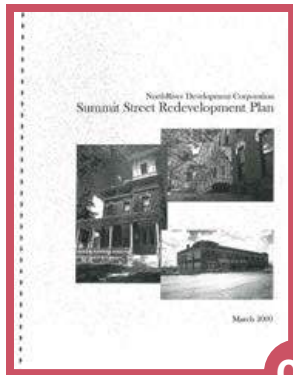
In 2020 and coming full circle, as part of Vistula's' revitalization efforts a concerted effort is being made to bring back the labeling of Vistula as Lower Town.

PREVIOUS + CURRENT PLANNING EFFORTS

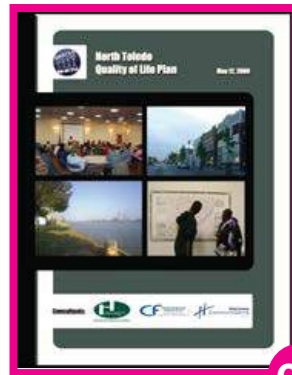
OVERVIEW OF PAST + CURRENT PLANS WITHIN VISTULA

OVERVIEW. Within the last 20 years there have been numerous planning efforts around or adjacent to the Vistula Neighborhood. This comprehensive Vistula Neighborhood Master Plan intends to build on the relevant planning efforts.

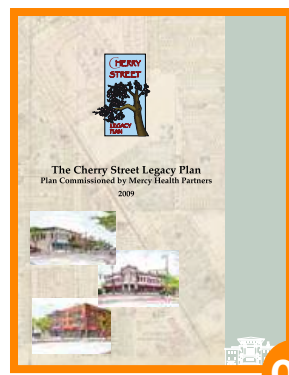
- 01 Summit Street Redevelopment Plan**
2000 North River Development Corporation
- 02 North Toledo Quality of Life Plan**
2009 United North Planning
- 03 The Cherry Street Legacy Plan**
2009 Mercy Health Partners
- 04 Toledo 2020 Comprehensive Plan**
2011 City of Toledo
- 05 2015 Toledo Bike Plan**
2016 City of Toledo
- 06 Downtown Toledo Master Plan**
2016 ConneCToledo
- 07 Toledo Waterways Initiative**
2017 City of Toledo
- 08 Metroparks East Bank Plan**
2018 Metroparks; currently implementing plan
- 09 Civic Center Mall Charrette**
2018 U.S. EPA, Lucas County
- 10 NHA's 2019-2021 Neighborhood Improvement Plan**
2018 Neighborhood Health Association; currently implementing plan
- 11 Summit Streetscape Plan; Phase II**
2019 city of Toledo; currently implementing plan
- 12 Downtown Toledo Transportation Plan**
2019 City of Toledo
- 13 Glass City Riverwalk: Business Corridor Assessment**
2020 ConneCToledo
- 14 Toledo Riverfront Trail + Open Space Concept Plan**
2019 ConneCToledo + Metroparks



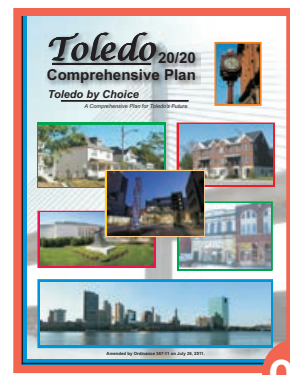
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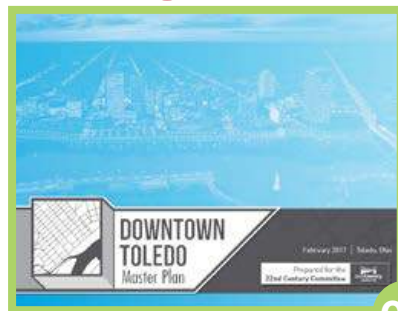
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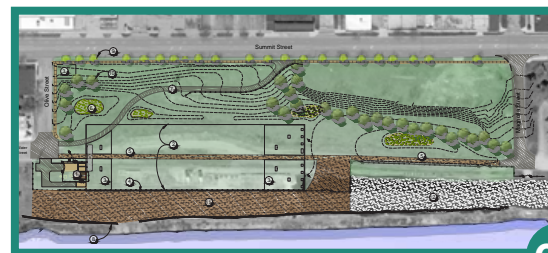
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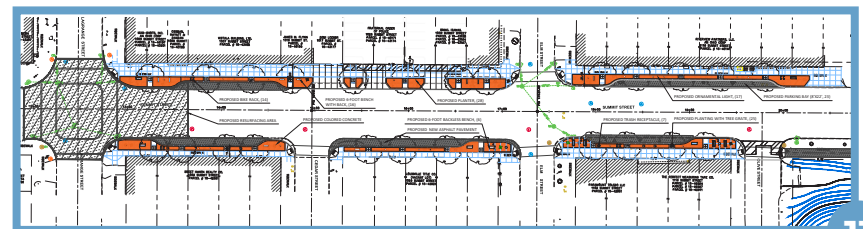
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09

Priority One: Improve Physical Environment			
Strategy One: Hold property Owners and government regulatory responsible for building, housing, and nuisance code violations. Enforcement through consistent reporting and periodic review.			
Item	Priority	Lead Agency/Department	Target Date
1. Address Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
2. Address Nuisance Properties	High	City of Toledo, Department of Public Works	12/31/2017
3. Address Building Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
4. Address Housing Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
5. Address Fire Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
6. Address Electrical Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
7. Address Mechanical Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
8. Address Plumbing Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
9. Address Fire Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
10. Address Health Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
11. Address Police Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
12. Address Fire Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
13. Address Health Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
14. Address Police Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
15. Address Fire Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
16. Address Health Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
17. Address Police Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
18. Address Fire Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
19. Address Health Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017
20. Address Police Department Code Violations	High	City of Toledo, Department of Public Works	12/31/2017

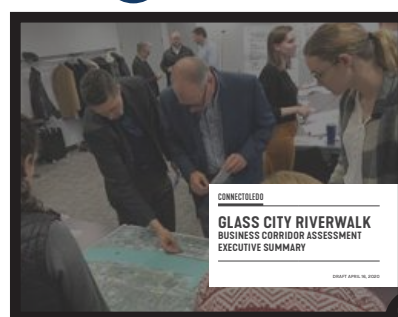
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SUMMIT STREET REDEVELOPMENT PLAN

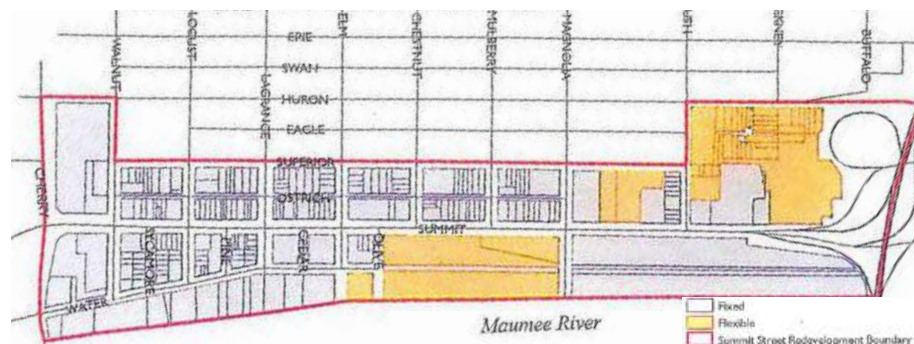
2000 North River Development Corporation

OVERVIEW. “The Summit Street corridor, located in the NorthRiver neighborhood of Toledo, comprises approximately 82 acres of land between I-280, Cherry Street, the Maumee River, and Superior Street... It contains a mixture of land uses including warehouses, bulk aggregate facilities, waterborne transportation, railroads, commercial, institutional, and residential land uses. Urban waterfronts served as the commercial and industrial spine of the community, and many were the “backdoor” of the community. However as urban land development evolved these areas changed from commercial and industrial areas to mixed-use zones, and in many communities the focal points and symbol of revitalization.”¹

PURPOSE. “The purpose of the Summit Street Corridor Redevelopment program is:

- To assess existing conditions within the corridor.
- Review potential infrastructure and development initiatives.
- Recommend community and economic development initiatives to reverse urban and economic decline.
- Link existing residential neighborhoods with the Maumee River.
- Devise a market driven revitalization program.”¹

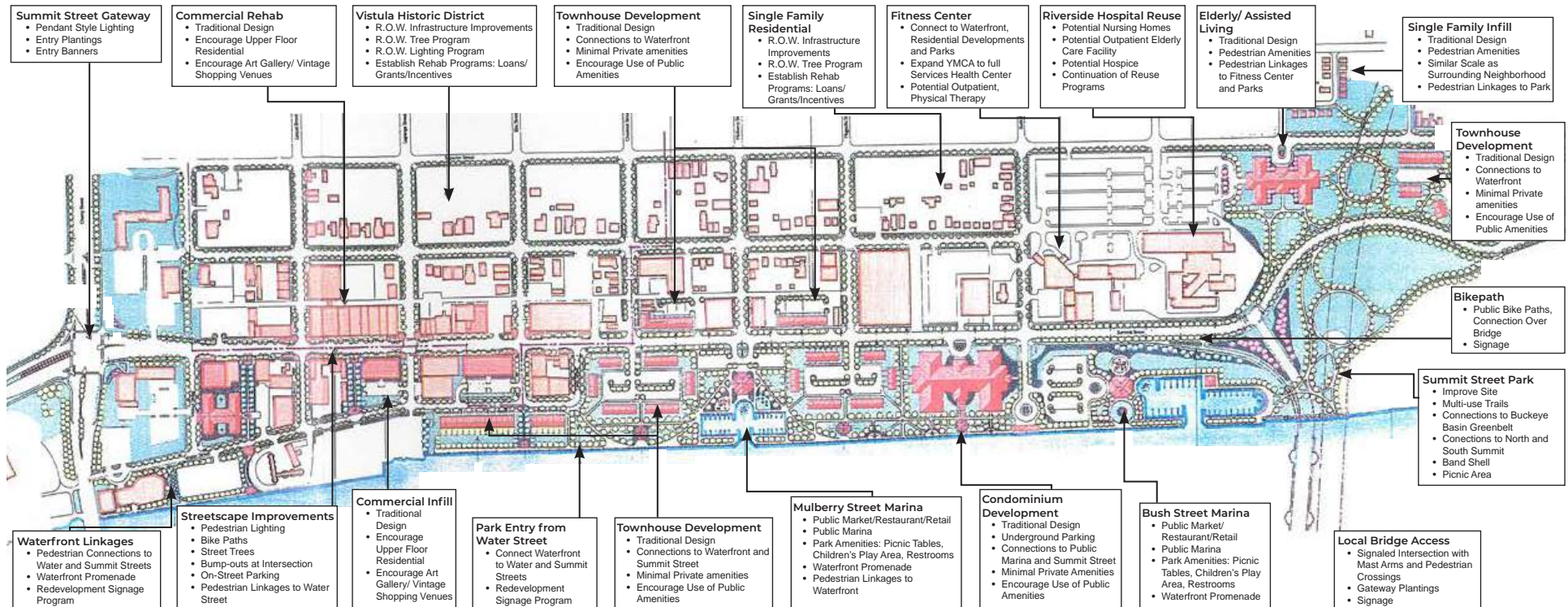
PARCEL FUTURE USE. The analysis of existing parcels along the corridor was necessary in order to determine a use for the parcel's future. This analysis came with the baseline understanding that much of the riverfront's parcels, particularly near I-280, were underutilized and potential vibrant waterfront development opportunities. The map to the right titled “Parcel Future Use Status” depicts where fixed and flexible properties are located within the corridor.



Parcel Future Use Status; page 10



Summit Street Streetscape Enhancement; page 60



Summit Street Redevelopment Program, Development Plan, Phase Three, (15 Years)

EXISTING BUILDING ASSESSMENT. Within the redevelopment plan, architecturally significant structures were listed along the corridor as well as a rehabilitation strategy outlining steps that should be taken for the redevelopment of the existing structures. There were also design guidelines for the corridor in order to not alter the historical streetscape and building frontage along Summit Street Corridor.

"It is not necessary to duplicate the exact historic design of the original building facades in order to create a handsome and functional building, but the historical appearance should be the principal influence in facade rehabilitations."²

THE PLAN. "In order to encourage redevelopment the corridor needs to improve its image and basic infrastructure. Actions to renovate existing commercial buildings is encouraged with the selective development of small scale development projects, As existing warehousing and bulk commodity storage is replaced with residential development new retail venues are introduced and supported by local residents. In total 802 residential units, 87,400 square feet of rehabbed commercial space, and 75,500 square feet of new commercial development were envisioned for this area."³

PRESENT DAY ANALYSIS. This detailed document does a great job highlighting areas for opportunity along this prominent corridor. While it does a great job of showcasing what could be, the hard truth is that twenty years later much of what was envisioned has not become a reality. This plan developed Summit Street to a maximum capacity.

1) Summit Street Redevelopment Plan; page 1
2) Summit Street Redevelopment Plan; page 15
3) Summit Street Redevelopment Plan; page 43

NORTH TOLEDO QUALITY OF LIFE PLAN

2009 UNITED NORTH

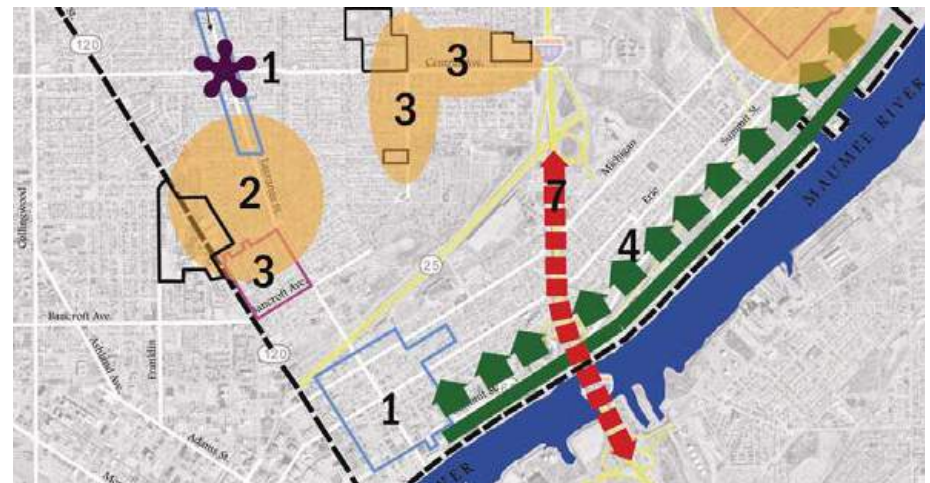
EXECUTIVE SUMMARY. “This Quality of Life Plan is intended to guide the future of Toledo’s “First neighborhood”, a neighborhood that has transformed from its beginnings as the small historic Vistula Village along the Maumee River, to a diverse community embracing a larger area, around a sound industrial base. Today,... north of downtown (and generally bounded by the Maumee River, Interstate 75, and Cherry Street) has gone full-circle” and is embarking on a new beginning - to be Toledo’s “21st Century First Neighborhood”.¹

While the boundaries of the study area include all of North Toledo and not just Vistula, this planning effort relied on community engagement and neighborhood residents as a primary source for establishing a vision.

THE VISION. “...the Plan includes the traditional physical aspects of the neighborhood (such as housing, retail, schools, parks, and streetscape) but,... considers the full range of human services and programs (such as education, safety, health, job training and social services programs) that significantly contribute to the “quality of life” of our residents.”²

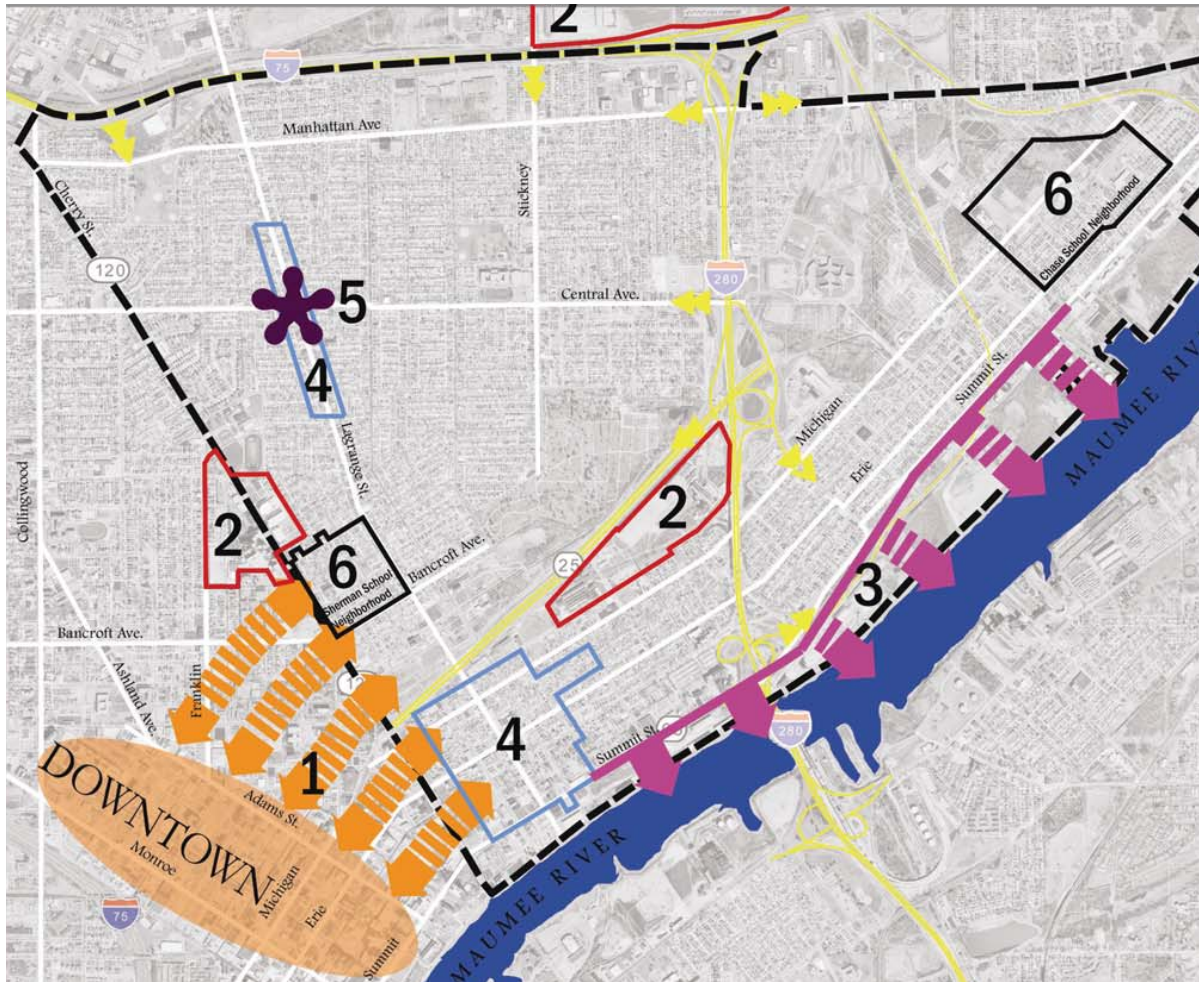
THE FOCUSED INITIATIVES. “These initiatives were established by the community and intended to be the basis of which implementation will be created:

1. Creating an “umbrella structure” that comprehensively addresses the community needs by connecting residents to job training, social and health service providers, and opportunities that help increase family incomes and assets;
2. Targeting investment on remedial improvements- building renovation and preservation, building maintenance, and demolition of



Area Opportunities, North Toledo Quality of Life Plan; page 43

- deteriorated buildings;
3. Focusing new building investment in designated target areas;
4. Promoting “green building” applications to the maximum extent possible;
5. Achieving development of new senior housing;
6. Implementing the Cincinnati School Model (“One School 4 One Year”, currently underway) to reduce transiency in area schools;
7. Renewing the image and perception of the neighborhood;
8. Organizing events in the neighborhood on a sustained basis; and
9. Continuing the Weed and Seed program with more resident involvement”³



2. Large employers located within and adjacent



3. Maumee riverfront



4. Concentration of historic building



5. Polish International Village



Area Strengths, North Toledo Quality of Life Plan; page 37

STRATEGIES AND ACTION STEPS. As a large step towards accountability and implementation, the community divided action items into subsequent subcommittees with clear focuses on neighborhood improvements. the subcommittees included:

- Schools and Education
- Parks and Community Facilities
- Safety
- Housing
- Jobs and Economic Development

PRESENT DAY ANALYSIS. This comprehensive Quality of Life Plan was rooted in community engagement and stakeholder visioning. There was real commitment to seeing the progression of the highly transient neighborhood and section of Toledo. Unfortunately, since the creation of the plan much of the community development corporations leading this effort have diminished, including United North and the Lagrange Development Corporation. Without the structure and expertise these organizations brought to the planning process and implementation strategies, it is extremely hard for residents to move initiatives forward on just a volunteer basis. This lack of resources is felt in the Vistula Neighborhood still today.

1) North Toledo Quality of Life Plan; page 1

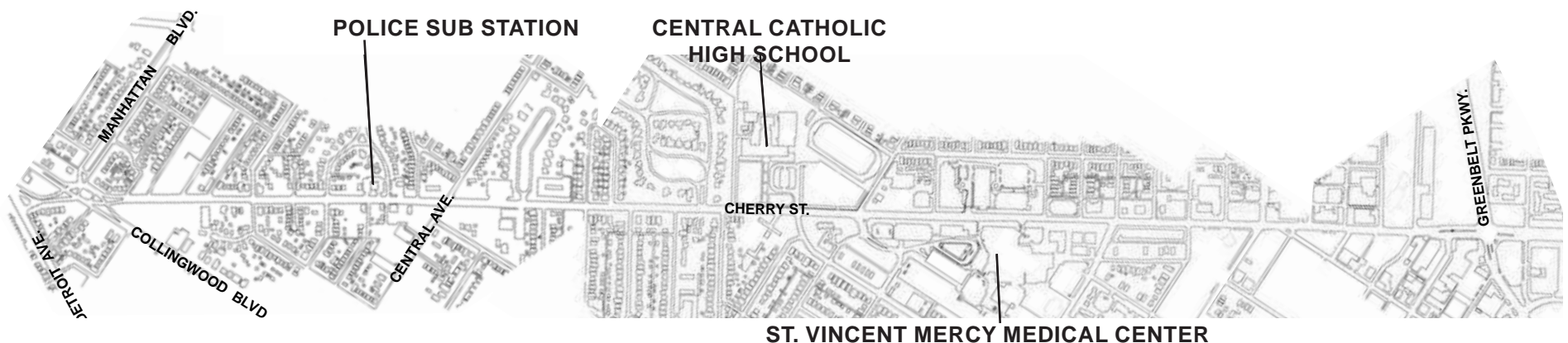
2) North Toledo Quality of Life Plan; page 1-2

3) North Toledo Quality of Life Plan; page 2-3

4) The Cherry Street Legacy Plan; page 57

THE CHERRY STREET LEGACY PLAN

2009 *Mercy Health Partners*



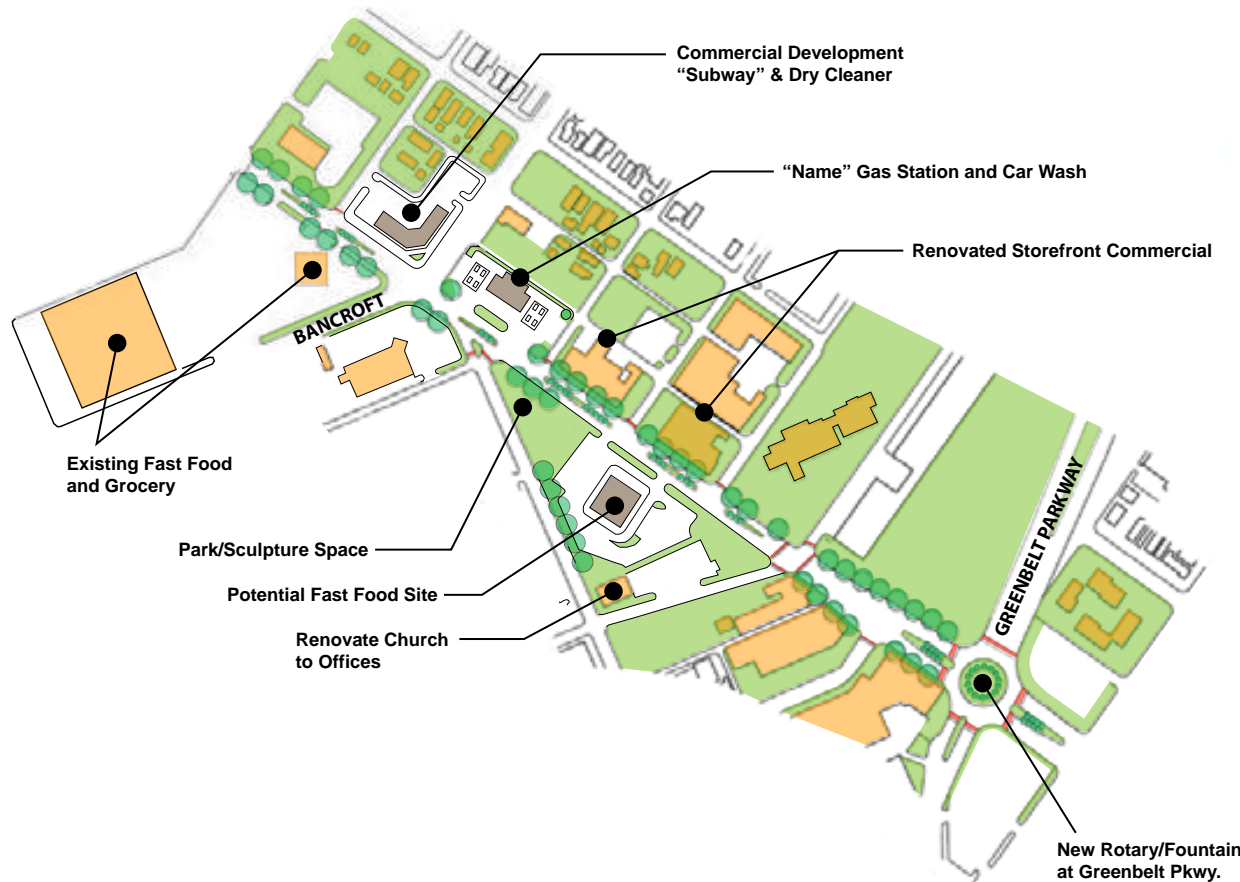
Cherry Street Legacy Plan: Area Map; page 7

FORWARD. “Among the major streets that connect Toledo’s neighborhoods with its downtown, Cherry Street joins Monroe, Summit and Broadway in tracing its heritage to our community’s earliest days. These legacy streets predate the expressways and the limited access highways that have replaced the canals and railroads, the vestiges of Toledo’s nineteenth-century prosperity that served downtown.

This Cherry Street plan is the product of many people’s vision—it reflects the views of Cherry Street neighbors and businesses as well as professional planners and developers. It calls for the restoration of one of Toledo’s prominent legacy streets, and it recognizes the great promise that Cherry Street’s heritage offers Toledo’s future. Toledo LISC anticipates numerous opportunities to assist in implementing the goals outlined in this plan.”¹

COMMUNITY CONNECTIONS - THE IDEAS. Image improvements along the Corridor are intended to enhance a sense of ownership and pride for the areas that surround Cherry Street. Suggestions for improvements included:

- “Building an historic archway at each end of Cherry Street
- Installing consistent streetlights and plantings along the length of Cherry
- Themed street signs
- Traffic circles at the intersections
- Naming historic blocks or buildings with signage
- Retaining the historical architecture when building and refurbishing homes and commercial buildings”²



Cherry at Bancroft proposed versus existing; page 59



Cherry at Utica proposed versus existing; page 59

Bancroft Commercial Cluster; page 59

THE VISION. The Plan placed priority on items that would create visible and lasting economic impact. These priority items included: redevelopment areas, streetscape and enhanced transportation patterns, neighborhood safety and pride, and finally incentive housing and commercial programs.

“Leadership will be key to the implementation and maintenance of the recommended strategies and proposals that will insure the successful revitalization of the Cherry Street corridor.”³

BANCROFT COMMERCIAL CLUSTER. “The Bancroft and Cherry Street intersection has already begun a renaissance in providing goods and services to area residents. The addition of the Toledo Seaway Food Center, White Castle, Rite Aid, and State Farm Insurance offices has made a substantial impact on the commercial viability of the area.

Building on the existing commercial cluster to expand the district several key opportunities are presented that include both new construction and the rehabilitation of several historic structures. Utilizing design standards that are complimentary to the original nature of the street will create a cohesive neighborhood business district.”⁴

It is also good to note on the diagram above that there is a round-a-bout proposed for the Greenbelt Parkways and Cherry Street intersection. This would enhance the entrance from the north into the Vistula Neighborhood.

PRESENT DAY ANALYSIS. After 11 years many of this plan’s initiatives still hold true. There are still community meetings held with Mercy being a primary driver for the plan.

1) The Cherry Street Legacy Plan; page 3
2) The Cherry Street Legacy Plan; page 30

3) The Cherry Street Legacy Plan; page 36
4) The Cherry Street Legacy Plan; page 57

TOLEDO 2020 COMPREHENSIVE PLAN

2011 City of Toledo

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

- A set of land use and related recommendations for the development and redevelopment of the city. Recommendations are made for the region, city, downtown, and neighborhoods.
- A future land use plan map and land use policy recommendations that will be implemented with a new zoning code.
- A guide for major public investments required to implement the Plan using the City’s Capital Improvement Program and other funding sources.
- A process for review and updating the Plan through a Plan Implementation Standing Committee.”¹

URBAN VILLAGE. A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Within Vistula, this district is highlighted on both sides of Summit Street and extends all the way to the riverfront.

SINGLE FAMILY RESIDENTIAL DISTRICT. The majority of the neighborhood will fall under the use of “single family” residential. This district is intended to accommodate the development of single family dwelling units on individual lots. May also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

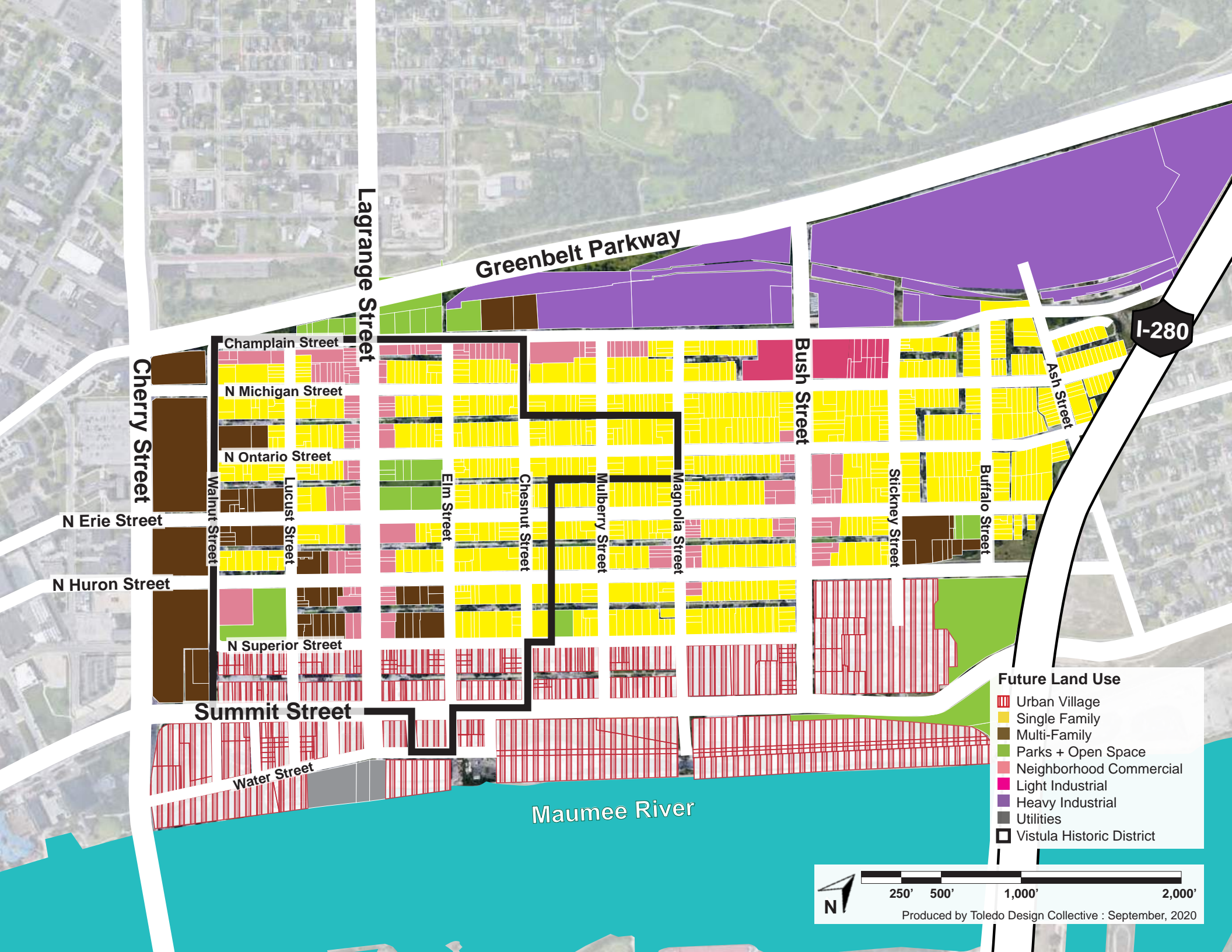
MULTIPLE FAMILY RESIDENTIAL DISTRICT. Large multiple family residential development or a large area of contiguous small to medium scale multiple family development. This district is intended to create, maintain, and promote higher density housing opportunities in area with good transportation access. Within Vistula these areas are primarily indicated along Cherry Street, Locust Street, Walnut Street, and Elm Street.

PARKS + OPEN SPACE. Intended to preserve and enhance major open space and recreational areas, this district may also be applied to privately-owned open space areas within residential developments. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The Vistula Neighborhood is short on large areas devoted to parks and open space.

NEIGHBORHOOD COMMERCIAL. Intended to highlight commercial nodes to be the focus of future retail and commercial development. These areas are intended to spur economically viable and diverse areas. Within Vistula the focus of neighborhood commercial district is really targeted along Lagrange Street and Champlain Street. It also presents itself along Magnolia Street and Bush Street.

LIGHT INDUSTRIAL. Intended to accommodate uses such as research, wholesale activities, warehouses, and industrial/ manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. The light industrial land use is on Bush Street adjacent to the neighborhood’s northern edge of heavy industrial land use.

HEAVY INDUSTRIAL. Heavy Industrial and other moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. Within Vistula, this use highlights the historical context of Libbey Glass Manufacturing.



Lagrange Street

Greenbelt Parkway

I-280

Cherry Street

Champlain Street

N Michigan Street

N Ontario Street

Lucust Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Bush Street

Ash Street

Stickney Street

Buffalo Street

Maumee River

Future Land Use

- Urban Village
- Single Family
- Multi-Family
- Parks + Open Space
- Neighborhood Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Vistula Historic District

2015 TOLEDO BIKE PLAN

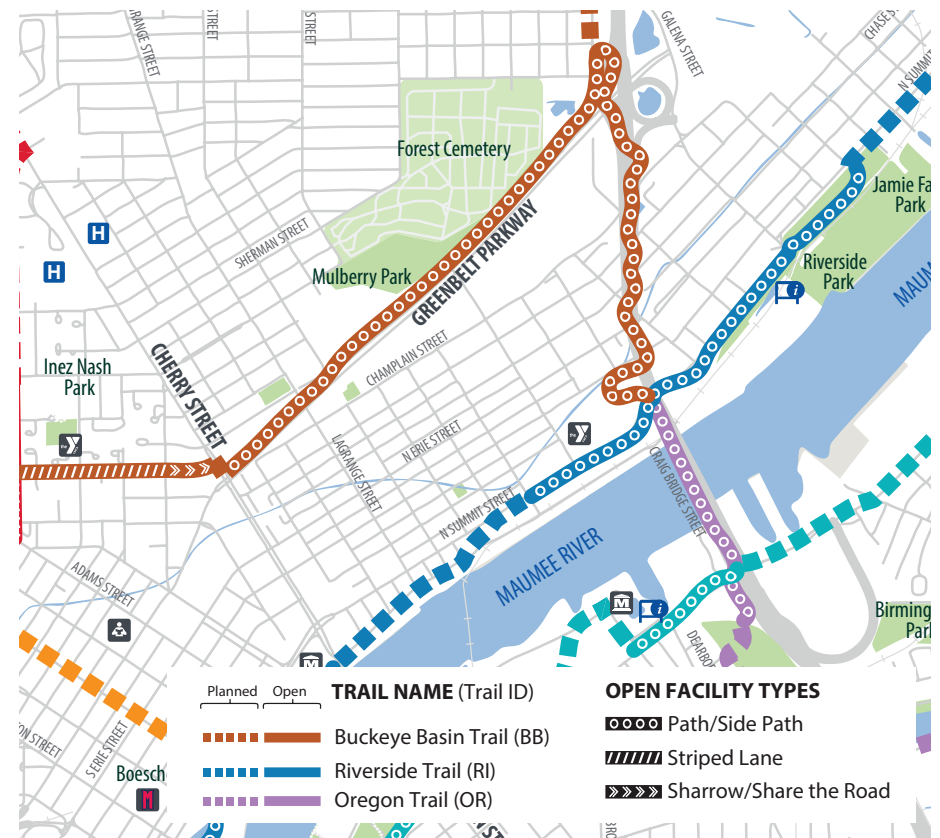
2016 City of Toledo

PLAN OVERVIEW. The City of Toledo developed a bike plan of existing and proposed trails within the city of Toledo. The plan presented 13 total bike paths that would connect major landmarks or destinations within Toledo. Three of the paths outlined within this bike plan relate to the Vistula Neighborhood. All three paths line the boundaries of the Vistula Neighborhood. Two paths are a major route connecting to other paths within Toledo, while the other connects the Maumee riverfront to other neighborhoods. Moving forward with this plan there can start to be more connections within the Vistula Neighborhood that play off of these routes and encourage connectivity throughout the core of the Vistula Neighborhood.

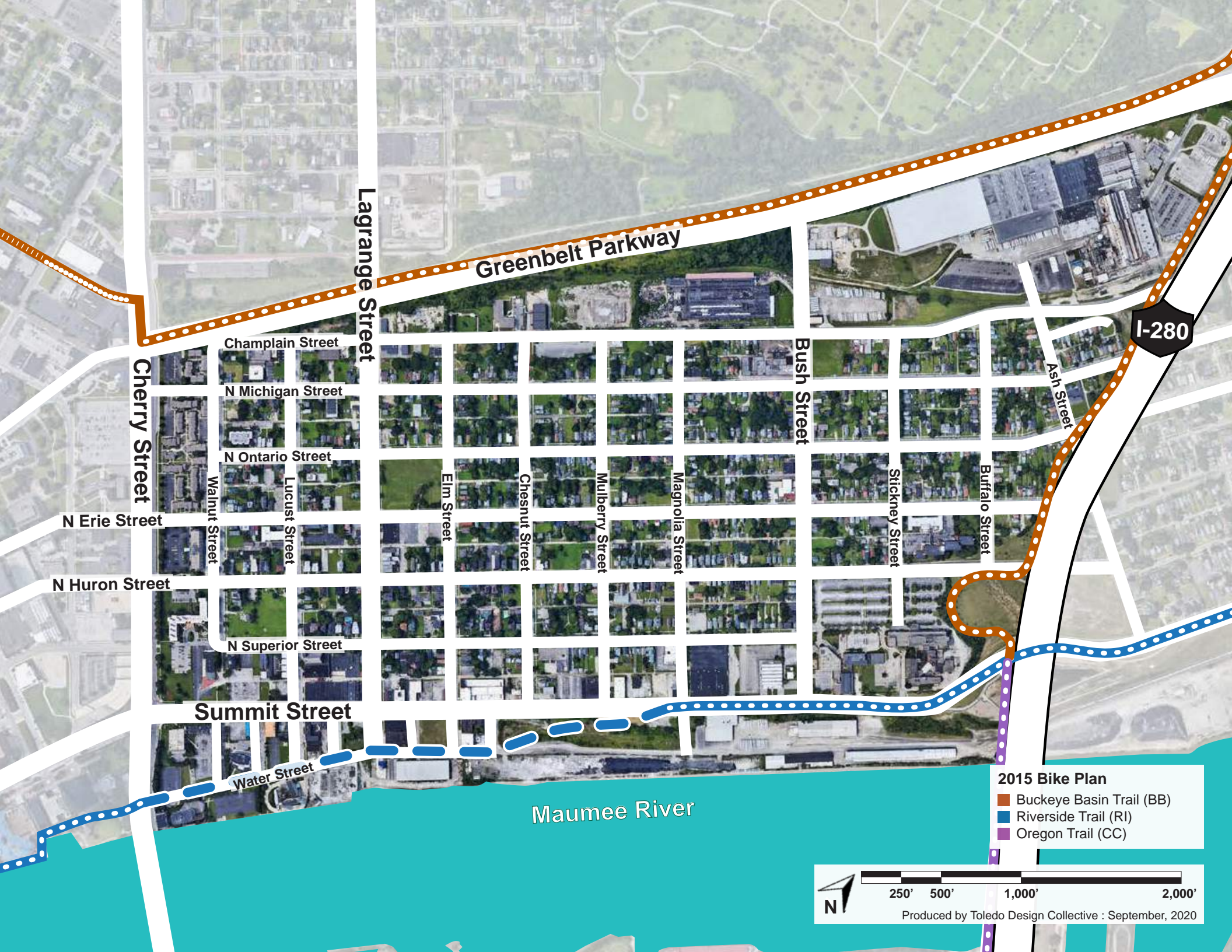
BUCKEYE BASIN TRAIL. Connecting the Cherry-University Trail to Point Place and to the Oregon, Riverside and Riverside East Trails. This Trail runs along the Greenbelt Parkway to the north of Vistula and under I-280 and connects to the Oregon Trail along the East side of Vistula. This trail is a major route connecting to other bike trails and other neighborhoods within Toledo.

RIVERSIDE TRAIL. Connecting the Chessie Circle Trail near Maumee to the Toledo Zoo, Middlegrounds Metropark to Promenade Park along the river front to Jamie Farr Park and Cullen Park in Point Place. This trail runs along Water Street in Vistula over the new underground storage basin on the Toledo Waterways Initiative site and back up to Summit Street. This Trail really connects the riverfront from Middle Grounds through downtown and Vistula up to Point Place.

OREGON TRAIL. Connecting the Buckeye Basin Trail to Ravine Park to the City of Oregon trail system. This trail connects to the Buckeye Basin Trail to the East of Vistula and runs along Craig's Bridge.



Trail Network, Bike Toledo



Lagrange Street

Greenbelt Parkway

I-280

Cherry Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Maumee River

Bush Street

Ash Street

Walnut Street

Lucust Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Stickney Street

Buffalo Street

2015 Bike Plan

- Buckeye Basin Trail (BB)
- Riverside Trail (RI)
- Oregon Trail (CC)



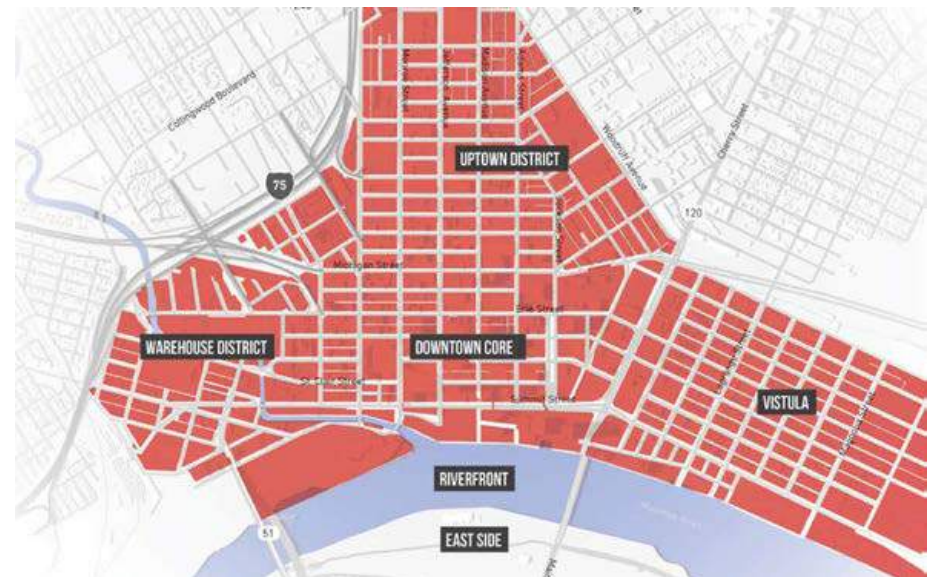
DOWNTOWN TOLEDO MASTER PLAN

2016 *ConnecToledo*

VISION. The 2017 Downtown Toledo Master Plan is a vision for future growth and revitalization of Downtown Toledo. The Plan not only looks at the core of downtown, but also the surrounding neighborhoods and the important connections between them. Vistula was identified as one of the five areas of focus for the plan. The others include the Riverfront, Downtown Core, Warehouse District and UpTown.

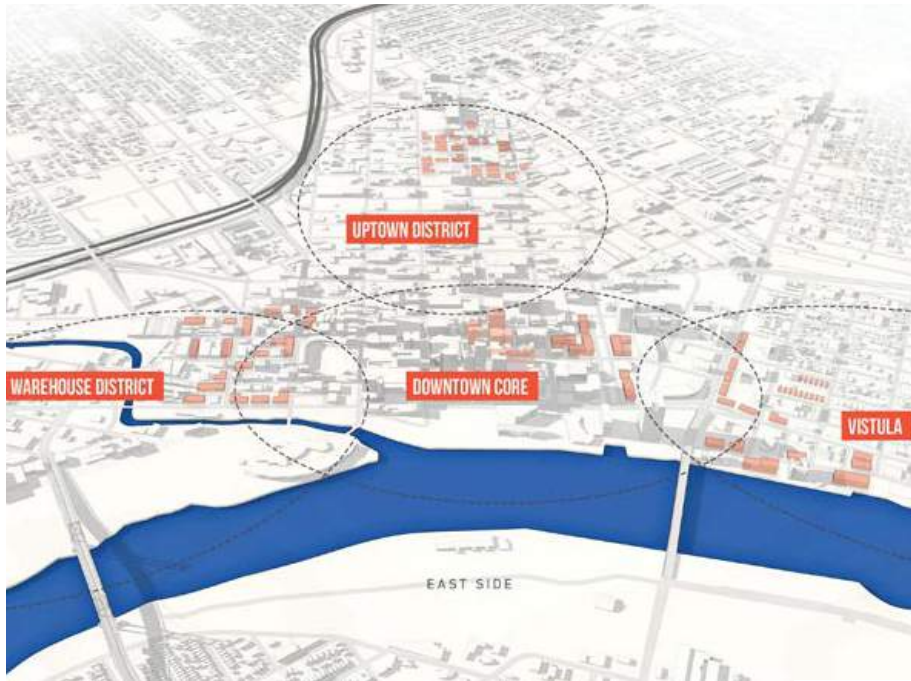
BEGIN WITH THE WATERFRONT. “One clear result from the public process was the importance of the Maumee River. The river is unquestionably the unique defining feature of the region and has the potential to be the focus of an effort to dramatically transform Downtown Toledo, surrounding urban districts and adjacent neighborhoods... A first step is to address the water itself and to build multiple opportunities to make it an attractive destination for a variety of users. The goal is to connect an active industry- based waterfront that connects existing industrial concerns with Lake Erie, while also allowing for daily access and activity by the recreational boating community and new potential users along a revived downtown waterfront... The public responses during the course of the project showed an instinctual sense of the necessary steps needed for the desired transformation to occur:

- Ensure multiple and various ways to get to the water
- Allow for a continuous waterfront experience
- Make the waterfront an attractive destination with experiences both natural and organized that will enhance the appeal of Downtown Toledo.”¹

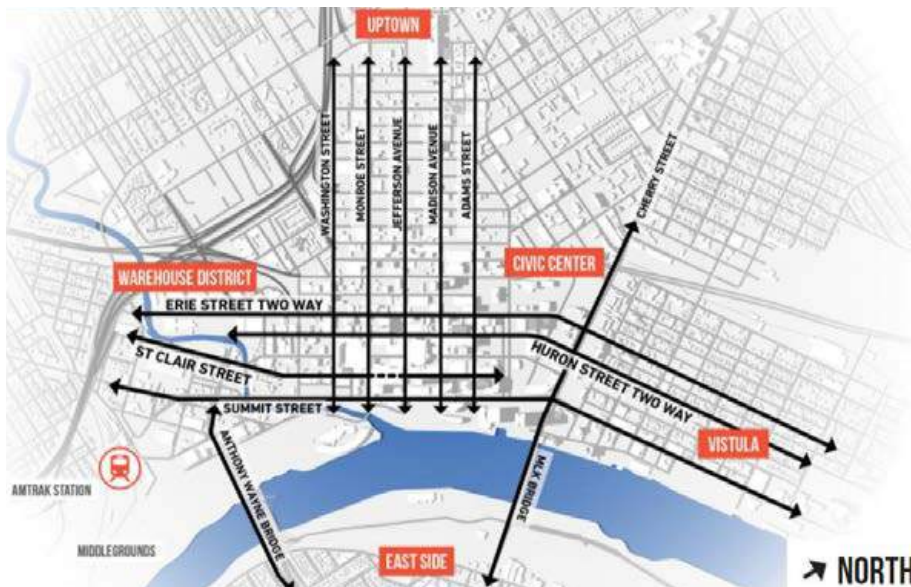


*Continuous Development: 65% Building Coverage;
Downtown Toledo Master Plan page 109*

4 OVERREACHING GOALS. A vision for the future of Downtown was formulated based on public input received, survey of existing conditions and the market analysis. Based on the vision, the Plan outlines four overarching goals for the revitalization of the Downtown.



*Housing Demand: 1,200 - 1,500 units;
Downtown Toledo Master Plan page 126*



*A Better Connected Downtown;
Downtown Toledo Master Plan page 117*

GOAL 1: PROVIDE CONTINUOUS WATERFRONT

EXPERIENCE. The first goal is to begin with the Maumee River. It is intended to provide a continuous waterfront experience along the Maumee River and ensure connectivity to the downtown core and radiating urban street grid to surrounding neighborhoods.

GOAL 2: BUILD A NETWORK OF PARKS. The plan indicates that 2% or 32 acres of the land in the downtown is currently parkland or green space. To create a more attractive and livable downtown, the plan recommends that closer to 20% or 320 acres should be dedicated to parks and green space. The Vistula area is lacking significant public or private open space. In order to meet the downtown standard, the existing green space should be expanded.

GOAL 3: IMPROVE MOBILITY DOWNTOWN. Improving mobility in the downtown by creating complete streets for all users. Complete streets provide safe and friendly streets for pedestrians and bicyclists, not just automobiles. An efficient public transportation system is also a key to improving mobility. This plan calls out Erie Street, Huron Street, and Summit Streets as the important corridors to connect the Vistula District to downtown.

GOAL 4: ENABLE CONTINUOUS DEVELOPMENT. This involves ensuring that there are enough buildings to not only provide housing options to a Downtown residential population, but also to fill gaps that exist along streets due to vacant lots and buildings. The plan indicates that currently the percentage of building coverage is 22-30% and that it should be closer to 65%. the plan notes that within the three districts bordering downtown: Vistula, Uptown, and the Warehouse: "A long-term commitment to a variety of residential development, particularly suited to each district, will bring life back life into downtown and help infill vacant lots and buildings...Buildings that have a public esplanade frontage and river views will be an important part of reclaiming the Maumee river as the transformed face of Toledo."² This plan also acknowledges that of the housing demand for downtown, some of that demand can be met within the Vistula district.

PRESENT DAY ANALYSIS. This plan acknowledges the importance of Vistula as a downtown district of Toledo. While the majority of the initiatives are over-arching for the entire downtown Toledo area, there is still relevance today with how Vistula can support downtown initiatives and vice-versa. Of critical importance in Vistula is the need to connect to the waterfront and the need for increased public open space.

1) Downtown Toledo Master Plan; page 102

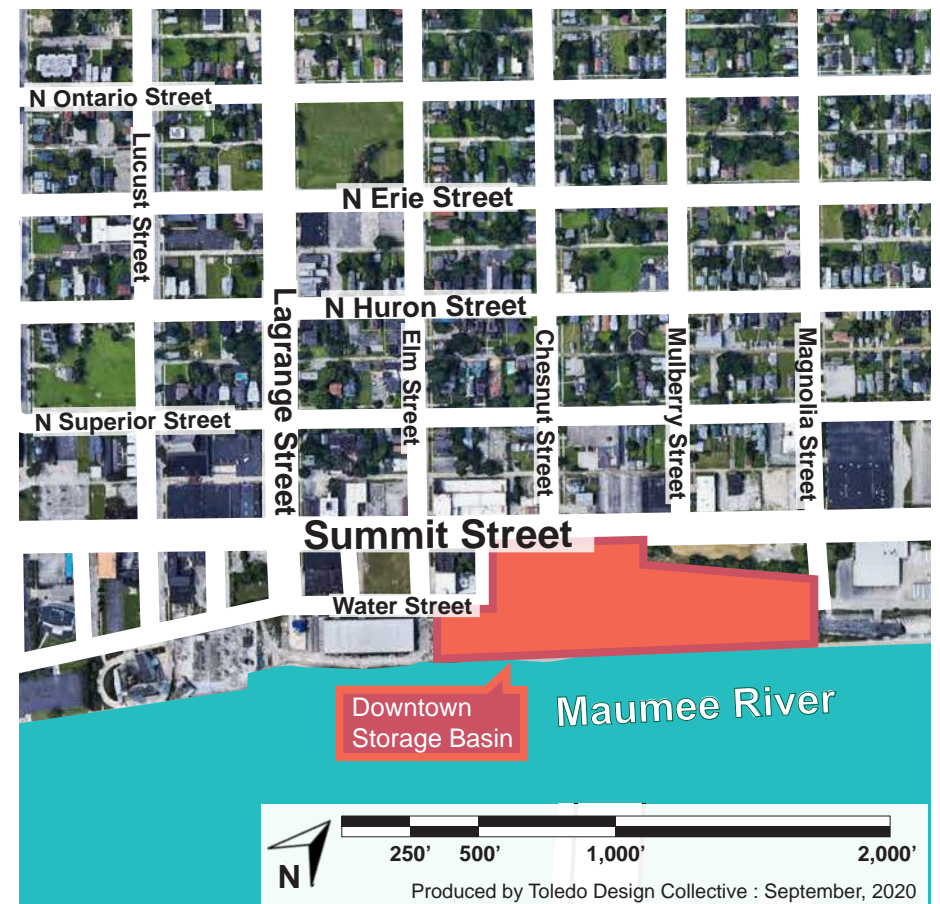
2) Downtown Toledo Master Plan; page 108

TOLEDO WATERWAYS INITIATIVE

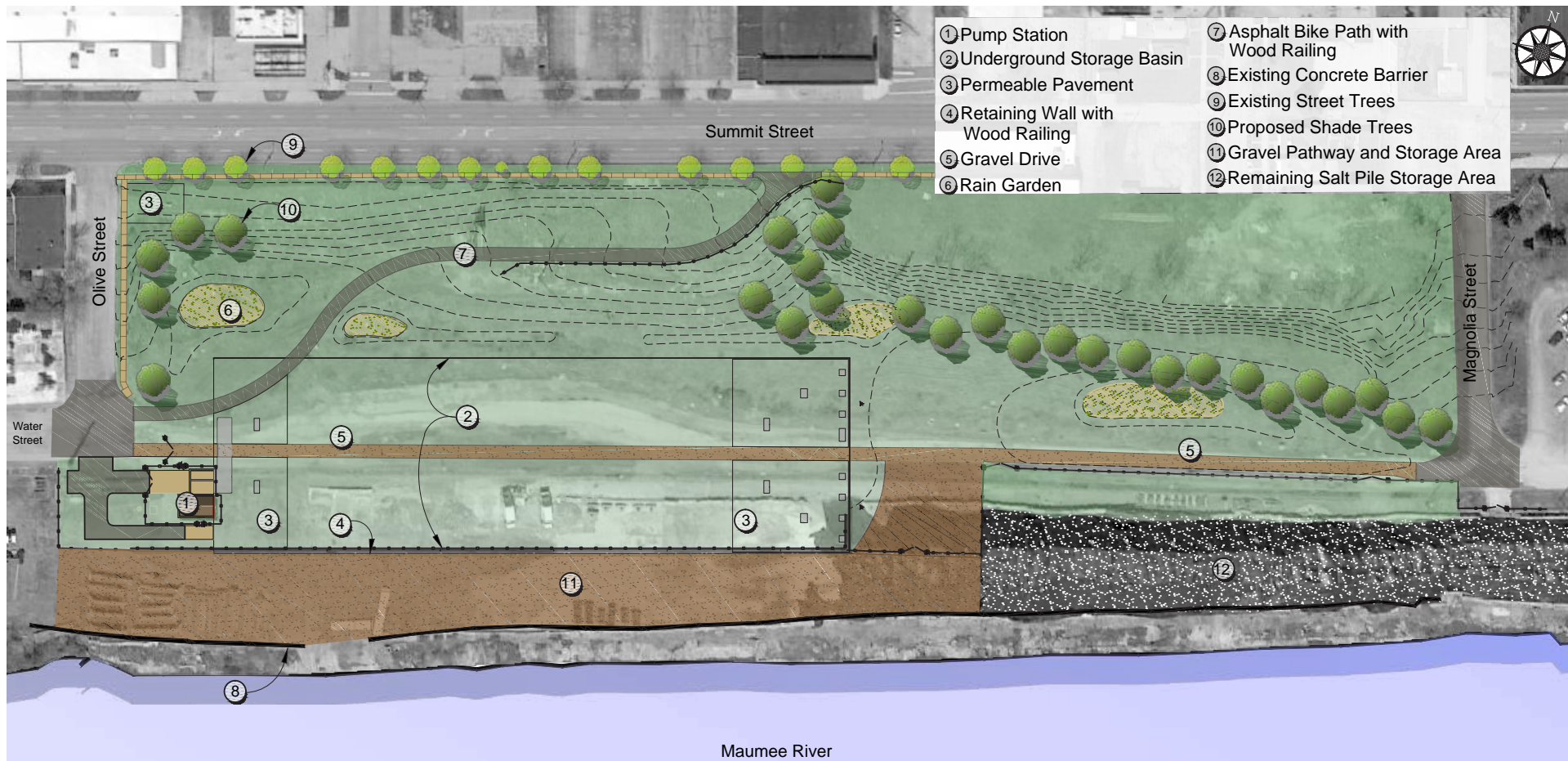
2017 *City of Toledo; Downtown Storage Basin completed 2020*

THE PROJECT. The Toledo Waterways Initiatives, *TWI*, program includes over 45 separate projects throughout the city of Toledo. The goal of this program was to eliminate hundreds of millions of gallons of untreated water from Toledo waterways. Many of the projects resulted in new streets being constructed as a part of the project.

DOWNTOWN STORAGE BASIN. The downtown basin is an area bounded by Summit, Olive, Magnolia, and Water Streets; also along Water Street from Olive to Locust. The project included "...an underground 17 million gallon capacity CSO storage basin and associated pipelines and structures connecting to the existing Downtown CSO tunnel. Also included was the reconstruction of Magnolia Street between Summit and Water and a new signal at the intersection of Magnolia and Summit."¹ The contract estimate for the entire project was approximately \$44 million. This project was recently completed in 2020. As part of the project and an extension of the Toledo Bike Plan, a bike path was placed in the design for users to ride from Water Street up to Summit Street. Trees were also placed along the path and at the site. This project guarantees the site will remain open greenspace and provide access to the river for Vistula residents.



1) <https://www.toledowaterwaysinitiative.com/generatePDF.php?project=10919>



Downtown Storage Basin, Toledo Waterways Initiative Phase II; completed 2020



Toledo Waterways Initiative, Downtown Storage Basin; view looking East



Toledo Waterways Initiative, Downtown Storage Basin; view looking West

METROPARKS EAST BANK PLAN

2018 *Metroparks Toledo; currently implementing*



PURPOSE + PLAN. “The Glass City Metropark... will be the sixth Metropark on the Maumee River. All of the river parks and other sites along Ohio’s 108-mile stretch of the Maumee river are part of the newly-designated Ohio Water Trail.”¹ Glass City Metropark broke ground late-spring of 2020, and Phase 1 is projected to be complete by the end of 2020. This new Metropark is not only intended for use by East Toledo, but is also a part of a larger vision of enhancing and connecting open space and parks along the Maumee riverfront for all northwest Ohio residents. This includes trails that connect Vistula to downtown and over to East Toledo.

Summit Streetscape Phase II, Conceptual Drawing; currently implementing

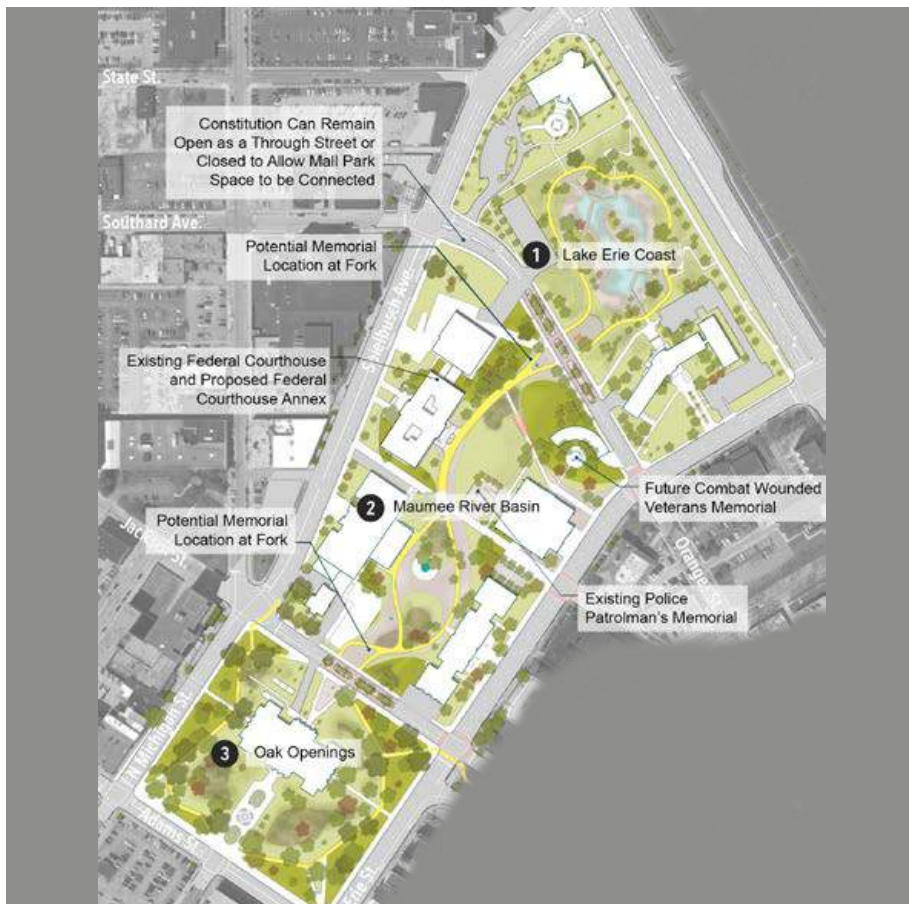
PHASE 1. “Phase 1 is bordered by the Maumee River, Front Street, the Marina Lofts apartments currently under construction on Main Street, and E Broadway, which will be extended across Front and become the park entrance.”¹

PHASE 2. “As construction is set to begin soon on Phase 1 of Glass City Metropark, two grants recently awarded to Metroparks will help fund planning for Phase 2, roughly between E Broadway and the National Museum of the Great Lakes.”¹

1) <https://metroparkstoledo.com/explore-your-parks/glass-city-metropark-coming-soon/>

CIVIC CENTER MALL CHARRETTE

2018 U.S. EPA, LUCAS COUNTY



Conceptual Plan; by Farr Associates

PURPOSE. “U.S. EPA retained Farr Associates to lead a three-day charrette to develop a sustainable redevelopment vision for Toledo’s Civic Center Mall based on new GSA building projects coming to the site in the future. The 29-acre site, located just north of Downtown Toledo, is home to multiple civic buildings belonging to the City of Toledo, Lucas County, and the federal government, as well as several civic memorials scattered throughout.

The Farr Associates-led charrette explored several design options for green infrastructure, site circulation, public art and programming. It included a walking site tour, meetings with Mall stakeholders, design workshop sessions, and a public meeting.”¹

The charrette resulted in conceptual drawings considering not the buildings on the mall as individual pieces floating within, but rather a comprehensive look at placing the buildings of the mall within the context of a park.



Conceptual Connection Plan; by Toledo Design Collective

¹<https://www.farrside.com/toledo-civic-center-mall>

10

NHA'S 2019-2021 NEIGHBORHOOD IMPROVEMENT PLAN

2018 Neighborhood Health Association, currently implementing plan

PURPOSE. "Healthy Lucas County is a coalition of community organizations working to improve the health of all Lucas County residents. The coalition is especially focused on addressing the needs of residents living in low-income areas and lessening health disparities. Getting Healthy Zone Goals:

- Collaborate with residents utilizing the Best Babies Zone (BBZ) approach to reduce racial inequities in birth outcomes.
- Improve birth outcomes among women residing in the BBZ.
- Improve the health of infants and children residing in the BBZ.
- Identify and address social determinants of health for women and children residing in the BBZ."¹

Vistula was chosen as part of this study. Neighborhood Health Association (NHA) were the drivers for reducing infant mortality within the neighborhood.

PRIORITY ONE. Improve physical environment

Strategy One. Hold property owners and government regulatory agencies responsible for building, housing, and nuisance code violation corrections through consistent reporting and periodic review.

Strategy Two. Assist community residents in holding neighborhood clean ups.

PRIORITY TWO. Awareness and enhancement of community resources and strengths.

Strategy One. Provide mini-grants to Vistula neighborhood individuals and organizations that serve the Vistula neighborhood.

Strategy Two. Continue producing and distributing monthly Food Distribution Calendar

PRIORITY THREE. Improving health through increased access to physical and mental health care, fresh healthy food and exercise.

Strategy One. Support Vistula Neighborhood Health Fairs

Strategy Two. Support development of community garden

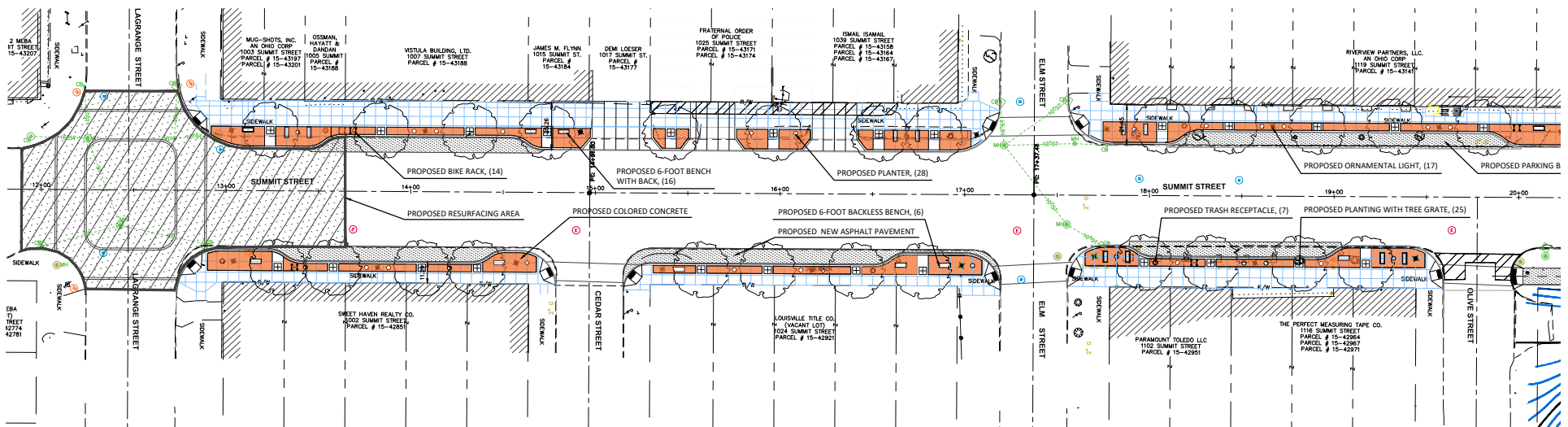
Priority One: Improve Physical Environment				
Strategy One: Hold property Owners and government regulatory responsible for building, housing, and nuisance code violation corrections through consistent reporting and periodic review				
Year	Action Steps	Lead Agency/Individual	Partners	Time Line
Year 1	Develop and distribute hot spot cards to identify building, housing and nuisance code violation	Anchor Team	Salem Lutheran Church, Vistula Historic Foundation, other community partners, resident complainants	9/1/2019
Year 1	Collect, record and identify owners	Community Liaison & Committee members	Physical Environment Committee	weekly
Year 1	Prepare and send letter to property owner requesting violation corrections	Community Liaison prepare & Physical Environment Committee Chair signs and sends letter	Physical Environment Committee	weekly
Year 1	If not corrected within 2 weeks of sending letter, send list of problem properties with addresses to appropriate governmental regulatory agency head and request periodic meetings to review progress and obstacles towards successful resolution	Community Liaison prepare letter and list & Physical Environment Committee Chair signs and sends letter	Physical Environment Committee	2 weeks from original mailing
Year 1	Hold planning meeting for community meeting	Committee Chair & Committee	Committee members and affected/ complaining residents	Hold planning meeting 7 to 14 days prior to meeting
Year 1	Hold community meeting with agency head and receive date specific commitments for task completion & next meeting date	Meeting chair	Committee members and other neighborhood residents	No later than 11/30/19
Year 1	Send letter to agency attendees summarizing commitments with specific date deadlines as well as next meeting date	Committee chair	Physical Environment Committee	within two days of meeting
Year 1	Monitor progress	Community Liaison & committee members	Physical Environment Committee	Every 2 weeks
Year 1	Send out celebratory flyer and notices of successes	Community Liaison, Committee members and residents	Physical Environment Committee	monthly
Year 1	Repeat process for next meeting	Community Liaison, Committee members and affected residents	Physical Environment Committee	follow same timeline for each meeting
Year 2	Continue in Year 2	Community Liaison, Committee members and affected residents	Physical Environment Committee	follow same timeline for each meeting
Strategy Two: Assist community residents in holding neighborhood clean ups				
Year	Action Steps	Lead Agency/Individual	Partners	Time Line
Year 1	Identify community partner and chair from community partners to lead at least one neighborhood clean up	Anchor Team	Salem Lutheran Church	By 5/18/19
Year 1	Establish date for clean up -- 7/20/19	Clean up committee chair	Salem Lutheran Church	By 5/28/19/23/19
Year 1	Recruit volunteers	Community Liaison & Clean Up Committee	Salem Lutheran Church	5/23/19 - 7/13/19
Year 1	Solicit assistance and supplies for the cleanup	Clean up committee chair with assistance from Community Liaison	Salem Lutheran Church	6/13-7/13/19
Year 1	Organize team and perform clean up	Committee Chair and volunteers	Salem Lutheran Church	7/20/2019/2019
Year 2	Begin solicitation of lead community partner for two clean ups for July and September/October 2020	Anchor Team	Community Partners	By 2/1/20
Year 2	Identify community partner and chair from community partners for each of the two neighborhood clean up	Anchor Team	Community Partners	By 3/1/20
Year 2	Establish dates and action plans for two neighborhood clean up	Clean up committee chair	Community Partners	By 4/1/20/1/20
Year 2	Implement plan as planned	Clean up committee chair	Community Partners	Beginning 4/1/20/1/20

Neighborhood Improvement Plan; currently implementing

1) https://www.baby1stnetwork.org/sites/default/files/editor/Getting%20Healthy%20Zone%20PPT%20for%20OCPIM%20Webinar%202-21-20_0.pdf

SUMMIT STREET STREETScape PHASE II

2019 City of Toledo; currently implementing



Summit Streetscape Phase II, Conceptual Drawing; currently implementing

PURPOSE + PLAN. The Summit Street Phase II reconstruction is a continuation of the design of Summit Street Phase I, from Cherry Street to Lagrange Street. Phase II spans from Lagrange Street to Chestnut Street. The plan is intended to provide enhanced streetscape to promote walkability and safety along Summit Street. The reconstruction call for brick bump-outs with landscaping enhancements. The City of Toledo will provide benches and planters to enhance the streetscape.

ANALYSIS. Despite these improvements Summit Street remains a truck route and a significant challenge for crossing pedestrians. Center medians could help to slow down the traffic, without removing any of the center turning lanes. Medians could also help promote walkability across Summit Street, allowing pedestrians safer access to the Maumee riverfront.

DOWNTOWN TOLEDO TRANSPORTATION PLAN

2019 City of Toledo

SUMMARY. “The Downtown Toledo Transportation Study (DTTS) was conducted to gain a better understanding of the current opportunities and challenges associated with downtown Toledo’s transportation network, project future transportation users and demands, and develop a plan to ensure that downtown Toledo has a safe, efficient, and equitable transportation network into the future.”¹

Within the plan there are recommendations based on the existing Downtown Toledo Master Plan. Of all of the recommendations, the street changes that affect Vistula are primarily focused along Cherry Street. Other recommendations are for Erie and Huron Streets, both of which are recommended to be altered to be two-way streets.

PROPOSED CHANGES TO CHERRY STREET: Cherry Street alternative design: reduce from 7 lanes to 5 with a transit lane near TARTA Downtown Transit Hub; add raised median; add off-road multi-use path. This alternative provides:

- “Enhanced mobility and improvements to safety for bicycles. A multi-use path provides further enhancements to safety over a cycle track
- Improvements to safety for pedestrians through the addition of a raised median. An 11’ median provides further enhancement to safety over a 6’ median
- Enhanced mobility for transit services and
- Increased space for transit operations. This is critical with the volume of transit routes along Cherry Street and the new TARTA Downtown Transit Hub”



Cherry Street existing conditions

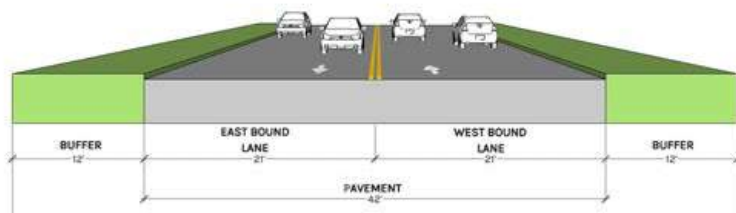


Cherry Street alternative design: reduce from 7 lanes to 5 with a transit lane near TARTA downtown transit hub; add raised median; add off-road multi-use path

1) <https://www.connectoledo.org/media/1246/downtown-toledo-transportation-study-final-1.pdf>

GLASS CITY RIVERWALK: BUSINESS CORRIDOR ASSESSMENT

2020 *ConnecToledo*



Water Street existing conditions; prepared by Smith Group



Water Street proposed; concept by Smith Group

PROJECT GOAL. This plan creates a Phase 1 Acquisition Strategy for ConnecToledo including ownership, zoning, valuation, and high-level development scenarios for non-residential private property along two key area adjacent to the Glass City Riverwalk: Lowertown District of Vistula Neighborhood including Summit Street and Water Street.

LAND USE AND POLICY RECOMMENDATIONS:

- Large blocks anchor both ends of the district. Regardless of use, these sites should enhance the streetscape and provide for greater connectivity to open space and adjacent neighborhoods (Vistula and Downtown).
- Open space should be the predominant land use between Summit St and the river east of Lagrange Street. The long-term open space and Glass City Riverwalk vision should be considered in the design of all near-term capital improvements planned by the City.
- Rehab, infill, and redevelopment are encouraged along Summit St, particularly between Sycamore St and Olive St to reinforce the street wall.
- Streetscape improvements are recommended for Summit St and Water St to improve the pedestrian realm and provide for non-motorized connections.
- Connectivity between the neighborhood and riverfront is important. There are opportunities for creative open space and pedestrian links at Chestnut St and Bush Street. There are also opportunities to re-imagine the Lucas County Port Authority parking lot and the city owned land between Lagrange St and Magnolia Street.
- Where possible, rehab of existing industrial and manufacturing buildings is encouraged. These buildings are ideal for light industrial, technology, makers space, education, and fitness uses are preferred adaptive reuse. Ideally the ground floor provides a storefront, community space, or other use that activates the street while recognizing that retail and service uses may not be realistic on every block.
- Recommend the consolidation of parcels to accommodate infill and redevelopment.

TOLEDO RIVERFRONT TRAIL + OPEN SPACE CONCEPT PLAN

2019 *ConnecToledo + Metroparks*

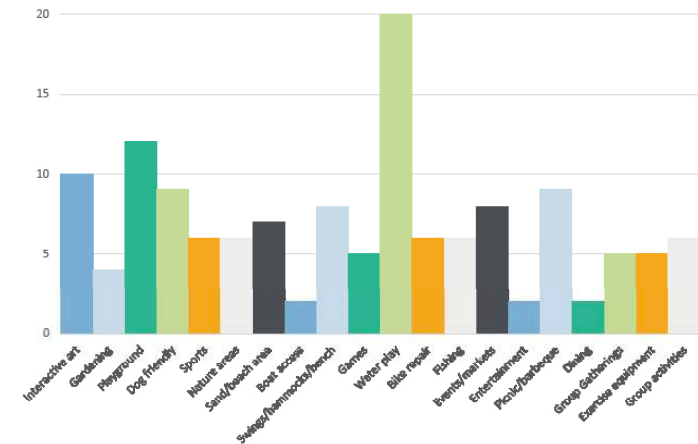
PURPOSE. “To guide the City of Toledo, partner organizations, and private development in phased implementation of the downtown riverfront. This will be achieved through:

- Identifying typical trail treatments and locations for gathering nodes
- Establishing a design vocabulary
- Establishing an order of magnitude costs
- Identifies a common set of amenities”

Within Vistula there are specific recommendations to improve the public riverfront and it’s connection back to the Vistula Neighborhood.

IDENTIFIED OPPORTUNITIES WITHIN VISTULA:

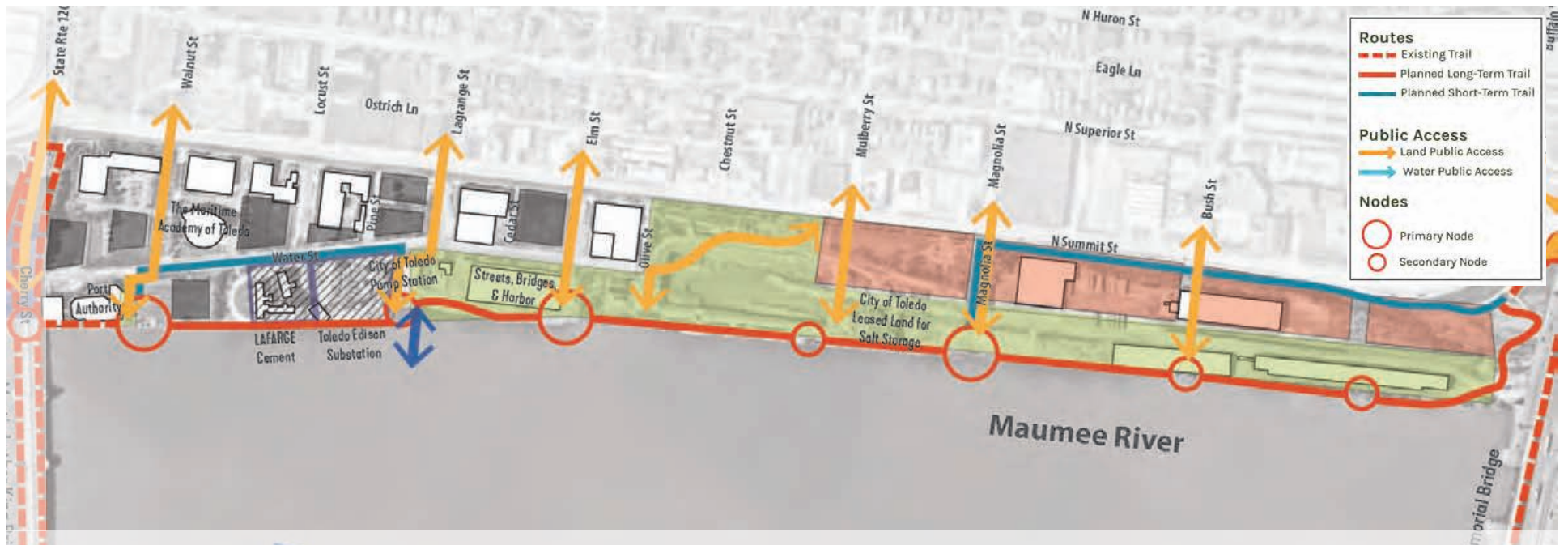
- Clean up dumping
- Maintain vegetation (remove invasive species)
- Transition to downtown with boardwalks and seawall
- Create shoreline habitat
- Provide stepped water access in series
- Develop a master plan to guide land use improvements from the river to Summit Street, include development, public open space, and green infrastructure
- Provide additional on-street bike lanes on Water Street
- Integrate a mixture of green and urban strategies along the long stretch, widen route where high density
- Improve mobility with bike lanes and sidewalk
- Reintroduce the street grid (Water St)
- Preserve/restore access and views to the river
- Provide gateway experiences at access points
- Open up public lands (including the boat launch)



2018 engagement: What would you like to see on the downtown riverfront?



Concept Design: Natural Edge + Adaptive ReUse; Concept by Smith Group



Connectivity to Neighborhood; concept by Smith Group



Martin Luther King Bridge Opportunities; concept by Smith Group



Robert Craig Memorial Bridge Opportunities; concept by Smith Group



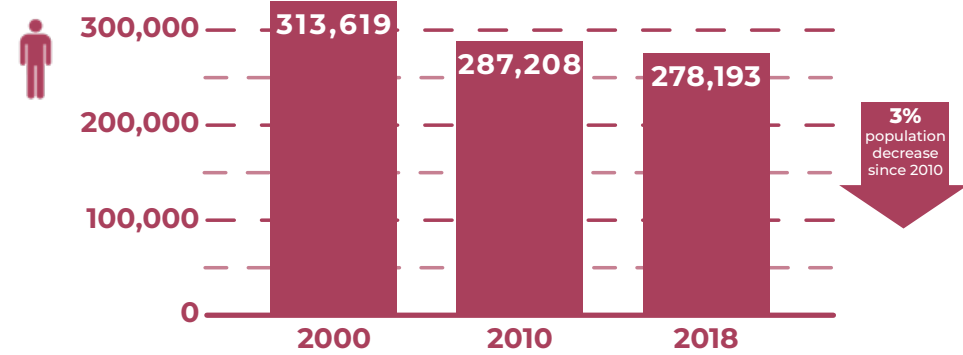
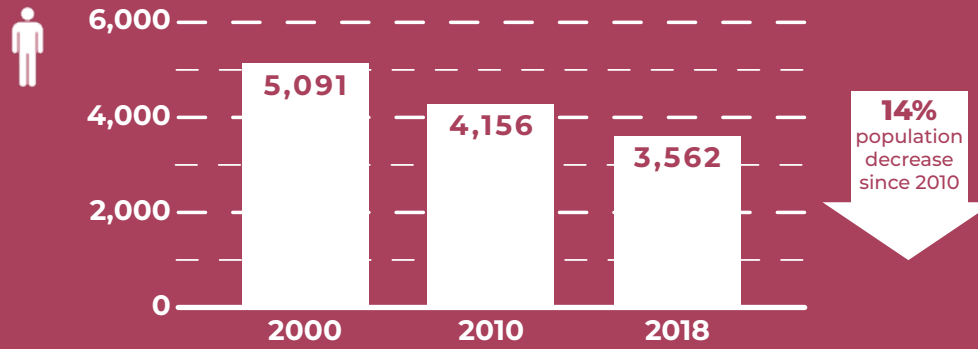
The background is a dark red color with a network of lighter red lines of varying thicknesses, creating a grid-like or map-like pattern. In the upper left corner, there is an irregular, organic shape in a bright cyan blue color. The overall aesthetic is modern and graphic.

DATA COLLECTION

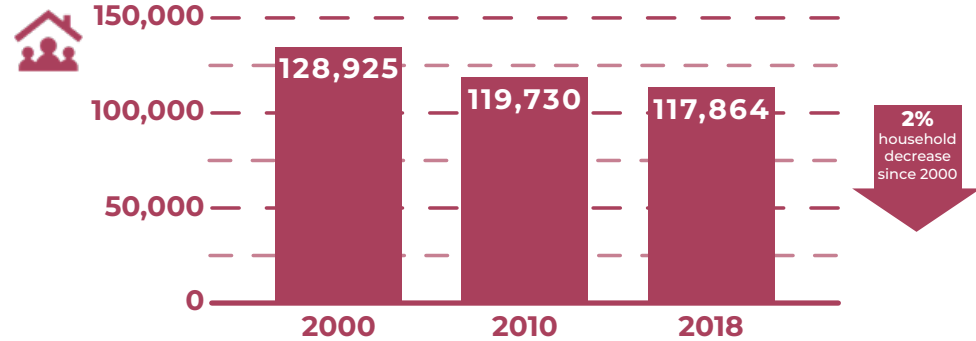
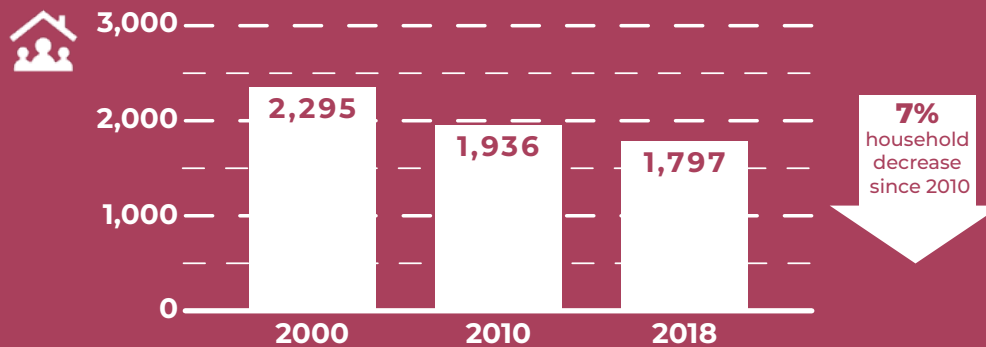
Vistula Neighborhood

Toledo

population



number of households



since 2010...

Vistula has lost



Toledo has lost



COMPARATIVE CENSUS DATA

VISTULA NEIGHBORHOOD COMPARED TO TOLEDO

POPULATION DECREASE. Population decrease is no new phenomenon for cities within the Rust Belt. Although Toledo is smaller than Detroit, Cleveland, and Pittsburgh, each of these cities has followed a similar trend of population decline.

Toledo had a peak population of 385,000 people in 1970. Today, Toledo has an estimated population of just over 275,000 people, amounting to a decrease in 27% of the population over the last 50 years. However, Toledo is beginning to see a stabilization of population as there is a movement of residents back towards downtown districts.

Although the City of Toledo has only experienced a 3% decrease in population since 2010, it still amounts to about 3 people per day that have left the city from 2010 to 2018.

Vistula has seen nearly fifteen percent of its population leave the neighborhood since 2010, however, significant efforts from existing community groups and residents have helped begin to counter this trend and stabilize the population.

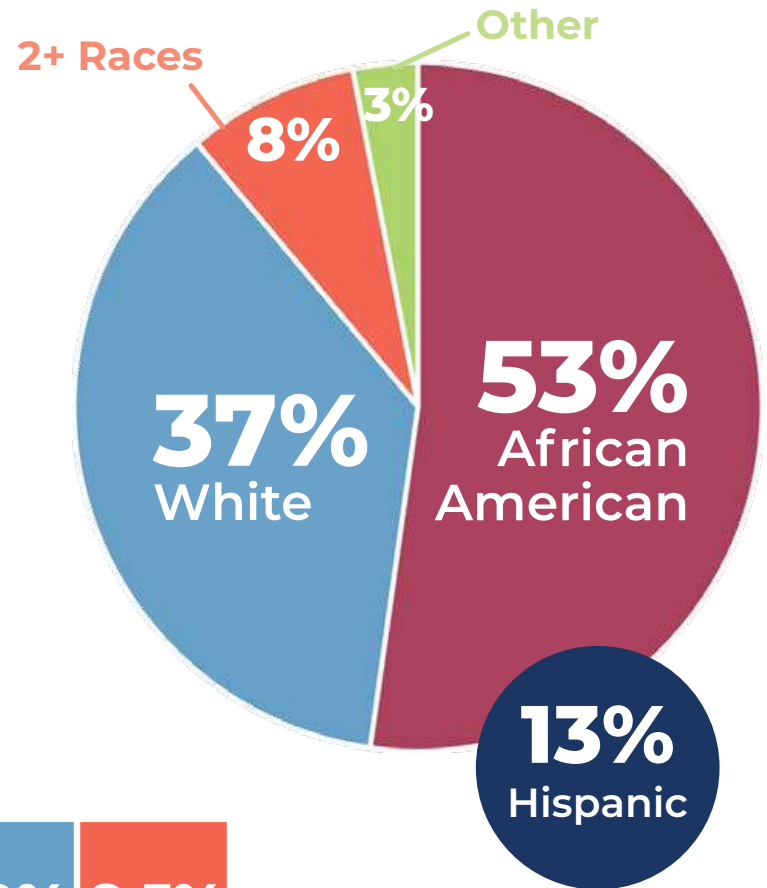
HOUSEHOLD DECREASE. A household is used to describe a housing unit and its occupants, referred to as a single “unit” of a household.

As a population within a neighborhood decreases there is often a strong correlation to household decrease within the neighborhood as well. This rings true for both Toledo and the Vistula neighborhood. Typically, as the percentage of population decreases, the percentage of households decrease is nearly identical. However, the Vistula neighborhood is unique, having a 14% decrease in population alongside only 7% reduction in households.

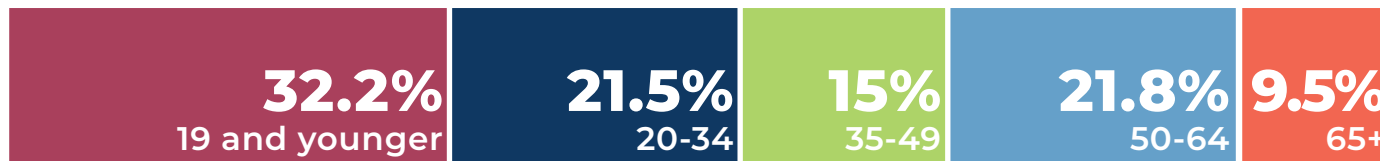
2018 ESTIMATE POPULATION OVERVIEW:



POPULATION BY RACE:



POPULATION BY AGE:



POPULATION BY EDUCATIONAL ATTAINMENT (>18 yrs old):



2010: 2010 DEC Summary File 1, U.S. Census Bureau

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

NEIGHBORHOOD REALITIES

OVERVIEW OF THE 2018 CENSUS ESTIMATE DATA

POPULATION SUMMARY BY YEAR

2000	2010	2018
5,091	4,156	3,562

POPULATION SUMMARY BY SEX

	2010	2018
Male	47.3%	47.4%
Female	52.7%	52.6%

POPULATION SUMMARY BY AGE

	2010	2018
0-19	32%	32%
20-34	23%	22%
35-49	19%	15%
50-64	18%	22%
65+	8%	10%

POPULATION SUMMARY BY RACE

	2010	2018
African American	49%	53%
White	40%	37%
American Indian	1%	0%
Other	5%	3%
Two or More Races	5%	8%

POPULATION SUMMARY BY MARITAL STATUS

TOTAL (2018)	2,757
Never Married	55%
Married	13%
Widowed	7%

2018 CIVILIAN POPULATION IN LABOR FORCE

TOTAL	2,668
Employed	72%
Unemployed	28%

POPULATION BY EDUCATIONAL ATTAINMENT

Less than 9th Grade	7%
Some High School: No Diploma	27%
High School Diploma or GED	39%
Some College: No Degree	20%
College Degree (Associates + Higher)	8%

POPULATION SUMMARY. Similar to the City of Toledo, Vistula has experienced a gradual decrease in population over the last twenty years. Compared to Toledo's population percentage lost, Vistula has lost over ten percent more of its population since 2010. The neighborhood has lost nearly 800 residents in the last decade and slightly under one-third of the population since 2000. This is a recurring trend for a region dubbed the 'Rust Belt', which is composed of several Midwestern cities stretching along the Great Lakes.

The age composition of Vistula since the 2010 Census has remained relatively the same. While counts of children and young adults remained unchanged, individuals over 50 years old grew by 6%, suggesting that existing middle-aged residents are aging within Vistula.

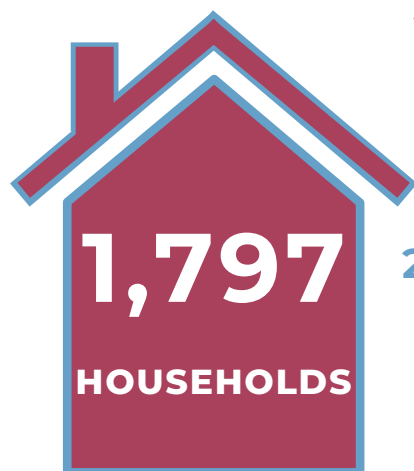
The racial composition of Vistula has remained similar to the 2010 Census. African Americans make up about 5 in every 10 residents, while thirty-seven percent of Vistula is white. The remainder of the population are two or more races or another race.

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

2018 ESTIMATE INCOME, EMPLOYMENT AND HOUSEHOLD OVERVIEW:



Median Household Income: \$12,349



2018 Owner Occupancy

15% *owner occupied*
60% *renter occupied*
26% *vacant*

2010 Owner Occupancy*

12% *owner occupied*
59% *renter occupied*
28% *vacant*

Per Capita Income: \$10,452

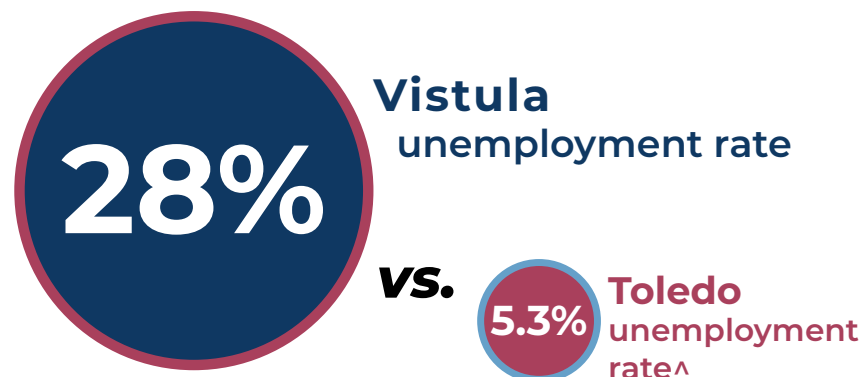
2020 minimum wage in Ohio: **\$8.70/hr**

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

29% of all households within Vistula
are maintained by a single
parent



7.8%
take public transit
to get to work



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

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

[^]Toledo Unemployment Rate (Mar 20), Bureau of Labor Statistics

NEIGHBORHOOD REALITIES

OVERVIEW OF THE 2018 CENSUS ESTIMATE DATA

2018 POPULATION BY RELATIONSHIP

TOTAL	3,463
Householder	52%
Spouse	4%
Child	29%
Other Relative	7%
Non Relative	8%
Family Households	36%
Non-Family Households	64%

NUMBER OF OCCUPIED HOUSEHOLDS BY YEAR

2000	2010	2018
2,295	1,936	1,797

2018 HOUSING UNIT SUMMARY

TOTAL	2,415
Owner Occupied	15%
Renter Occupied	60%
Vacant Units	26%

2018 HOUSEHOLDS BY TYPE

TOTAL	1,797
Family Households	36%
Husband-Wife Family Household	8%
Single Parent Family Household	29%

2018 OWNER OCCUPIED HOUSING UNITS BY VALUE

< \$50,000	85%
\$50,000 - \$99,999	9%
\$100,000 +	6%

2018 HOUSEHOLDS BY INCOME

< \$15,000	59%
\$15,000 - \$24,999	21%
\$25,000 - \$34,999	6%
\$35,000 - \$49,000	8%
\$50,000 - \$74,999	3%
\$75,000 - \$99,999	1%
\$100,000 +	2%

MEDIAN HOUSEHOLD INCOME

2010	2018
\$9,548*	\$12,349

PER CAPITA INCOME

2010	2018
\$9,132*	\$10,452

HOUSEHOLD SUMMARY. Vistula has experienced a minor decrease in occupied households since 2010 as an immediate result of population loss. Nearly one-third of these households are run by a single parent and sixty percent are renter occupied units. The area has seen increased vacancy and a decline in the condition of unoccupied housing units. As of 2018, over one-fourth of the housing stock within Vistula was vacant. Over time these units have endured poor maintenance, which has significantly reduced their condition and value.

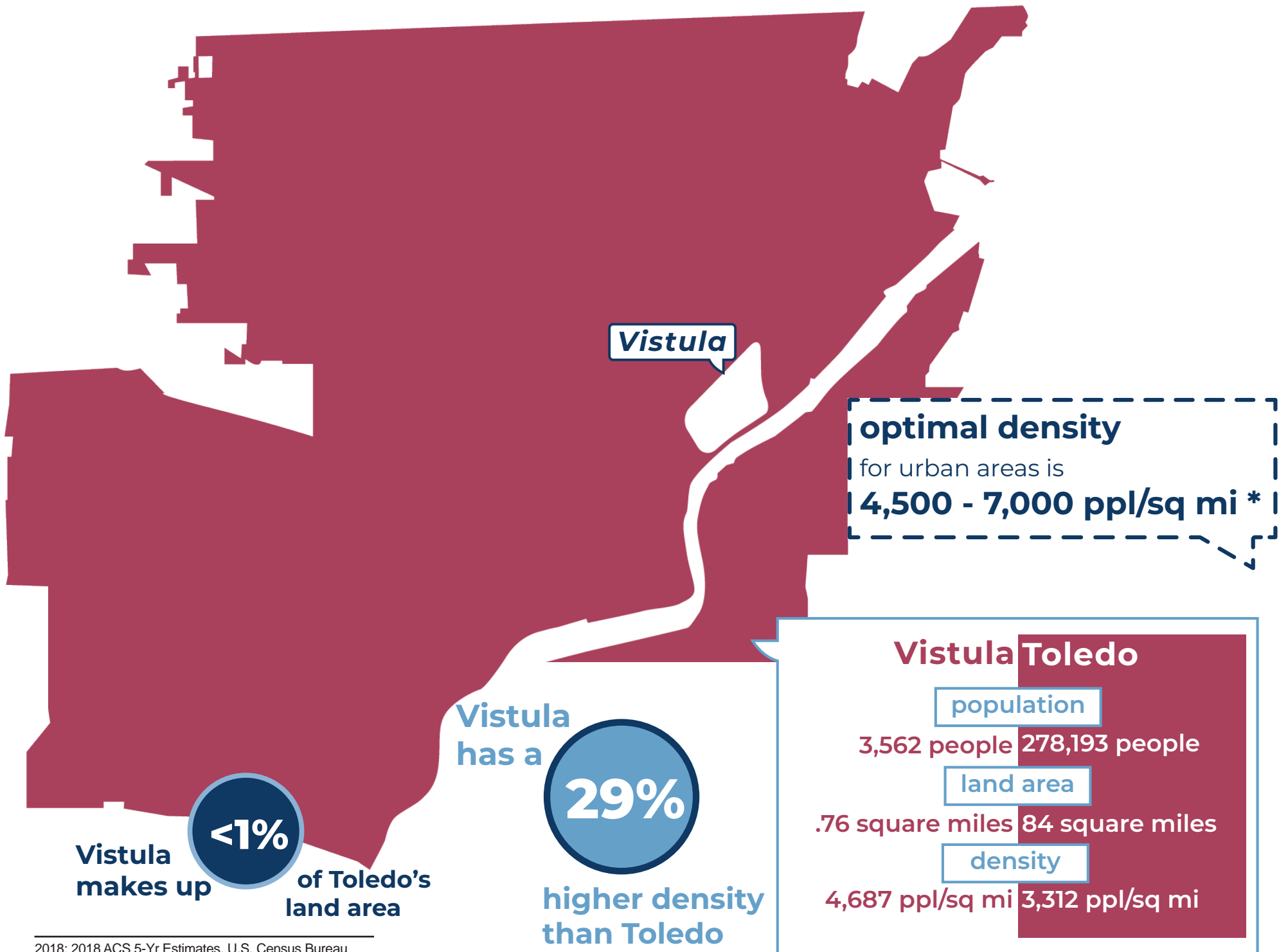
Vistula's unemployment rate sits at over five times that of the city of Toledo. Well over half of the population of workers make below the minimum wage each year. This data was collected from 2018 Census Estimates before the COVID-19 pandemic.

2000: 2000 DEC Summary File 1, U.S. Census Bureau

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

2010: 2010 DEC Summary File 1, U.S. Census Bureau

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



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

COMPARATIVE CENSUS DATA

VISTULA NEIGHBORHOOD COMPARED TO TOLEDO

POPULATION DENSITY. Although Vistula has been steadily declining in population, it retains a 30% higher density per square mile than the City of Toledo average.

Vistula's people per square mile density of 4,687 is within the Design Standard of 4,500 - 7,000 people per square mile of "optimal" density. On the contrary, a key issue is that 26% of housing units in Vistula are vacant. Vacant land that remains unused is often coupled with poor maintenance (overgrown grass, trash, rodents, dilapidated buildings, etc). The value of re-purposing this land and putting it to use cannot be understated. There is tremendous potential to utilize the land in ways which reflect the community's vision and promote a lively neighborhood with high quality of life.

NEIGHBORHOOD STREETS

HIERARCHY OF STREETS

Streets create the urban fabric of a neighborhood. The Master Plan identifies the main arteries of the neighborhood and how both pedestrian and vehicular traffic move through and within the neighborhood.

MAJOR CORRIDORS. Below are the major corridors listed alphabetically with a brief description:

Greenbelt Parkway. Also known as the Buckeye Basin. High vehicular thoroughfare that spans four lanes with a significant green buffer between directional traffic. The Parkway forms the western boundary of the Vistula Neighborhood.

Cherry Street. Cherry Street is currently a major 7 lane thoroughfare that connects West Toledo to East Toledo. The right-of-way is 92 feet wide. It forms the southern boundary of the neighborhood and creates a hard boundary that limits connectivity to downtown. See Downtown Transportation Plan on page 42, for information about proposed changes to Cherry Street.

Summit Street. Summit Street within the Vistula Neighborhood is a designated truck route. Summit is a 5 lane street with on-street parking along sections within the neighborhood. Within Vistula, Summit is a very high-speed road as it leads to Interstate 280.

SECONDARY STREETS. Below are the secondary listed alphabetically with a brief description:

Lagrange Street. This street is a historical corridor with several architecturally significant buildings lining the street. While there are several vacant structures along Lagrange, this street still has the potential to be revitalized with new energy.

North Erie Street. Currently a one-way street that is east-bound, this street takes users out of downtown. N Erie is two lanes, with parking on both sides of the street.

North Huron Street. Currently a one-way street that is west-bound, this street takes users into downtown. N Huron is two lanes, with parking on the north side of the street.

RESIDENTIAL STREETS. These streets tend to be more neighborhood oriented streets. They allow traffic within and link neighborhood businesses and anchors. They also allow for both pedestrian and vehicular traffic. The residential streets are listed below alphabetically within north-south and east-west subcategories with a brief description in some cases:

EAST - WEST STREETS.

Walnut Street.

Sycamore Street. Sycamore Street is an original street within Vistula that runs to the riverfront.

Locust Street.

Pine Street. Pine Street is an original street within Vistula that runs to the riverfront.

Cedar Street. Cedar Street is an original street within Vistula that runs to the riverfront. This

street is brick-paved.

Elm Street.

Olive Street. Olive Street is an original street within Vistula that runs to the riverfront.

Chestnut Street.

Mulberry Street.

Magnolia Street.

Stickney Street.

Buffalo Street.

Ash Street.

NORTH - SOUTH STREETS.

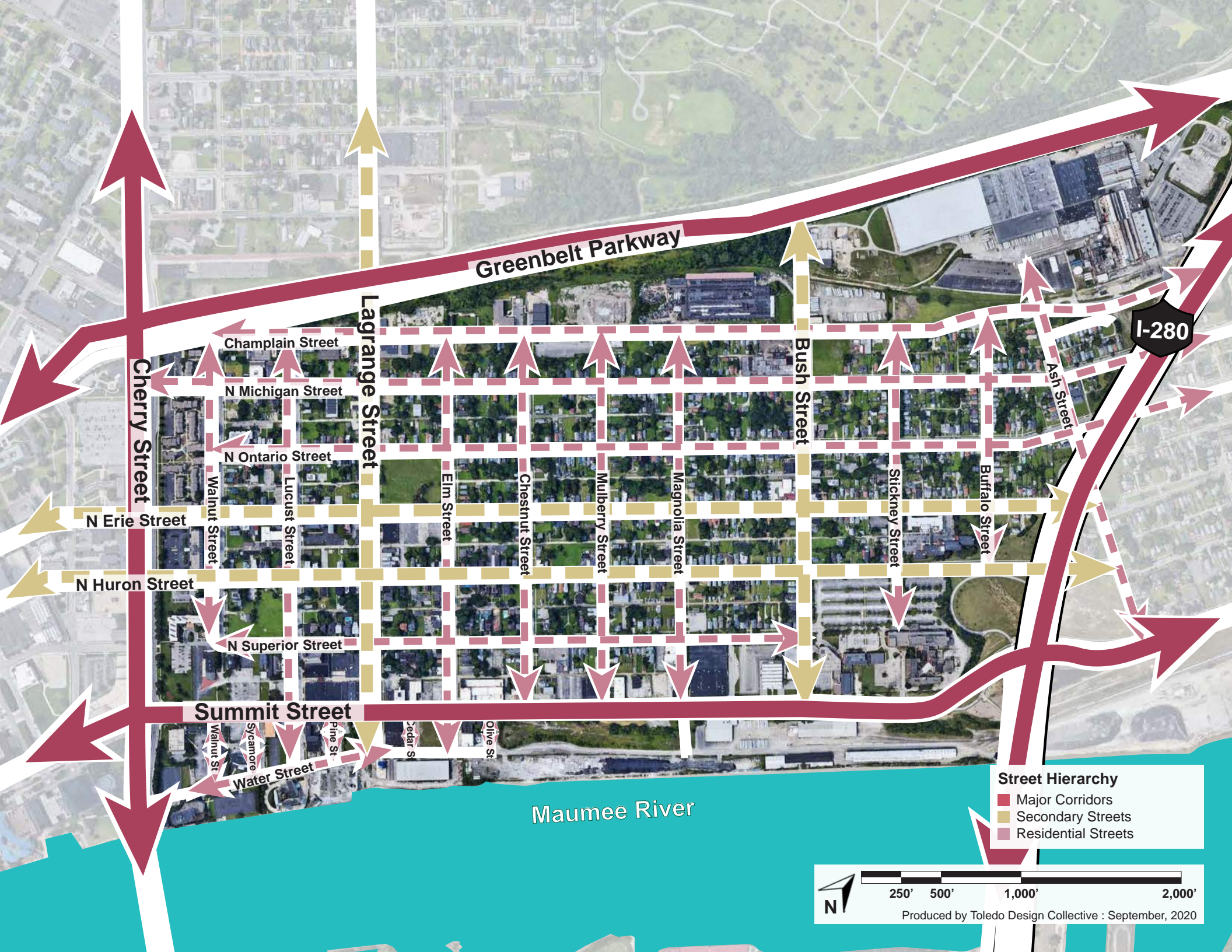
Champlain Street.

North Michigan Street.

North Ontario Street.

North Superior Street.

Water Street.



Greenbelt Parkway

I-280

Cherry Street

Lagrange Street

Bush Street

Ash Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

Walnut Street

Lucust Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Stickney Street

Buffalo Street

N Huron Street

N Superior Street

Summit Street

Walnut St

Sycamore

Pine St

Water Street

Cedar St

Olive St

Maumee River

Street Hierarchy

- Major Corridors
- Secondary Streets
- Residential Streets

N

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

Produced by Toledo Design Collective : September, 2020

NEIGHBORHOOD ALLEYS

LEFTOVER HISTORIC CARRIAGE LANES

Within the Vistula Neighborhood is a series of mainly intact alleyways. Within the Historic Overlay on the western side of the neighborhood are several left over carriage lanes which have some original brick pavers still intact. These carriage lanes were used as residents had carriage houses in the back of their property. Carriage lanes were then the original alley, allowing residents to park behind their lot reserving the streets for through traffic. To the right are images of current state of some of the historic carriage lanes. The map on the following page illustrates alleyways within Vistula, the labeled being the historic remnants of the carriage lanes of Toledo's original neighborhood.



Example of a carriage house



Brick pavers can still be found along Swan Lane



Carriage house along Dove Lane



Greenbelt Parkway

I-280

Cherry Street

Lagrange Street

Bush Street

Ash Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Dove Lane

Crane Lane

Swan Lane

Eagle Lane

Ostrich Lane

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Stickney Street

Buffalo Street

Maumee River

Vistula Alleyways

Labeled Alleys are former Carriage Lanes



Produced by Toledo Design Collective : September, 2020

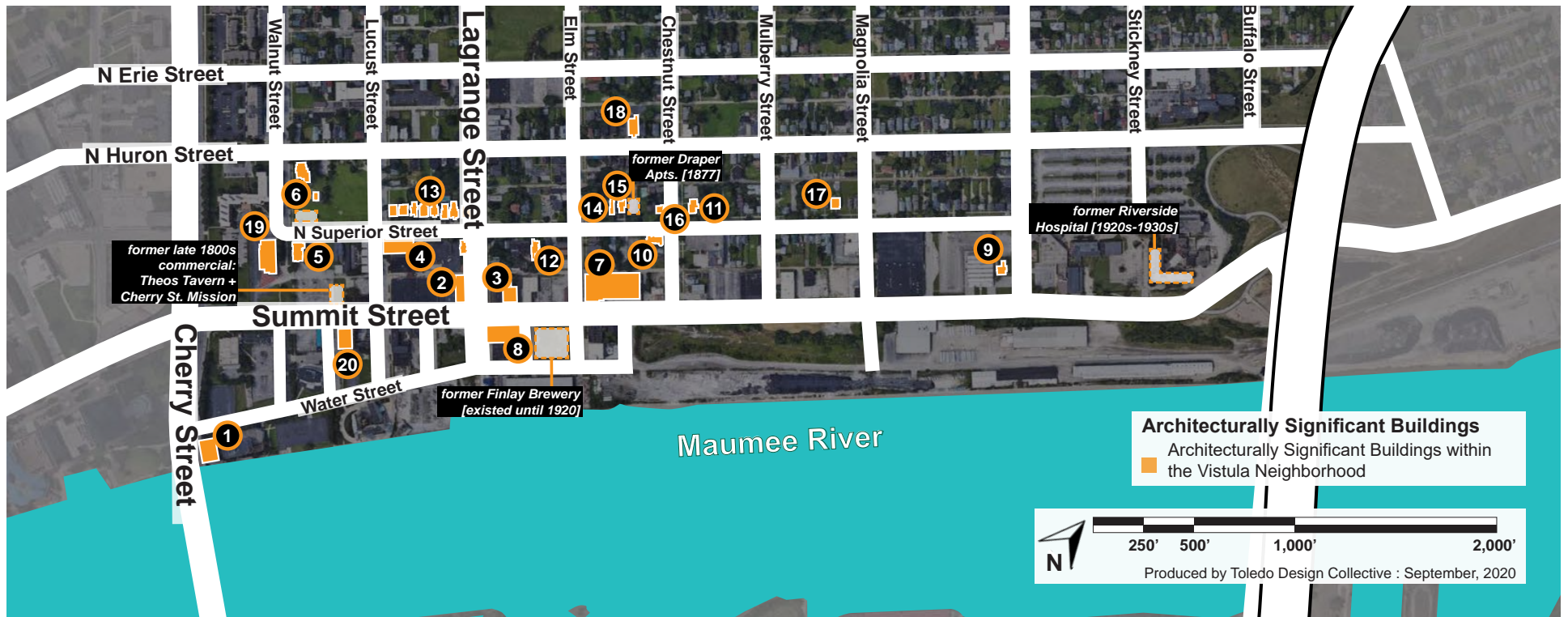
ARCHITECTURALLY SIGNIFICANT BUILDINGS

TAKING STOCK OF EXISTING STRUCTURES

ARCHITECTURALLY SIGNIFICANT BUILDINGS WITHIN

VISTULA NEIGHBORHOOD. Within the 2000 Summit Street Redevelopment Plan there was a map with identified architecturally significant buildings. This map on the following page expands that number to include additional architecturally significant buildings within the Summit Street corridor up to Huron Street.

1. **City of Toledo High Pressure Pump Station.** A brick and stone structure with a distinctive Second Empire style detailing and a copper mansard roof.
2. **Former Lagrange Saint James Hotel - 1881.** Four story high Italianate style brick and stone structure with especially fine detailing at the upper cornice, window hoods, and sills.
3. **The Vistula Building - 1867.** A three story traditional commercial storefront building with especially fine cast iron storefront detailing and decorative upper cornice.
4. **Westminster Presbyterian Church - 1873.** An impressive red brick and stone structure executed in a High Victorian style. Gothic arched openings, and traditional steeple.
5. **Hellenic Orthodox Church.** Notable is the heavy detailing, A uniquely impressive brick and stone structure with twin domed steeples and large sanctuary dome in copper.
6. **Former Residence - 1800's.** A large, Italian Villa style home in brick and stone with fine stone window hoods and detailing.
7. **Former Wonder Bread Bakery - 1930's or 40's.** Very large brick and stone, three-story industrial building, notable for its straightforward detailing and modulated massing.
8. **Theater Supply Building - 1930's or 40's.** Similar to the former Wonder Bread Bakery building, a two-story brick and stone industrial/commercial building.
9. **Secor House.** A large, Second Empire brick home featuring a curved mansard roof and double-arched dormers.
10. **Raymond-Ketcham House - 1851.** A fine brick and wood Queen Anne style house. It was originally built in the Italianate style, and converted to a Queen Anne Victorian style in the late 1800s.
11. **James Blass House - 1877.** A large Italian Villa style brick and wood home featuring a prominent corner tower.
12. **William Cummings House - 1871.** A Late Victorian brick and wood home with prominent corner tower and especially ornate window hoods and porch detailing.
13. **900 Block of Superior Street.** This block features eight brick apartment and duplexes. All are fine examples of late 19th century architecture, most notably the Van SanFleet and Delores and Charles apartments.
14. **Frank E. Weber House.** A shingle-style home with original Arts & Crafts woodwork.
15. **Theodore J. Brown House.** Dating back to 1880 and has painted tin ceilings and marble fireplaces.
16. **1135-1137 North Superior St.** This duplex, built in 1902, shows one side as it looked before renovation to contrast with the newly restored second unit
17. **1329 North Superior St.** The owners of this 100-year-old building have just begun restoring it to a single-family residence. It features curved windows, an oak staircase, and a wide front porch.
18. **Historic Salem Lutheran Church.** The church building dates to 1871, and has had three major renovations.
19. **Holy Trinity Greek Orthodox Cathedral.** Built in 1920, it features an intricate ceiling.
20. **The Shoe Factory.** Dating back to 1909, now houses an architectural firm, Duket Architects that has renovated the third floor as office space. Restoration of the ground-floor storefront has also occurred.



*former City of Toledo high pressure
Pump Station*



900 block N. Superior Street



Secor Mansion

VISTULA ANCHORS

NEIGHBORHOOD ANCHORS

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

NEIGHBORHOOD ANCHORS. Anchors that are in the Vistula Neighborhood and directly service neighborhood residents and stakeholders.

- 1 GREENBELT PLACE APTS.** 806 Cherry Street. Comprised of 13 buildings, this multifamily complex is on the western edge of the Vistula Neighborhood.
- 2 COVENANT HOUSE.** 702 N Erie Street. Covenant house provides housing and supportive services to youth facing homelessness.
- 3 MADONNA HOMES.** 722 N Huron Street. Affordable housing for seniors. Has planned activities and other amenities for residents.
- 4 CASEY POMEROY HOUSE.** 802 N Huron Street. Bed & Breakfast, built in 1870. This 19th-century Italianate mansion is listed on the National Register of Historic Places.
- 5 BEACH HOUSE FAMILY SHELTER.** 915 N Erie Street. Transitional housing that helps homeless women and families regain independence. Beach House fosters positive changes through structured programs focused on goal setting, education, employment and life management.
- 6 ST. JAMES HOTEL.** 937 N Summit Street. Former Hotel along Summit Street. This structure is an architectural icon within Vistula.
- 7 DEL-ROY PRODUCTS & PEST CONTROL.** 823 Lagrange Street. Pest management products and expert advice.
- 8 AURORA PROJECT.** 1035 N Superior Street. Established in 1986, Aurora Project provides enriched housing to homeless women and their children.
- 9 SALEM LUTHERAN.** 1127 N Huron Street. Oldest Lutheran Church in Toledo, founded in 1842. Today, Salem is a mission congregation for people experiencing poverty. One program is a pancake breakfast served to neighborhood residents every Saturday, which provides food for a couple hundred people every week.
- 10 GREEN GROCER.** 1201 N Huron Street. Owned by the Historic Vistula Foundation this building supplies fresh produce and groceries for the neighborhood during the summer. The Foundation is looking to expand their services and renovate the historical building.
- 11 WONDERBREAD.** 1119 N Summit Street. Also known as the Continental Baking Co. building, this iconic Vistula structure will be undergoing renovations to add housing for the neighborhood.
- 12 VISTULA CHAPEL.** 630 Mulberry Street. Place of worship for neighborhood residents.
- 13 CHESTNUT HILL APT.** 1127 Champlain Street. Permanent supportive housing for the formerly homeless and disabled, serviced by Volunteers of America.
- 14 VOLUNTEERS OF AMERICA.** 1201 Champlain Street. Program serves formerly incarcerated individuals. Case managers and residents create an individualized program plan to address their specific needs.
- 15 TRINITY FAITH TABERNACLE.** 1302 N Huron Street. Place of worship and resident services for neighborhood community.
- 16 FRIENDLY CENTER.** 1324 N Superior Street. Community center which has served the Vistula Neighborhood since 1923. The center has been financially unstable, but is looking to begin to provide services for the neighborhood soon.
- 17 TOLEDO FIRE STATION 3.** 701 Bush Street. Fire station within Vistula.
- 18 THAT NEIGHBORHOOD CHURCH.** 1501 N Ontario Street. Provides neighborhood services and also hosts a neighborhood clinic.
- 19 NORTHGATE SENIOR APTS.** 610 Stickney Avenue. Affordable senior living located on the eastern edge of the Vistula Neighborhood.



Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Cherry Street

Water Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Stickney Street

Buffalo Street

Ash Street

Vistula Anchors: Neighborhood Anchors

- | | | |
|-----------------------------------|-------------------------|----------------------------|
| ① Greenbelt Place Apts. | ⑧ Aurora Project | ⑮ Trinity Faith Tabernacle |
| ② Covenant House | ⑨ Salem Lutheran | ⑯ Friendly Center |
| ③ Madonna Homes | ⑩ Green Grocer | ⑰ Toledo Fire Station |
| ④ Casey Pomeroy House | ⑪ Wonderbread | ⑱ That Neighborhood Church |
| ⑤ Beach House Family Shelter | ⑫ Vistula Chapel | ⑲ Northgate Senior Apts. |
| ⑥ St. James Hotel | ⑬ Chesnut Hill Apts. | |
| ⑦ Del-Roy Products & Pest Control | ⑭ Volunteers of America | |



VISTULA ANCHORS

REGIONAL ANCHORS

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

REGIONAL ANCHORS. Anchors that while are located in the Vistula Neighborhood, service stakeholders outside of the Neighborhood.

- 20 GREEK ORTHODOX.** 740 N Superior Street. The Greek Orthodox Church sits on the western edge of the Vistula Neighborhood and services a congregation that lives outside of the Vistula Neighborhood. Yearly festivals bring several hundred people from outside the community to Vistula.
- 21 WTOL.** 730 N Summit Street. Toledo area news, weather, traffic, and sports. Station based along the western boundary of Vistula.
- 22 PORT AUTHORITY.** 1 Maritime Plaza #7. Toledo-Lucas County Port Authority is a port authority financing and/or operating air, rail, trucking, and port facilities, as well as supporting and funding economic development activities in Lucas County.
- 23 MARITIME ACADEMY.** 803 Water Street. The Maritime Academy is one of only 18 Maritime-Themed Public Schools across the U.S. with the first state-approved Maritime Career Tech Education Program in the United States. The Maritime Academy is a Grade 5 -12 Middle/High School Diploma-based public school.
- 24 DUKET ARCHITECTS.** 830 N Summit Street. Duket Architects Planners, formed in 1971, is an award winning professional practice committed to excellence in the field of Architecture and its related fields.
- 25 LAFARGE.** 840 Water Street. Lafarge is a cement company specializing in three major products: cement, construction aggregates, and concrete. Sitting along the Maumee River, Lafarge utilizes boats for shipping, as well as daily shipments via trucks.
- 26 VASKO.** 900 N Street. Vasko Company is a leading provider of new and used food service & janitorial equipment and supplies.
- 27 TOLEDO EDISON.** 916 Water Street. Toledo Edison a subsidiary of FirstEnergy Corporation, hosts it's Locust substation along the Maumee riverfront.
- 28 TOLEDO SPIRITS.** 1301 N Summit Street. Founded in 2013, Toledo Spirits creates craft spirits. Servicing the Toledo area and beyond, they also host Toledo and regional events.
- 29 TPS BOARD OF EDUCATION.** 1609 N Summit Street. Toledo Public Schools' mission is to produce competitive college and career ready graduates through a rigorous curriculum across all grade levels by implementing Ohio's New Learning Standards with Fidelity. Located along the eastern edge of the neighborhood, this building provides office space for the Board of Education.
- 30 LIBBEY GLASS.** 940 Ash Street. While the 2020 pandemic has halted production of glassware at the Libbey Glass Factory, this regional anchor used to provide much of Toledo area and Vistula residents with jobs. This historical anchor has a rich history and roots in Toledo's oldest neighborhood.
- 31 WESTMINSTER CHURCH.** 902 N Superior Street. This historical anchor is one of the oldest structures in the Vistula Neighborhood. The church is currently being developed and seeing new life with adaptive re-use. The revitalized structure will bring a regional draw to the area.
- 32 ST. JOSEPH'S.** 628 Locus Street. Roman Catholic Church, located within the Vistula Neighborhood. Services congregation from outside of neighborhood.



Greenbelt Parkway

I-280

Maumee River

- Vistula Anchors: Regional Anchors**
- | | |
|---------------------|---------------------------|
| 20 Greek Orthodox | 27 Toledo Edison |
| 21 WTOL | 28 Toledo Spirits |
| 22 Port Authority | 29 TPS Board of Education |
| 23 Maritime Academy | 30 Libbey Glass |
| 24 Duket Architects | 31 Westminster Church |
| 25 Lafarge | 32 St. Joseph's Church |
| 26 VASKO | |



WALKABILITY

PROMOTION OF QUALITY OF LIFE

“Walkability” indicates how and where it is comfortable to walk within an area or zone. The typical comfort level is a 1/4 mile radius which is approximately a 10 - 15 minute walk. This is a set Planning Standard based off numerous user surveys and data for walking patterns within North America.

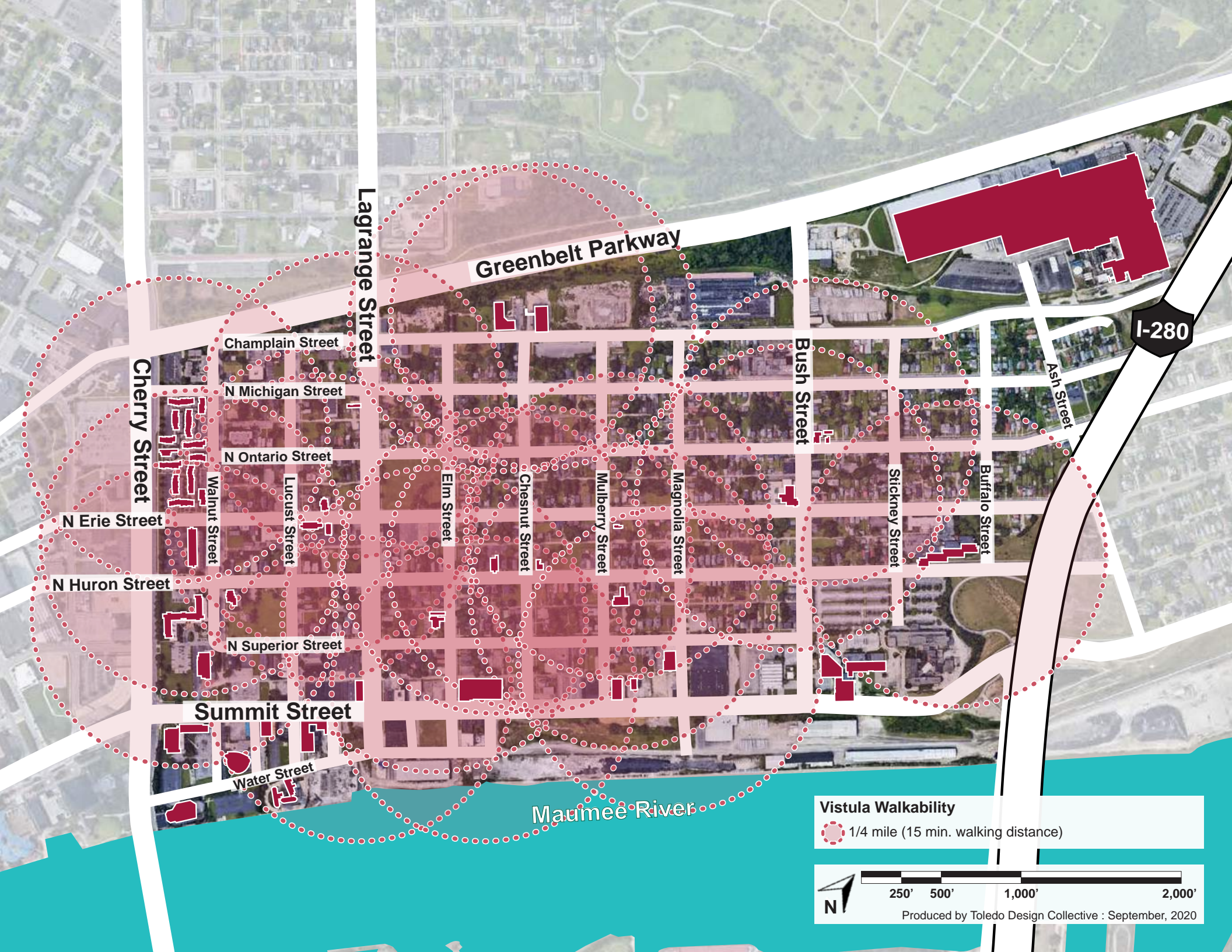


WALK SCORE. Walk Score is a third party site that provides a score on a scale of 1, being the least walkable, to 100, being the most walkable for different cities and neighborhoods. Their mission is to promote walkable neighborhoods. “Walkable neighborhoods are one of the simplest and best solutions for the environment, or health, and our economy.”¹ The approximate walk score for Vistula is 58, *Somewhat Walkable*. This score indicates that some errands can be accomplished on foot.

NEIGHBORHOOD WALKABILITY. The map on the following page has neighborhood anchors each with a quarter mile walking radius around each anchor. The overlaps in the quarter mile walking radii indicate that there is potential to increase the walkability between anchors. This map illustrates the potential for walkability along Lagrange Street- which would enhance the current 58 walking score.

The map on the following page also illustrates that while there is potential for walkability along Lagrange Street, the surrounding neighborhood could also be considered highly walkable if the proper infrastructure existed. The Vistula Neighborhood has small enough blocks where it is comfortable to walk the Neighborhood and not just drive the Neighborhood.

1) <https://www.walkscore.com/score/vistula-historic-district-toledo>



Greenbelt Parkway

I-280

Cherry Street

Lagrange Street

Bush Street

Ash Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

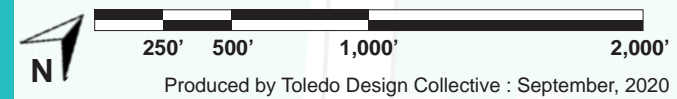
Stickney Street

Buffalo Street

Maumee River

Vistula Walkability

1/4 mile (15 min. walking distance)



Produced by Toledo Design Collective : September, 2020

BUS ROUTES

ROUTING WITHIN THE NEIGHBORHOOD

Toledo Area Regional Transit Authority, *TARTA*, routes currently exist along the main access roads to the neighborhood, Cherry Street, Lagrange Street, North Erie Street, North Huron Street, and part of Summit Street. Just outside of the Vistula Neighborhood is the Cherry Street Transit Hub for the entire TARTA bus system. The location of this hub allows more Vistula neighborhood residents easier access to the entire system. Below are the routes that exist specifically within the Vistula Neighborhood with a description of each.

15A | SUMMIT/ SUDER /ALEXIS +

15E | SUMMIT/ POINT PLACE VIA ALEXIS.

Both of these routes loop through the Vistula Neighborhood along Erie and Huron Streets. They connect the neighborhood to the downtown Core Business District. They connect to the Cherry Street Transit Hub. Route 15A runs along Suder. Route 15E runs up to Point Place via Alexis Road.

17B | LAGRANGE/ BENNETT VIA MIRACLE MILE +

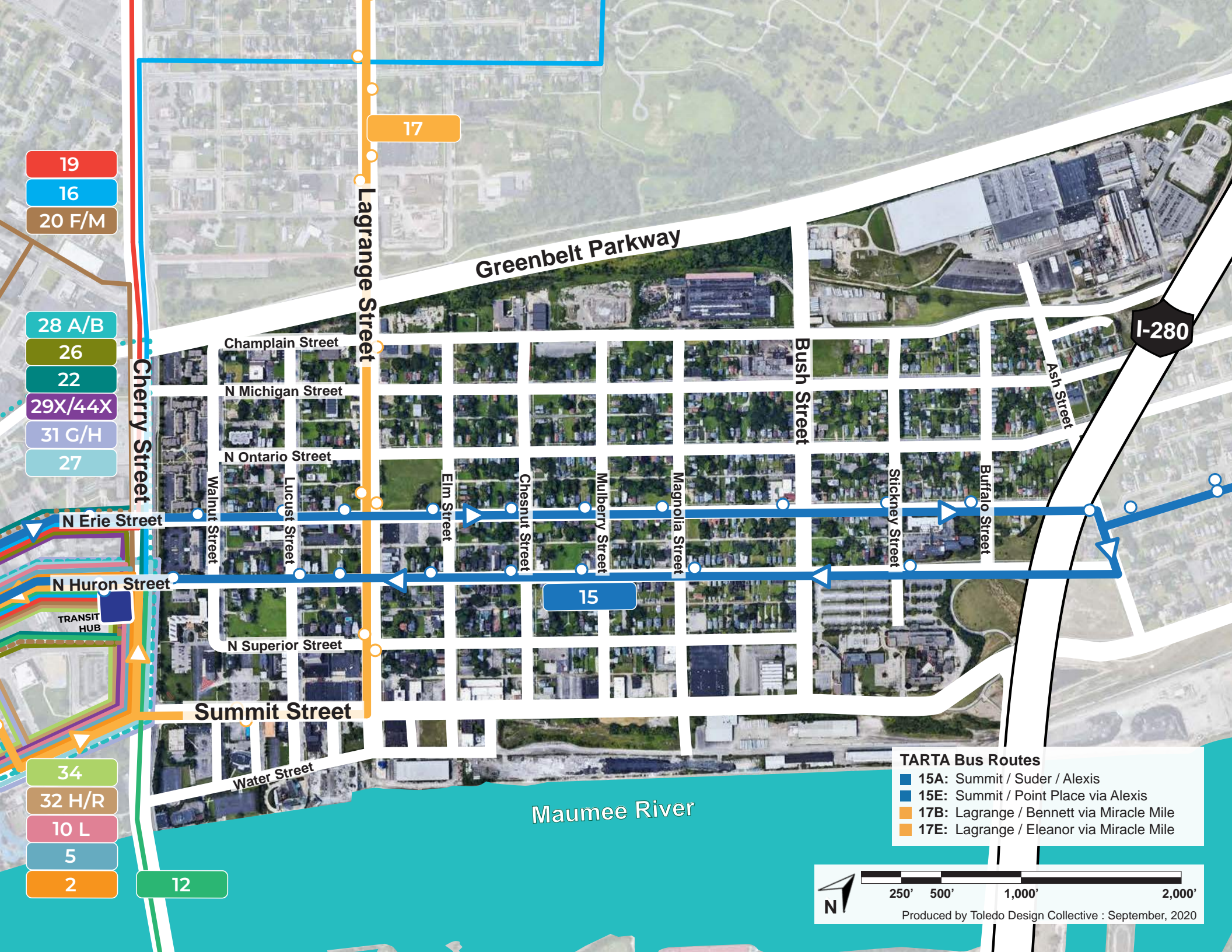
15E | SUMMIT/ ELEANOR VIA MIRACLE MILE.

Both of these routes loop through the Vistula Neighborhood along Lagrange Street. They connect the neighborhood to the Miracle Mile Shopping Center along Laskey road and connect to route 26. They also connect to the Cherry Street Transit Hub. Route 17B runs to the north more up to Alexis Road and connects to Route 26L. Route 17E runs up to Eleanor Road and connects to Route 26L.

BUS STOP CONCLUSIONS. Vistula is well served by the 15 and 17, serving the core arterials of the neighborhood. The maximum blocks a TARTA user would need to walk is three, which actually makes the Vistula Neighborhood well serviced during regular TARTA service hours. With approximately 8% of the Vistula Neighborhood taking the bus in order to get to work¹, it is a critical service that could potentially be expanded upon with more flexible service hours.

When analyzing the bus stops within the neighborhood it was clear there are a lot of stops within the neighborhood there are not “amenities” included with those stops. “Amenities” not typically included within the Vistula Neighborhood are a TARTA covered bus stop that would protect a user from rain, snow, wind, and direct sun while waiting for the bus, or even benches. These “amenities” are for user comfort and give the riders another incentive to take the bus.

1) 2018: 2018 ACS 5-Yr Estimates, U.S. Census Bureau



Cherry Street

Lagrange Street

Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Superior Street

Summit Street

Water Street

Bush Street

Ash Street

Stickney Street

Buffalo Street

Maumee River

N Erie Street

N Huron Street

TRANSIT HUB

19
16
20 F/M

28 A/B
26
22
29X/44X
31 G/H
27

34
32 H/R
10 L
5
2

12

17

15

- TARTA Bus Routes**
- 15A: Summit / Suder / Alexis
 - 15E: Summit / Point Place via Alexis
 - 17B: Lagrange / Bennett via Miracle Mile
 - 17E: Lagrange / Eleanor via Miracle Mile



URBAN TREE CANOPY

TREE COVERAGE WITHIN NEIGHBORHOOD

The Urban Tree Canopy within the neighborhood can be improved upon. Tree coverage, or canopy, provides health and social benefits to neighborhoods as well as reducing energy consumption. The adjacent map illustrates where there are trees within the neighborhood.

LACK OF TREE CANOPY. It is evident the majority of the trees are located within the blocks of the neighborhood behind residential or commercial buildings instead of in front along the streetscape. This means that there is virtually no real tree canopy that provides significant benefits to the neighborhood and the community. ***Benefits of a healthy urban tree canopy*** are listed to the right:

BENEFITS OF A HEALTHY URBAN TREE CANOPY*

ENVIRONMENTAL BENEFITS. “Trees sequester carbon [CO₂], reducing the overall concentration of greenhouse gases in the atmosphere. Urban forests promote beneficial water quality and reduce storm water management costs.”¹

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

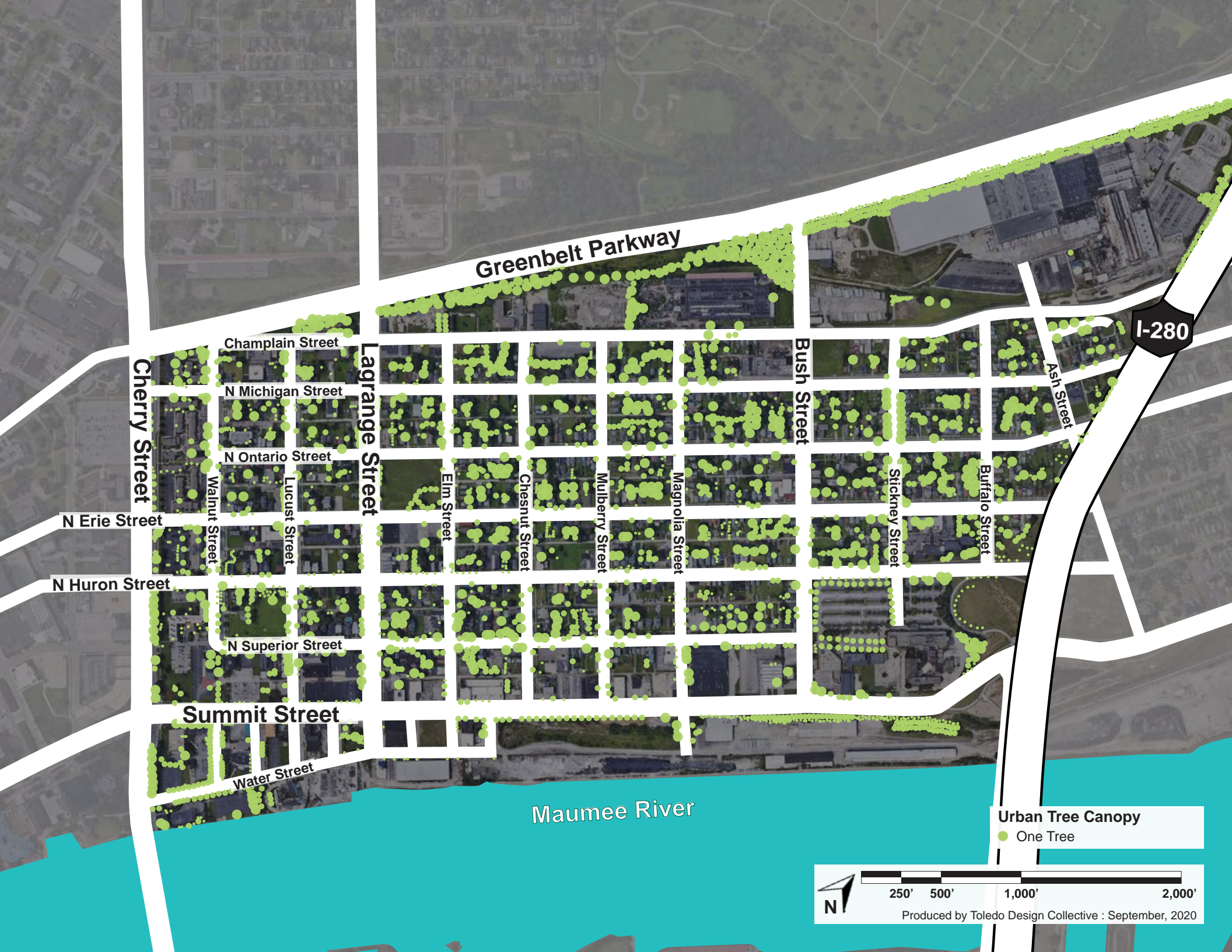
ECONOMIC BENEFITS. “Communities and business districts with healthy tree-cover can help attract new residents, industry, and commercial activity.”¹

- Homes landscaped with trees can sell quicker than homes without
- Homes with trees are worth more,
- Trees in front of a businesses can add revenue
- Shoppers are proven to shop longer where street trees exist

PUBLIC HEALTH AND SOCIAL BENEFITS. “Trees produce oxygen, intercept airborne particulates, and reduce smog, enhancing a community’s respiratory health. The urban canopy directly contributes to meeting a city’s regulatory clean air requirements.”¹ Some studies suggest:

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

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



Greenbelt Parkway

I-280

Cherry Street

Champlain Street

N Michigan Street

N Ontario Street

Walnut Street

Lucust Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Stickney Street

Buffalo Street

Ash Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Maumee River

Urban Tree Canopy

One Tree



BROWNFIELDS

HISTORIC AND PRESENT BROWNFIELDS WITHIN THE NEIGHBORHOOD

BROWNFIELDS. “Brownfields are real property – the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”¹

The graphic on the adjacent page shows where there are historic and present brownfields within the Vistula Neighborhood. This information was provided by the City of Toledo’s Brownfield Remediation Department. Most of the brownfields occur on current used or vacant industrial land.

Most of the known brownfields within the Vistula Neighborhood occur along Summit Street and Champlain Street.

BROWNFIELD REMEDIATION. “Brownfield remediation is the removal or sealing off of that contaminant so that a site may be used again without health concerns. There are hundreds of thousands of brownfields in the United States, including many prime downtown and waterfront properties. Greenfields, on the other hand, are undeveloped parcels of land, while the term “greyfield” is sometimes used to refer to dilapidated or abandoned properties that are not contaminated.”²

“The process for remediation depends largely on the zoning and intended use of the property. A parking lot, for instance, will require a different level of cleanup than a lot being converted to a community garden. Future residential sites have higher standards than commercial sites and thus will likely take longer and be more expensive to treat.”²

1) <https://www.epa.gov/brownfields/overview-epas-brownfields-program>

2) <https://www.go-gba.org/resources/green-building-methods/brownfield-remediation/>



ZONING

EXISTING ZONING

Toledo Lucas County Plan Commissions establishes zoning districts and standards, which are outlined below. There are four types of base zoning districts: *Residential, Commercial, Industrial, and Special Purpose* districts, all of which can be found within the Vistula Neighborhood. The majority of the language from this section is taken directly from the Toledo Zoning Code.

The existing zoning for the neighborhood still has value, however the City of Toledo's Zoning Code has not had major changes since 2004.

RESIDENTIAL [R] ZONING DISTRICTS.

[RS6] SINGLE-DWELLING RESIDENTIAL. The RS, Single-Dwelling districts are primarily intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods.

The RS6 district sets 6,000 SQ FT as a minimum lot area requirement per unit. This accommodates the smaller lots within the Vistula Neighborhood, and actually promotes a dense residential fabric, within those smaller lots. The parcels within this zone are visibly more stable than other residential zones in Vistula. RS6 is primarily on the northern end of Vistula. There is actually not as much RS6 compared to the other residential districts within the neighborhood.

[RD6] DUPLEX RESIDENTIAL. The RD, Duplex district is primarily intended to accommodate the development of single dwelling units and duplexes on individual lots. The district is intended to create, maintain and promote a variety of housing opportunities for individual households. These zones are scattered among the RS6 on the northern end of the neighborhood, and are more prominent than RS6.

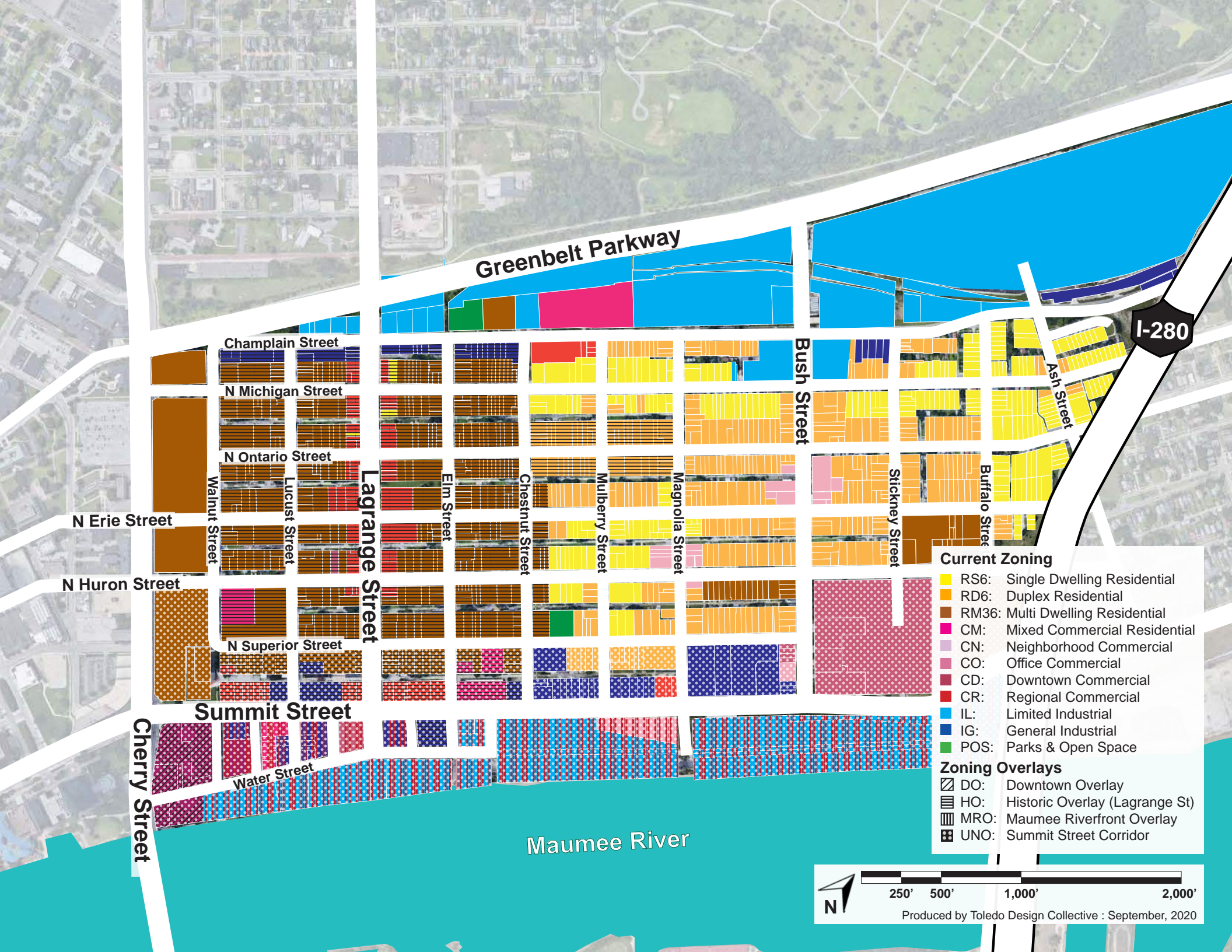
[RM36] MULTI DWELLING RESIDENTIAL. The RM, Multi-Dwelling districts are primarily intended to accommodate the development of multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The regulations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

The RM36 zone allows more than one principal building on a lot when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single entity. A range of districts is established to reflect the diversity of the City's residential neighborhoods. Most of the Historic Overlay is designated as RM36, as well as most of the southern side of the Vistula Neighborhood .

The Residential [R] Districts make up most of the Vistula Neighborhood. This is not surprising as it does contain a dense population. Within these Residential [R] Districts the RS6 zoned areas are the most restrictive, the RD6 allows for more flexibility for development, while the RM36 zone allows for the most flexibility in the neighborhood. See charts below for which residential development is more accommodating of others versus restrictive of others:

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

While flexibility may sound better within Vistula it may have contributed to the growing vacant land as there are fewer restrictions- especially within the Historic District and along the Lagrange Corridor. Through a visual observation of the neighborhood as well as locating vacant land through Lucas County Land Bank data there is actually more stable housing within the RS6 zoned areas, as opposed to the RD6 zoned areas, which have the most amount of vacant land and a less stable housing stock.



Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Cherry Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Ash Street

Stickney Street

Buffalo Street

Current Zoning

- RS6: Single Dwelling Residential
- RD6: Duplex Residential
- RM36: Multi Dwelling Residential
- CM: Mixed Commercial Residential
- CN: Neighborhood Commercial
- CO: Office Commercial
- CD: Downtown Commercial
- CR: Regional Commercial
- IL: Limited Industrial
- IG: General Industrial
- POS: Parks & Open Space

Zoning Overlays

- DO: Downtown Overlay
- HO: Historic Overlay (Lagrange St)
- MRO: Maumee Riverfront Overlay
- UNO: Summit Street Corridor

Maumee River



ZONING

EXISTING ZONING

COMMERCIAL [C] ZONING DISTRICTS.

[CM] MIXED COMMERCIAL-RESIDENTIAL. The CM, Mixed Commercial-Residential zoning district is intended to accommodate mixed-use, pedestrian-oriented development. Within Vistula, the CM designation is scattered throughout the neighborhood but is not prominent, as it is a newer designation within the zoning code.

[CN] NEIGHBORHOOD COMMERCIAL. The CN, Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Within Vistula, this zoning designation is located in two locations, along a portion of Bush Street and Magnolia Street. This zoning designation should also be along Lagrange Street – where there is currently CR, Regional Commercial Zoning. By zoning Lagrange Street CN, where there are more businesses there is potential to create a more stable and denser neighborhood-oriented business district.

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

[CD] DOWNTOWN COMMERCIAL. The CD, Downtown Commercial zoning district is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, cultural and governmental center. Development is intended to be intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. The only sites with the CD designation within the Vistula Neighborhood are within the south-east corner of the neighborhood, primarily along Water Street. This designation of these parcels points to the significance of Water Street as an extension of downtown from a pedestrian experience.

[CR] REGIONAL COMMERCIAL. The CR, Regional Commercial zoning district is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. Within Vistula the primary places containing CR zoning are along Lagrange Street. This plan recommends targeting Lagrange Street for new neighborhood commercial businesses, while avoiding the regional commercial designation in the process.

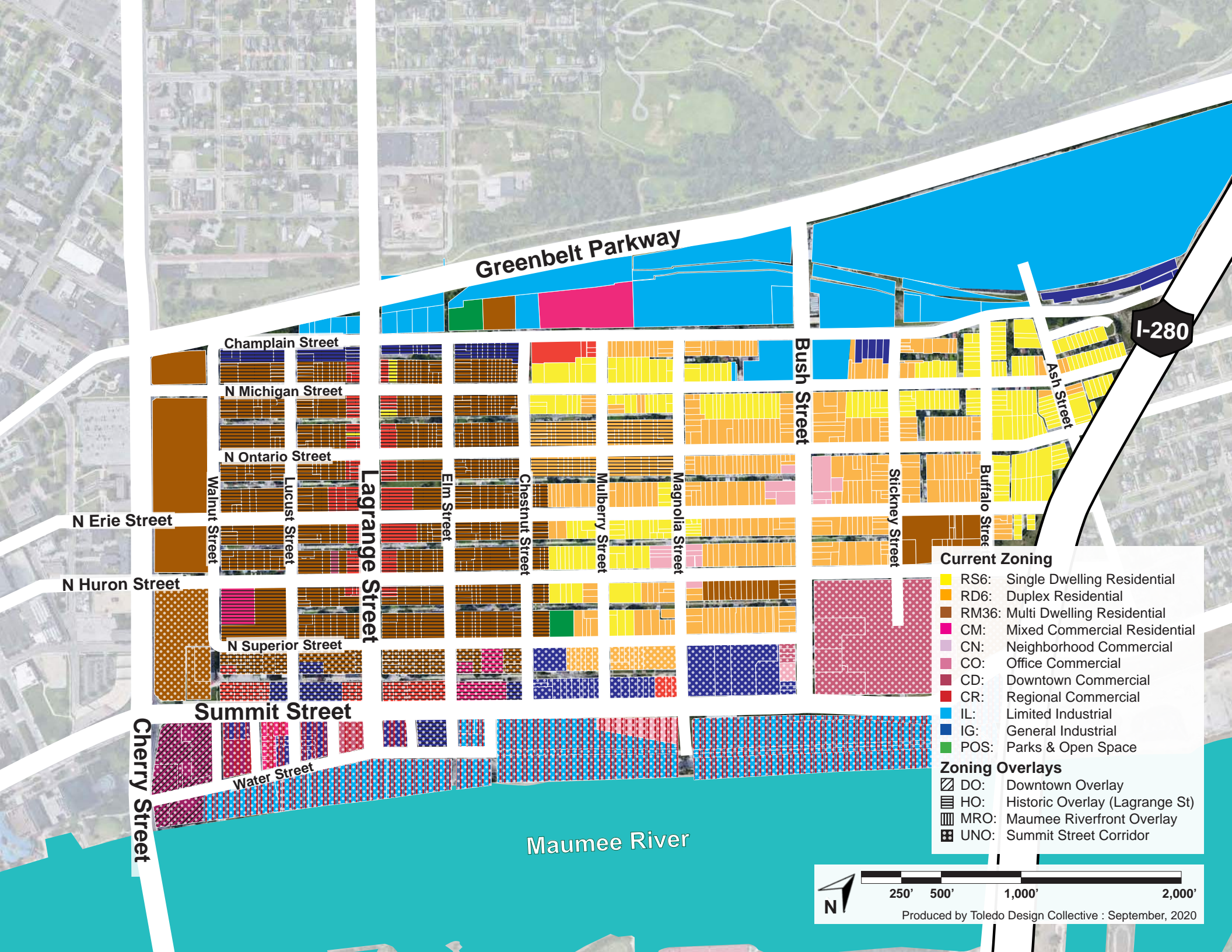
INDUSTRIAL [I] ZONING DISTRICTS.

[IL] LIMITED INDUSTRIAL. The IL, Limited Industrial district is intended to accommodate uses such as wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Within Vistula this zoning is primarily located along the Maumee Riverfront, and the Greenbelt Parkway. While the zoning is still relevant along the western boundary of the neighborhood adjacent to the Greenbelt Parkway, this zoning may not be the highest and best use for some of the parcels along the riverfront.

[IG] GENERAL INDUSTRIAL. The IG, General Industrial district is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. Within Vistula the designation occurs along Champlain Street and Summit Street. Much like the IL designation, this may not be the highest and best use for parcels on the east side of Summit Street.

SPECIAL PURPOSE ZONING DISTRICTS.

[POS] PARKS AND OPEN SPACE DISTRICT. The POS, Parks and Open Space district is a Special Purpose zoning district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. The POS district may also be applied to privately-owned open space areas within residential developments. Within Vistula, the current POS designation is applied to two sites, one along Superior Street and the second along Champlain Street. Considering the high density zoning of RM36 throughout the majority of Vistula, additional POS may be something to consider for the future.



Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Cherry Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Stickney Street

Buffalo Street

Ash Street

Current Zoning

- RS6: Single Dwelling Residential
- RD6: Duplex Residential
- RM36: Multi Dwelling Residential
- CM: Mixed Commercial Residential
- CN: Neighborhood Commercial
- CO: Office Commercial
- CD: Downtown Commercial
- CR: Regional Commercial
- IL: Limited Industrial
- IG: General Industrial
- POS: Parks & Open Space

Zoning Overlays

- DO: Downtown Overlay
- HO: Historic Overlay (Lagrange St)
- MRO: Maumee Riverfront Overlay
- UNO: Summit Street Corridor

Maumee River



ZONING

EXISTING ZONING

OVERLAY ZONING DISTRICTS.

[DO] DOWNTOWN OVERLAY. The -DO, Downtown Overlay district is intended to provide a review process for proposed physical changes to structures within the Central Business District of the City and adjacent areas in order to evaluate the proposals in relation to the approved plan for the area. Within Vistula this overlay is only applied to the parcels in the south-east corners of the neighborhood.

[HO] VISTULA HISTORIC OVERLAY. The Vistula Historic District lies just northeast of the Central Business District and consists of approximately 26 square blocks. The Vistula Historic District comprises the earliest remaining commercial and residential development in the City of Toledo. The boundaries for the Vistula Historic Overlay are primarily between Walnut and Chestnut Streets and Superior and Champlain Streets. The purpose of the HO designation are:

- Safeguard the heritage of the City by preserving sites and structures within national register historic districts and/or within state and locally designated historic districts that reflect the City's history and architectural past.
- Stabilize and improve property values.
- Strengthen the economy of the City.
- Protect and enhance the City's attractions to residents, tourists and visitors.
- Enhance the visual and aesthetic character, diversity and interest of the City.
- Foster civic pride in the beauty and notable accomplishments of the past.
- Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
- Preserve sound existing housing stock and safeguard the residential character of primarily residential neighborhoods.

[UNO] SUMMIT STREET CORRIDOR. The Summit Street Corridor Redevelopment (SSCR) District is an overlay zoning classification to be established as an Urban Neighborhood Overlay (UNO) District under the provisions of Sec. 1103.0500. The overlay zoning district establishes additional design standards on development allowed by the underlying zoning district. In the event of conflict between the SSCR district regulations, Vistula Historic District regulations, and the regulations of the underlying base zoning district, and the Vistula Historic District regulations govern.

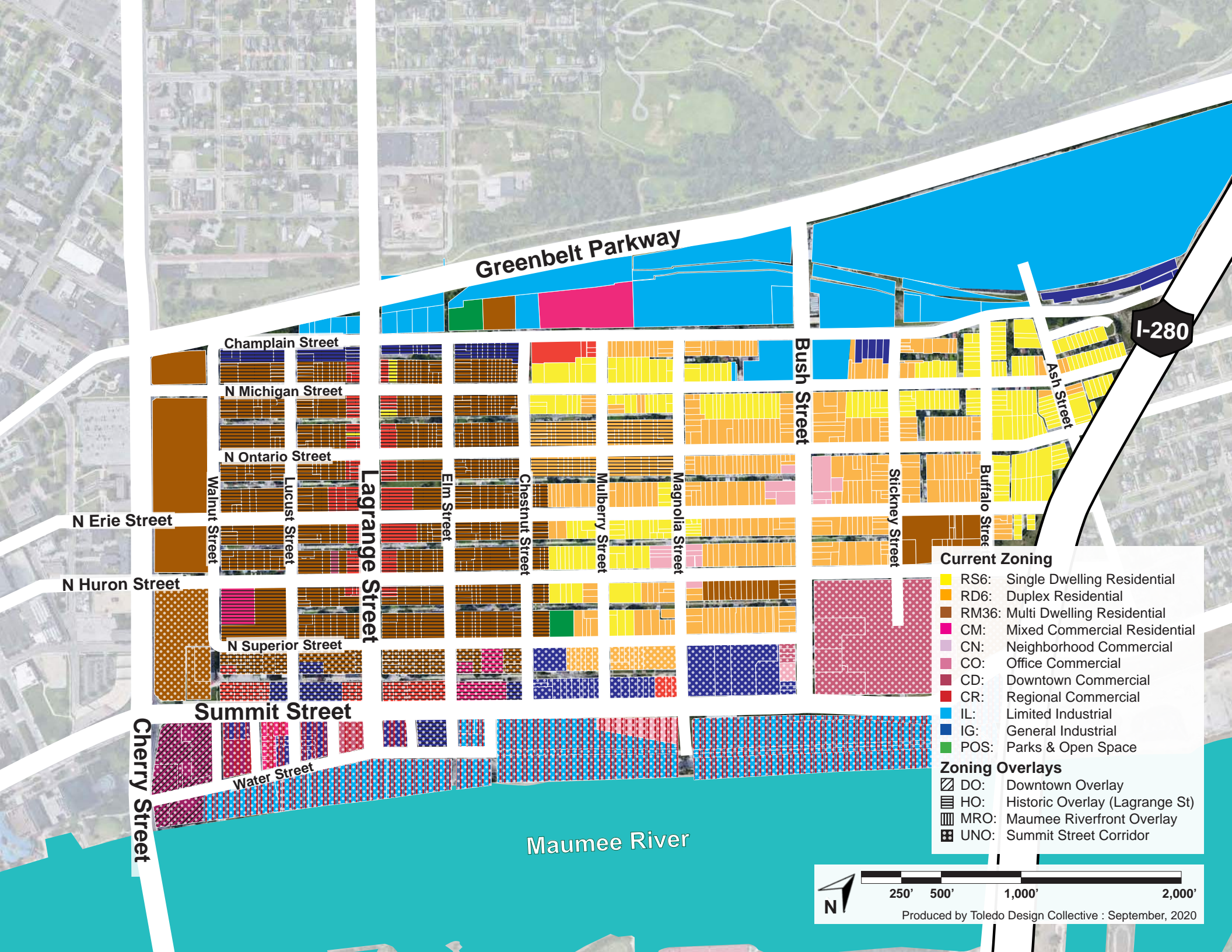
The purpose of the Summit Street Corridor Redevelopment (SSCR) District is to:

- Assess existing conditions within the corridor;
- Review potential infrastructure and development initiatives;
- Recommend community and economic development initiatives to reverse urban and economic decline;
- Link existing residential neighborhoods with the Maumee River; and
- Devise a market driven revitalization program.

The Summit Street corridor, located in the North River neighborhood, comprises approximately eighty-two (82) acres of land between I-280, Cherry Street, the Maumee River, and Superior Street. Summit Street is a major north-south route in the City of Toledo that links the downtown business district with the north end and Point Place.

[MRO] MAUMEE RIVERFRONT OVERLAY. The -MRO, Maumee Riverfront Overlay district is hereby created as an overlay district to be applied to such lands related to and adjacent to the Maumee River and Maumee Bay as City Council may designate by ordinance.

Within the Near Downtown subdistrict, the -MRO regulations are intended to promote commercial uses and high-intensity residential development, while permitting other appropriate uses such as parks, recreational facilities, the retention of existing water-oriented industrial uses, or non disruptive additions to existing industrial facilities; to encourage the beneficial coordination of commercial, residential, recreational, park and appropriate industrial uses. To these ends, development shall be designed to establish, through the spacing, height and bulk of structure, an open character with respect to principal views of the river. Pedestrian circulation system, wherever feasible, shall form a convenient, landscaped network to extensive areas of shoreline. It is further intended that adverse visual influences be prohibited or minimized, to preserve and enhance unusual visual qualities.



Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Cherry Street

Water Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Stickney Street

Buffalo Street

Ash Street

Current Zoning

- RS6: Single Dwelling Residential
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- RM36: Multi Dwelling Residential
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Zoning Overlays

- DO: Downtown Overlay
- HO: Historic Overlay (Lagrange St)
- MRO: Maumee Riverfront Overlay
- UNO: Summit Street Corridor

Maumee River

LAND USE

CURRENT LAND USE WITHIN THE NEIGHBORHOOD

The Current Land Use map is based upon field survey of actual existing conditions within the Vistula Neighborhood.

SINGLE FAMILY RESIDENTIAL. Throughout the Vistula Neighborhood Study Area, single family homes occupy the majority of land. It is primarily on the north side of the neighborhood, and scattered throughout the southern side.

DUPLEX RESIDENTIAL. Duplex land use within the Vistula Neighborhood is the second highest land use after single family. Duplex is also scattered throughout the Vistula Neighborhood.

MULTI-FAMILY RESIDENTIAL. Multi-family land use is throughout the Vistula Neighborhood. This dense land use accounts for the denser population of Vistula. It is primarily along the boundaries of the neighborhood, along Cherry and near the Interstate-280. It is also primarily within the southern side of the neighborhood.

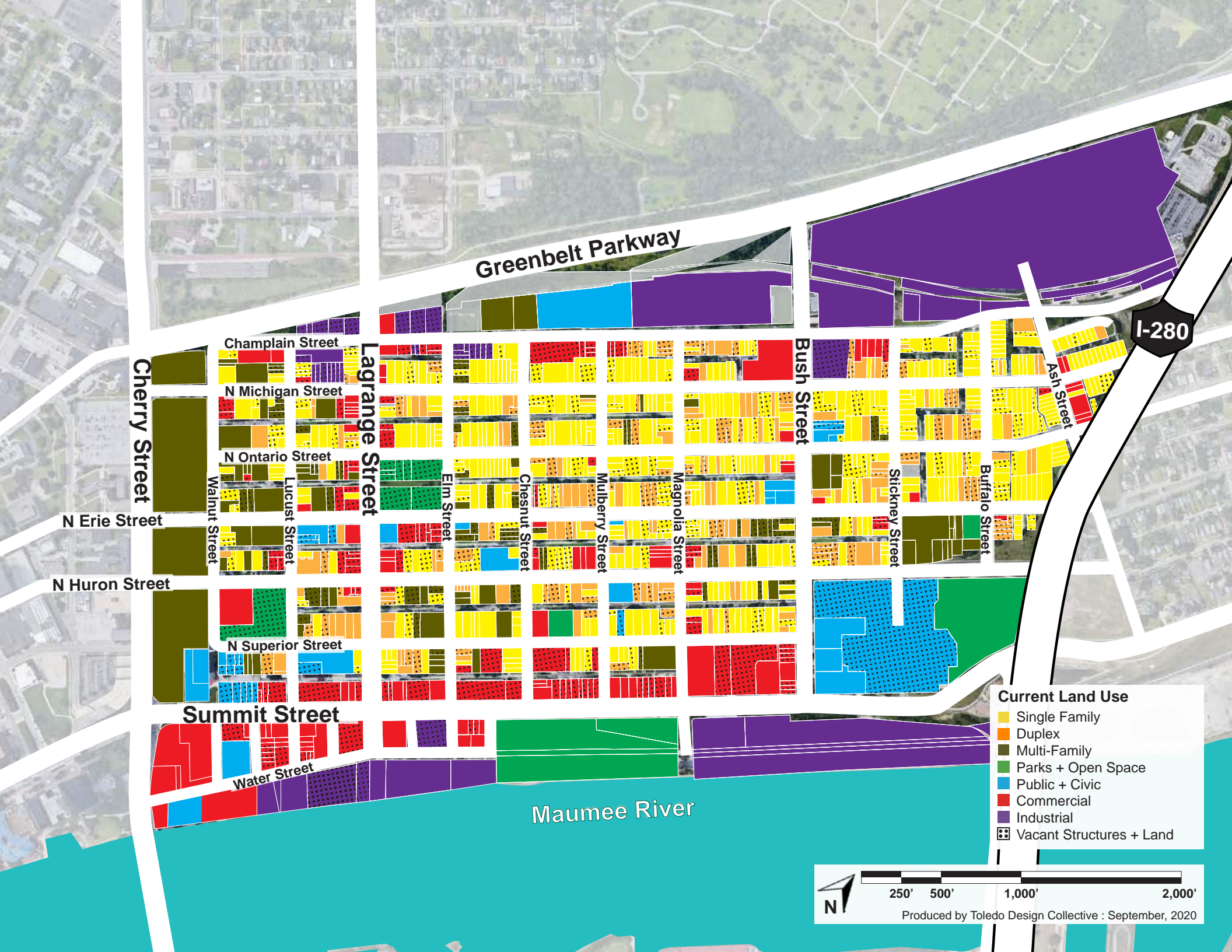
PARKS + OPEN SPACE. This land use is very low, as there are few public green spaces within Vistula. Parks and Open space occurs along the Maumee riverfront, the former riverside hospital site on Summit Street, along Lagrange Street, Erie Street, and Huron Street. Most of these sites historically had an existing structure that has been demolished and turned into quasi open space. Most of these sites are not programmed to their full potential.

PUBLIC + CIVIC. This land use applies to public facilities, schools, community centers, fire stations, libraries, and other city funded institutions in which the owner does not pay taxes as they are for public uses. Most sites are where neighborhood anchors exist.

COMMERCIAL. Commercial land use is most prevalent along Summit Street with some along Lagrange, Bush, Champlain, Erie and Huron Streets. This plan recommends concentrating additional retail supporting the Lagrange Street Corridor including offer fresh food options within the neighborhood.

INDUSTRIAL. This land use applies to land used for manufacturing plants, public utilities, distribution of goods or services, research and development facilities, warehousing, shipping, transporting, stockpiling of raw materials, storage, repair and maintenance of commercial machinery or equipment, and waste management. Within the Vistula Neighborhood this land use exists primarily along the riverfront and along Champlain Street.

VACANT STRUCTURES + LAND. This land use designation exists as an overlay above the more traditional land use. This highlights the vacancy within the neighborhood, both vacant structures as well as vacant land. Vacancy can be seen scattered throughout the Neighborhood.



STRUCTURE GRADING

LAND BANK GRADING FOR MONROE AUBURN NEIGHBORHOOD

OVERVIEW. The Lucas County Land Bank has given a “grade” to all residential parcels within the city of Toledo. These “grades” are based on a visual assessment made of any structure on the parcel. There are five different gradings a parcel can receive, very good (A) - hazardous (F) described below:

GRADE A: VERY GOOD.



- No visible signs of deterioration
- Well maintained and cared for
- New construction / renovation
- Historic detailing, unique

GRADE B: GOOD.



- Needs basic improvements
- Minor painting required
- Removal of weeds
- Cleaning necessarily

GRADE C: FAIR.



- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs

GRADE D: DETERIORATED.



- Major cracking of brick, wood rotting
- Broken or missing windows
- Missing brick and siding
- Open holes

GRADE F: HAZARDOUS.



- House is open and a shell
- Can see through completely
- House ransacked / filled with trash
- Immediate safety hazard



Greenbelt Parkway

I-280

Cherry Street

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Bush Street

Stickney Street

Buffalo Street

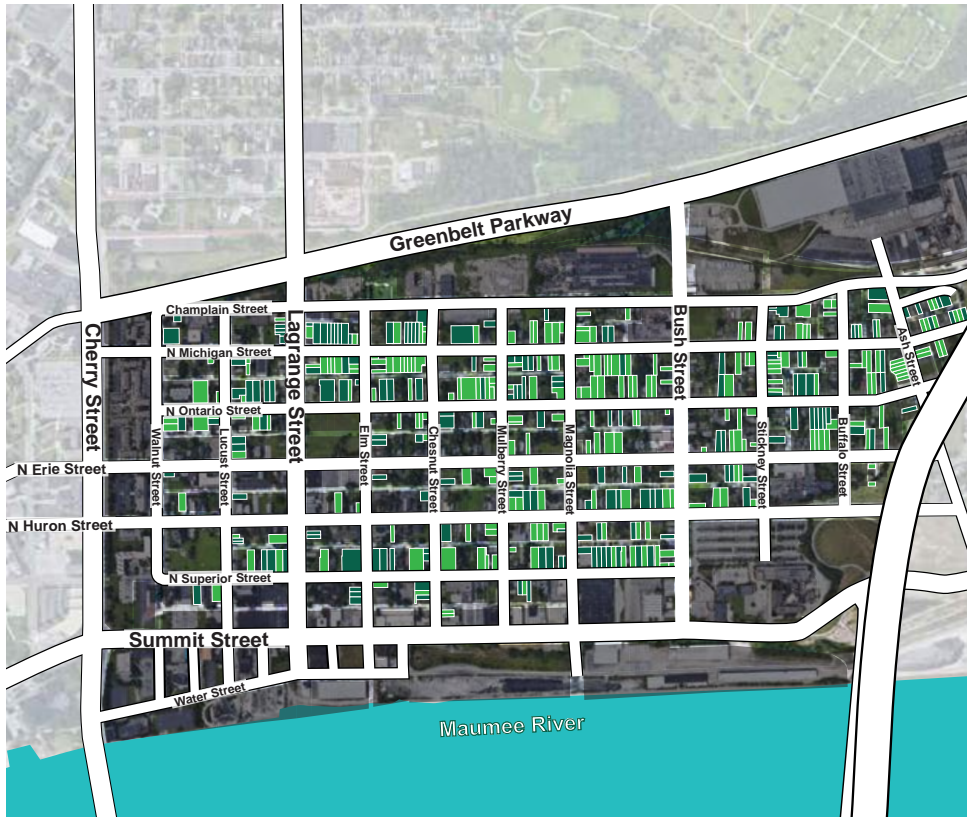
Ash Street

Land Bank Grading

- A: Very Good
- B: Good
- C: Fair
- D: Deteriorated
- F: Hazardous
- Vacant
- Vacant Commercial

Maumee River

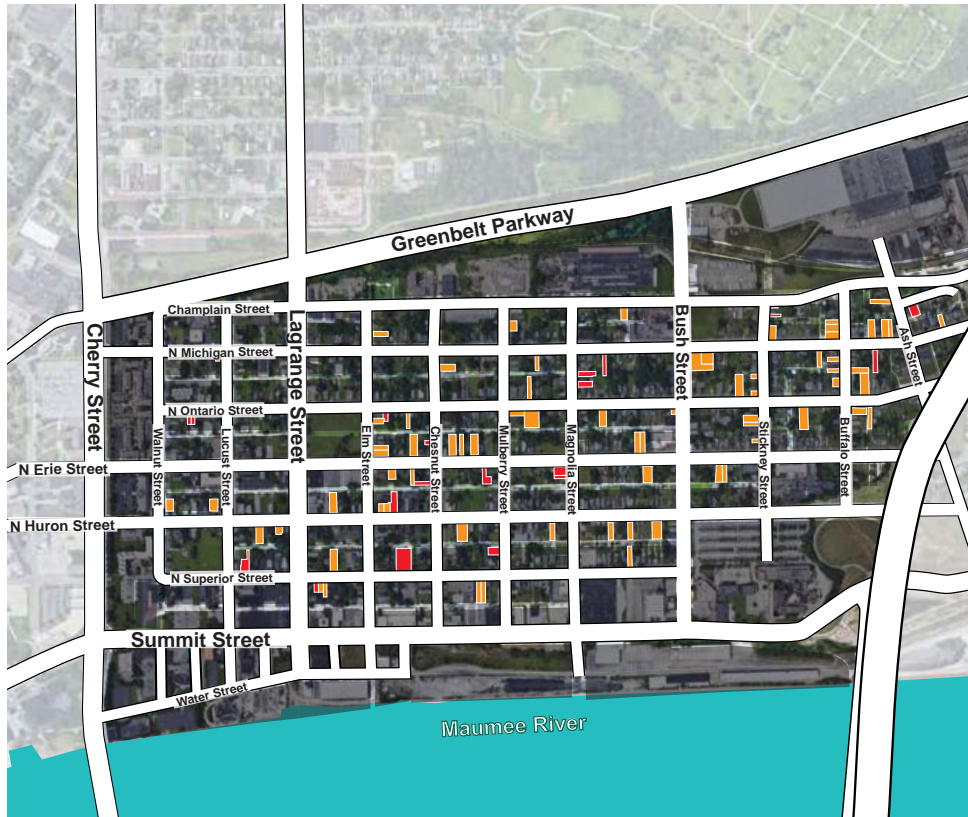




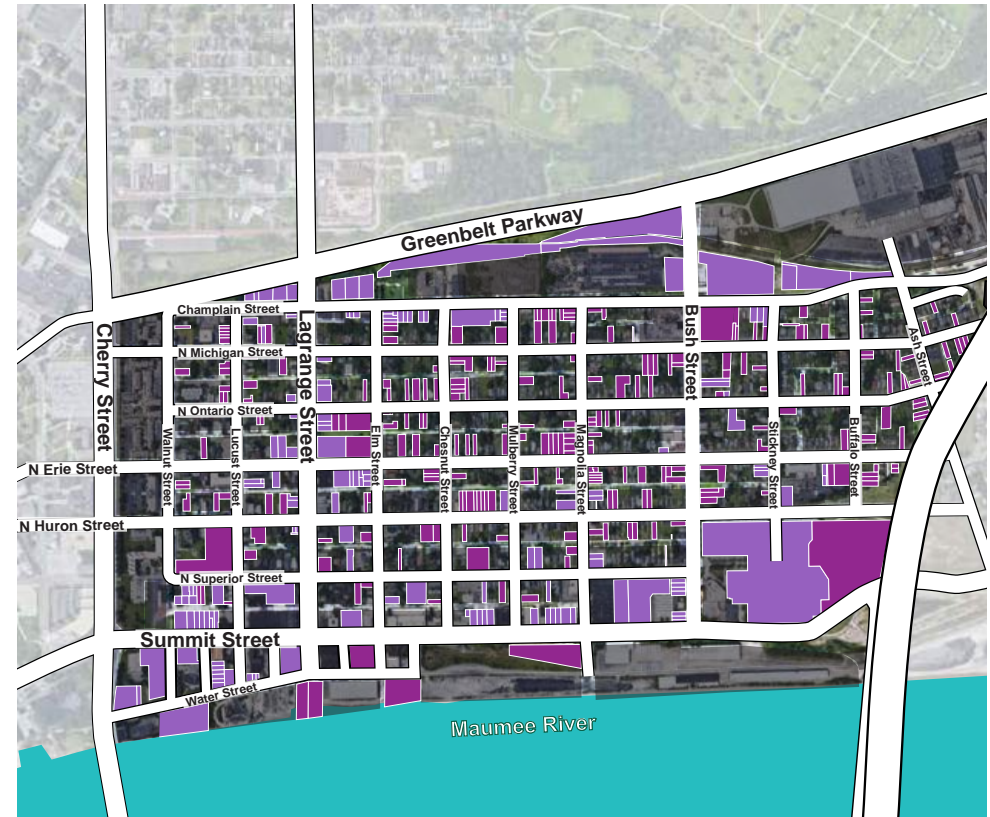
GRADES A + B. These parcels have an existing building or structure located on them that is listed as “very good” + “good”, respectively. These parcels become the backbone for the neighborhood as they are in good condition. It remains important that these continue to be good properties and not slip into a C grading or lower.



GRADES C. These parcels have an existing building located on them that is listed as “fair”. These properties are at risk of falling into further disrepair, D or F status. These properties have a great opportunity to be renovated as they are in between but still not in the worst shape.



GRADES D + F. These parcels have an existing building located on them that is listed as “deteriorated” + “hazardous” respectively. These parcels will most likely be demolished within the next couple of years. Since these parcels will likely be vacant they can be viewed as opportunity areas for the neighborhood.



VACANT. Vacant parcels are any parcel that has no existing structure. This also includes parks/ green open space. Within the Vistula Neighborhood there is 34% vacant land.

OPPORTUNITY AREA

OPPORTUNITIES FOR THE NEIGHBORHOOD'S FUTURE

Vacancy is felt throughout the Vistula Neighborhood. Within the neighborhood there is approximately 34% vacant land. This percentage does not take into account all of the parkland to the north of the neighborhood nor the street right-of-ways. It paints a blighted picture of what the neighborhood is, while also showing the immense opportunity there is within the neighborhood.

DEMOLITION STATUS. The “demolition status” parcel list from the Lucas County Land Bank, includes house demolitions the Land Bank has previously demolished and are noted as vacant land

D AND F GRADE. The D and F rated parcels include housing that is beyond repair and possibly hazardous. The assessment grade comes from photos and outside observation and assumes no one is living within the unit.

UNOCCUPIED. The unoccupied parcels have buildings located on the parcel itself, however, the building is unoccupied according to the Lucas County Auditor.

VACANT. The vacant parcels are any parcel that does not have an existing building located on the parcel. This classification also includes green space/ open space.

34%
vacant land

Greenbelt Parkway

Cherry Street

Lagrange Street

Bush Street

N Erie Street

N Huron Street

Summit Street

I-280

Maumee River

Opportunity Area

- ☐ D + F + Vacant + Vacant Structures + Street Right-of-Ways
- ☒ A + B + C 2015 graded parcels



Produced by Toledo Design Collective : September, 2020



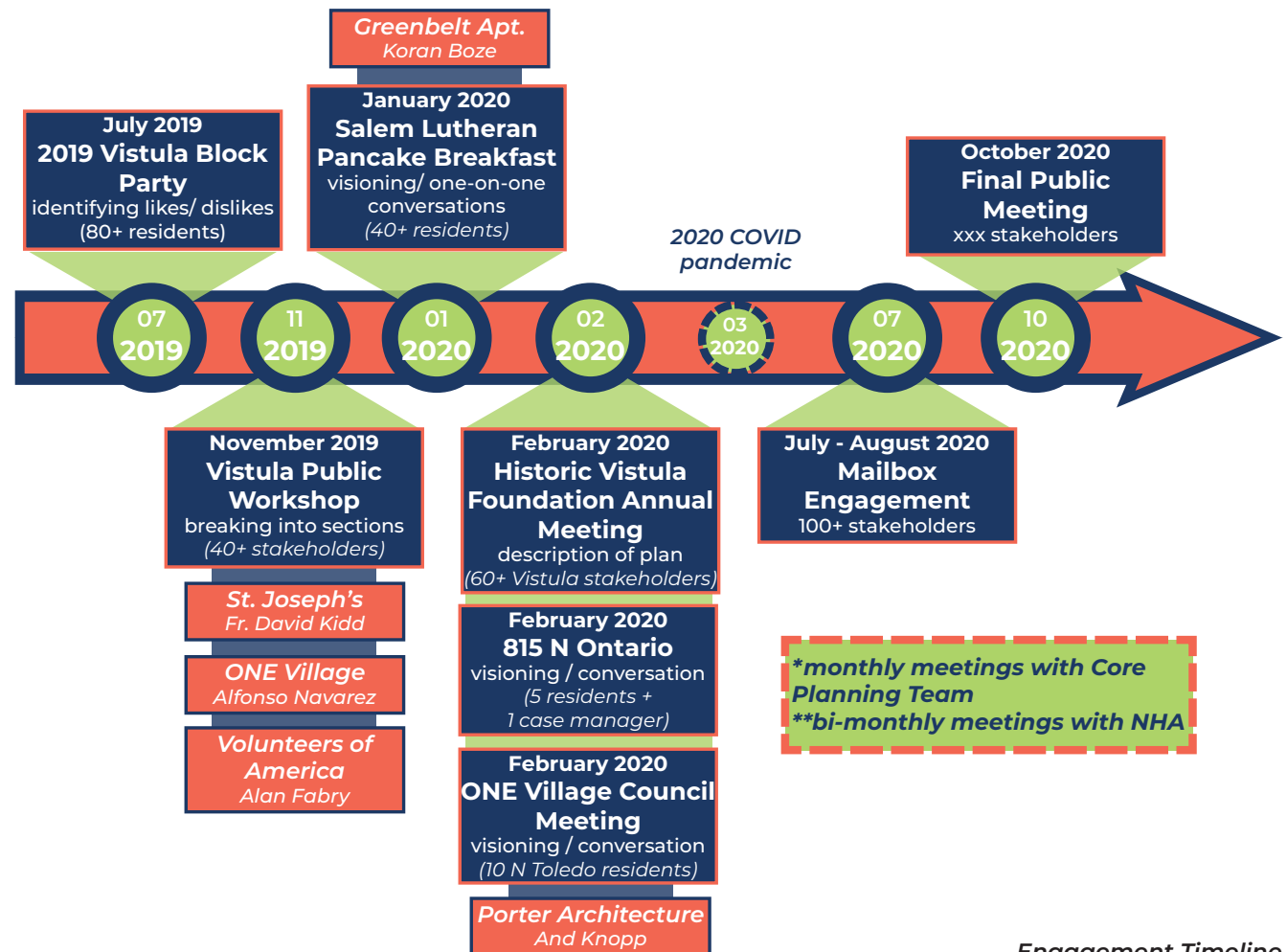


STAKEHOLDER ENGAGEMENT

NEIGHBORHOOD ENGAGEMENT

Overview of Neighborhood Engagement During Planning Process

OVERVIEW. Over the course of over a year the Core Planning Team (CPT) engaged over 300 neighborhood residents and stakeholders within the Vistula Neighborhood. As well as creating workshops and events the CPT also met monthly to discuss the planning process and organize design ideas based on feedback gathered during the neighborhood sessions. The Nexus Health Association (NHA) also held bi-monthly meetings to discuss grassroots level neighborhood organizing and leadership plans. The following pages outline the key take aways from each of the larger planning workshops and resident gatherings.



Engagement Timeline



2019 VISTULA BLOCK PARTY

July 2019

OVERVIEW. Every year the Salem Lutheran church hosts a neighborhood festival in the summer to celebrate the neighborhood and come together with neighbors. This Block Party was a great way to meet Vistula residents where they live to ask questions on how they like the neighborhood and what they would like improved. Below is an overview of the residents comments.

Vistula Neighborhood would be better if:

- "People didn't force traditional approaches to learning & rehab"
- "There were more practical skills training"
- "There were more events for the youth throughout the year"
- "There were less drugs and violence"
- "It would be better if everyone got along"
- "No Fighting"
- "Everyone is friendly and welcoming ! Very nice people. Positive attitudes."

I like the Vistula Neighborhood because:

- "The buildings are historic & beautiful"
- "They care"
- "They're very giving"
- "They have a lot of neighborhood activities"
- "I like Vistula. There's Quiet"
- "It's a natural extension of downtown"
- "I'm a 419er! And so are they.... All love God Bless"
- "Cause this is where I was raised"
- "Because it is the oldest neighborhood and it has provided a vibrant good place to live and raise a family!"
- "Because I have friends here!"
- "Great sense of community and building leaders!"
- "It is diverse"



Neighborhood residents fill out neighborhood questions



Neighborhood residents fill out neighborhood questions



I live in the Vistula Neighborhood because:

- "I love North Toledo Salem Lutheran"
- "That's what my family could afford"
- "I love being around black mothers to inspire them hope, love, prayer"

In the Vistula Neighborhood I would like to see:

- "The City going after the absentee landlords"
- "Would be strong – positive influences that provided real life skills & job training & constant support."
- "Open up the riverfront"
- "A better change in the people"
- "Would have more mentorship programs available"
- "More activities for the kids"
- "Less people hanging out on the street"
- "Remodeled buildings that keep the historic look but are refreshed and updated."
- "Tear down all the abandoned houses"
- "It to be clean"
- "Two-way streets. Feature roundabouts. Superior as a feature street. Angled parking"
- "The park fixed up for the children"

CONCLUSIONS. Overall, the Core Planning Team spoke with over 60 residents and stakeholders in the Vistula Neighborhood during the 2019 Block Party. The Neighborhood was excited to get their ideas down on paper. Being able to meet residents where they were, the team able to get more resident and stakeholder buy-in and understanding of the planning process.



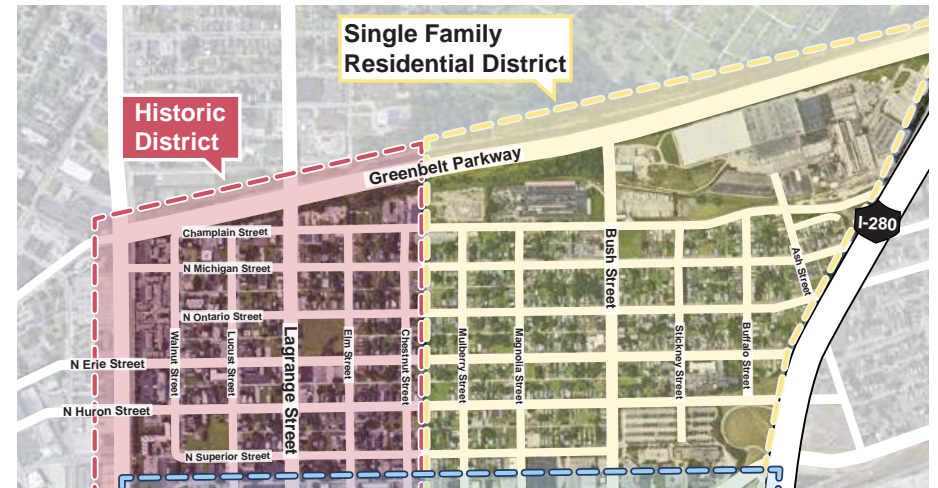
VISTULA PUBLIC MEETING

November 2019

OVERVIEW. An in person meeting was held on a Saturday in November to discuss the Vistula Neighborhood Master Plan. The following is a summary of community input gathered at a Neighborhood Workshop attended by approximately 40, many of them Vistula stakeholders. Attendees split up into groups and went to three tables which each had a different topic/ area highlighted within Vistula Neighborhood: the river district, the historic district and the single family district.

Neighborhood Challenges:

- Property abandonment, neglect, and blight
- Absentee owners
- Low educational attainment
- Low percentage of home ownership
- No viable commercial base
- Increasing percentage of vacant land
- High levels of poverty and unemployment
- Crime and perception of a lack of safety
- Food desert
- No school which impedes the attraction of families
- History of red lining by financial institutions
- Erosion of social infrastructure
- Lack of a unified positive messaging campaign
- Virtually no riverfront access
- Incompatible land uses and inappropriate zoning
- No identifiable neighborhood gateways
- Lack of convenient bus service (high % of rentals=higher % of dependence on public transit)
- Undeveloped bike lane system
- Poor maintenance of the public right-of-ways (streets, curbs, walks and tree canopy)
- Lack of mature/developed/maintained park land
- Erie and Huron as one-way streets



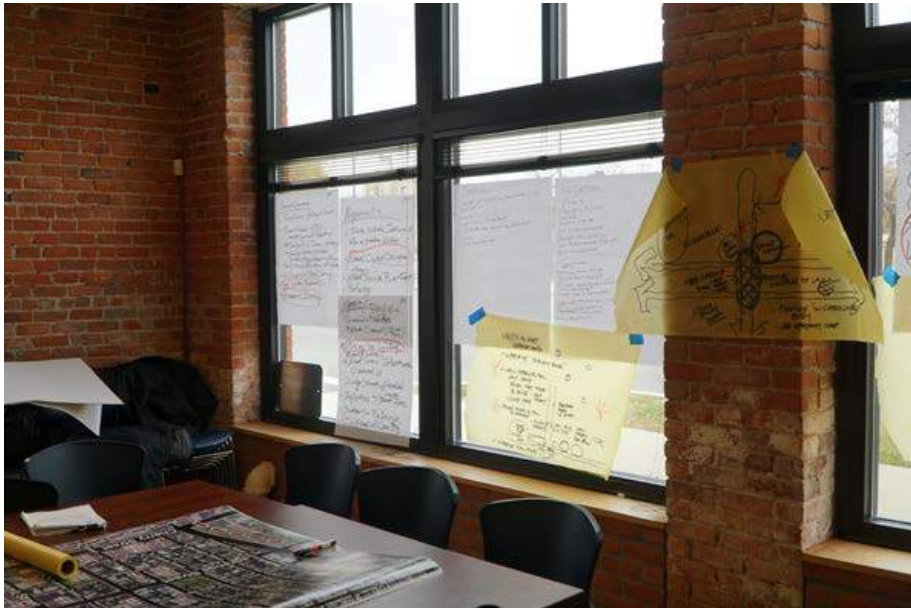
Three districts for workshop discussion



Neighborhood stakeholders discuss the Historic District area



Showcasing workshop discussions



Neighborhood discussions displayed along the walls

Major themes that could guide future re-development:

- Closest actual residential neighborhood to the Core Business District with no major obstacles to prohibit a seamless connection to downtown
- The oldest Toledo Neighborhood and the home of many of the City's most noted leaders (Golden Rule Jones) and the birthplace of many Toledo Institutions (St. Francis and St. John's Jesuit High Schools)
- A unique mix of architecture, many historic structures and a good stock of manageable scaled single family homes in the shadow of Downtown
- Many re-development opportunities that come with low entry fee
- The historic designation of "Lower Town" as part of a re-branding theme (need logo)
- A plethora of service agencies with a long history in the neighborhood (Beach House-100 years, Aurora Project, Greek Orthodox Church etc)
- Positioned to be a true live/work/play community
- Identified in the 2017 Downtown Master Plan as a neighborhood with the potential to achieve unique riverfront access as a catalyst for redevelopment
- The potential to be a model of redevelopment that consolidates opportunities into financially attractive projects that include; historic structures and meaningful mixed use infill that takes advantage of scale while dispersing risk
- The gateway neighborhood to Downtown from I-280 (re-think the promoted route that better showcases Vistula)



Neighborhood stakeholders discuss the Single Family District area

VISTULA PUBLIC MEETING (CONTINUED)

November 2019

River District:

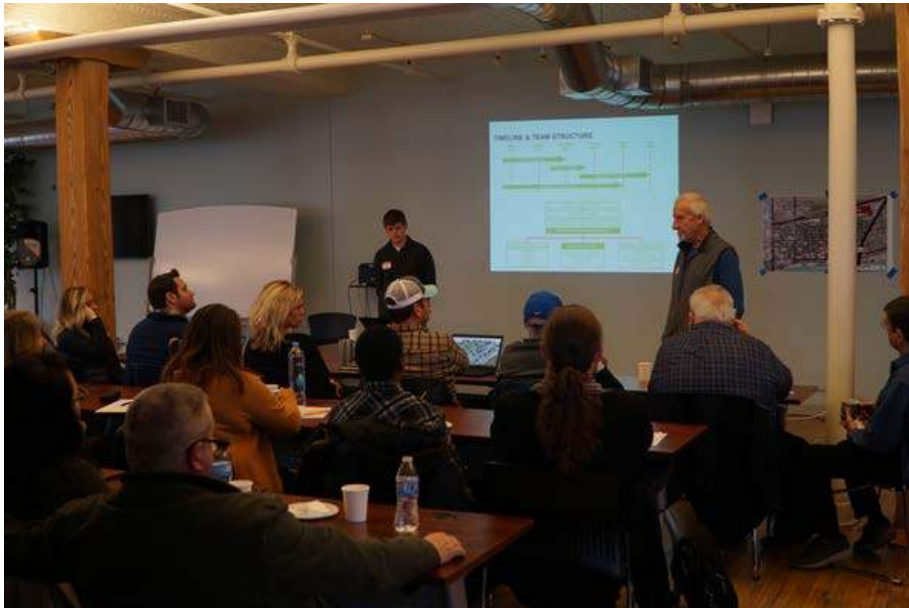
- Promote LowerTown as a unique extension of the CBD and physical improvements should focus on:
 - Eliminate “back of house” feel
 - Enhance access to the river with Lagrange as major connector
 - Focus redevelopment from S to N
 - Create a gateway and better wayfinding
 - Enhance pedestrian and bike connectivity along Water (walks, trees, & lighting) and link to proposed River Walk
 - Screen and/or visually enhance TECO sub-station
 - Promote boat watching and history of LaFarge
 - Relocate City of Toledo garage for redevelopment
 - Enhance visual termination of “tree streets” at the river
 - Reduce truck traffic on Water and Summit (re-direct to Greenbelt)
 - Capture Elm Street visual link to Waite HS
 - Promote proposed redevelopment of Technology Incubator at Locust & Summit (strong band width) and potential of historic Street James Hotel
 - Maritime Academy looking for gym space
 - Develop design standards which promote creativity
 - Zoning changes that support vision
- Improve Summit Street including:
 - Consider possible road diet, by reducing the lanes and promoting slowing traffic (currently happening from Washington to Cherry)
 - Maximize on-street parking
 - Slow traffic speed
 - LED lighting
 - Enhanced landscaping and pedestrian furniture
 - TARTA route
 - Support expansion of DORA
 - Enhance crosswalks and consider some mid-block
- Develop new riverfront park with features that include:
 - Access from end of Chestnut, Mulberry and Magnolia
 - Interactive art
 - Kayak launch
 - Fishing
 - Family centric
 - Retail that supports water usage
- Bush Street at Summit
 - Preserve views to the river
 - Historic Secor Mansion as anchor-events, B&B, and apts.
- Re-connect Stickney to Summit as part of Riverside Hosp. site re-do



Neighborhood stakeholders discuss the River District area

Historic District:

- Complete park at Casey Pomeroy block
- Existing residential density near good vibrancy rule of thumb
- Good variety of historic buildings, diverse uses and many strong anchors
- Specimen trees, sandstone walks, brick carriage houses & lanes
- Erie and Huron back to two-way traffic
- European style round-a-bouts at key intersections
- Superior Street has “excellent bones”
- Vistula “Central Park” at former Lagrange School site
- Create neighborhood service hub on Lagrange
 - Focus between Erie and Huron
 - Potential re-use NE corner Lagrange and Erie
 - Services such as barber, beauty, coffee shop etc
- Remove incompatible uses (Huron and Magnolia an example)
- Address issues at Greenbelt Place Apartments
 - Engage owners
 - Reduce density?



Overview of the Vistula Neighborhood

- Consider Crime Prevention Through Environmental Design (CPTED) strategies
- Connection to Civic Center Mall as future asset
- Write and adopt new design standards that:
 - Respect historic fabric yet
 - Encourage creative new styles
- Foster “Group Think” redevelopment strategies:
 - Not one building at a time
 - Large historic buildings as anchors
 - Multi-block scenarios
 - Significant infill and use sharing (parking as an example)
 - Multi-million dollar proposals
 - Dispersed risk

Single Family District:

- Bush as a “Premier Street”
 - Gateway from the Buckeye Basin Greenbelt
 - Work with Libbey Glass to improve/screen their adjacent uses
 - Remove industrial blight from south of Bush at Champlain
 - Promote new Fire Station as asset and symbol of safety
 - Enhance other existing uses along this corridor
 - Complete right-of-way improvements (road, walks, trees and lighting)
- Remove dumping at Erie and Magnolia
- Do not replicate previous SF housing infill models
- Engage TPS as major anchor of this district
- Develop robust housing rehabilitation program that includes:
 - Path to ownership
 - Sweat equity
 - Job training
 - Resources to support new owners and on-going maintenance
- Develop design criteria for infill
- Explore SF district heating concepts with Libbey Glass

SALEM LUTHERAN PANCAKE BREAKFAST

January 2020

OVERVIEW. Every Saturday the Salem Lutheran Church hosts a pancake breakfast which is served by different community organizations and volunteers. Every week Salem Lutheran distributes over 200 meals. In January, 2020 the Nexus Health Association (NHA) joined the Pancake Breakfast in order to rally off baby supplies and survey neighborhood residents. The Core Planning Team joined NHA to ask North Toledo residents what they want to see happen in the Vistula Neighborhood. Below is a chart summarizing neighborhood comments.



Neighborhood residents gather discuss

HOUSING	ROADS/ TRANSPORTATION	COMMUNITY SPACES & ACTIVITIES	COMMUNITY RESOURCES	NEIGHBORHOOD APPEARANCE	SAFETY	BUSINESSES/ ECONOMY	STRENGTHEN COMMUNITY
Senior housing options	Slow down traffic	Parks for kids	Parent education programs	Remove salt piles	Police sub-station	Bike shop	Better neighbor communication
Home ownership programs	Speed bumps @ Ontario & Elm St	Better parks	Elderly resources (bingo)	Flower beds	Improve safety	Grocery store	More teamwork in communities
Tiny homes or other alternatives	TARTA accommodations	Carnival or yearly comm. Events	Volunteer or adult space with parks	Demolish vacant houses	Street cameras	Places to shop	Flyers to get information out
Absent landlords	Bike lanes	Girls/boys clubs	Housing assistance	Better publicity for Vistula	Neighborhood police organizer	Gas station	
	Connecting Bike Trail (Greenbelt to Neighborhood)	Meeting Room That Fits The Need	Free Health Clinics So Residents Know They Are Here	Revitalization Of Homes	National Emergency Hotline	Gym (YMCA)	
	Two-Way @ Huron & Erie St	After School Activities	Cooking Lessons	More Sidewalks (Maintain Current Ones)	More Police Patrol	More Money and Jobs In Toledo Area	
	Fix Roads	Encourage Friendly Center to Restart Outreach	List of Resources	Streetlights	Stop Vandalism	Access to Fresh Food	
	No Parking on The Street	More Activities At Old School Site (Swing Set)		4 Fire Houses @ Erie & Buffalo St. By Libbey Glass Factory Need Renovated	Less Violence	Open Gym @Tps	
	Improve Walkability And Biking	More Activities For Everyone					
	Improve Tarps	Basketball Court					
		Community Recreational Room @ Locust & Huron					
		Open Rec. Room @ 817 Locust St.					

HISTORIC VISTULA FOUNDATION ANNUAL MEETING

February 2020



Neighborhood overview and targeted development, focused on three districts

OVERVIEW. Every year the Historic Vistula Foundation holds an Annual Meeting in order to raise awareness and update stakeholders on the progress of the year. In February, 2020 the meeting also included an update on the planning process. This included a demographic overview, existing planning efforts, a summary of engagement at that point and a framework for the Vistula neighborhood Master Plan.

Neighborhood residents and stakeholders were able to make comments on the progress and ask about process. The feedback gathered from this event was encouraging. Most residents wanted to be more engaged and updated more often than just once a year. They also wanted to be able to plug in to help implement the plan. Going forward residents should be informed and empowered through the implementation.

815 N ONTARIO (VISTULA MANAGEMENT PROPERTY)

February 2020

OVERVIEW. The 815 North Ontario property is right across the street from the Greenbelt Apartment complex. This engagement was held in the community room of the apartment building. Active participants included five residents as well as the building case manager and operator. The discussions revolved around the following categories shown below in the chart: strengths and opportunities, challenges, needs, and Greenbelt.

SUMMARY. Most of the concerns involved people “hanging around” the neighborhood with nothing to do. The needs and opportunities included services that would provide neighborhood residents with places to go and provide opportunities for residents in a long-term way. Along with long-term needs, some basic needs also included fresh and affordable groceries (the carryout is known for charging more than fresh grocery stores that exist outside of the neighborhood, preying on neighborhood residents), daycare, laundromat, and upgrading the Lagrange park.

Strengths / Opportunities	Challenges	Needs	Greenbelt
Daycare at Lagrange & Summit (Next to MugShots)	Safety for children	Goodwill center	Attentive Owner
Should be speed bumps (along Ontario) to slow traffic	Add more positivity	Support daycare	Better tenants
Add stop signs	No “real supermarket”-not big (use seaway & food- @ East side)	Youth center <ul style="list-style-type: none"> • Locally run • Food pantry • Laundromat 	Better controls
Make Erie and Huron two-way streets			
Develop Lagrange Park <ul style="list-style-type: none"> • many activities • lights • shelter house patrols 	Carry-outs- <ul style="list-style-type: none"> • Walnut & Mich. • Lagrange & Mich. 	Gardens <ul style="list-style-type: none"> • Maybe Vistula Management Corporation land 	
Committee to help elderly-Grassroots	Should be increased police presence (cameras are not the answer)		
Greenbelt helps make them whole			

ONE VILLAGE COUNCIL MEETING

February 2020

Doctors: -Look at safety for doctors' offices
Grocery: - Fresh food - Competitive - Versus \$\$ from carry out - (Erie Food Market)
Bus Stops: - Shelter?
TARTA: -Drivers (Some rude/some nice)
Financial CPP Center:
Anchors: -Interested vs not interested
TPS: -Look into Champlain
Bike Path: -Under 280 -Maintained by neighbors and city
River Front: - Access to river - Fishing for Vistula - Accessible at night
Laundromat:
Look at Lagrange: -Strategic development and potentials
No recreation for N. end:
Fire Station: -Very active (Busy because of fires)
Community Officer:

ONE VILLAGE COUNCIL. for over 30 years One Village Council has existed as a grassroots organization that is committed to advocating for the North End of Toledo. The grassroots initiatives often include initiating neighborhood cleanups in an area that has a lot of vacant lots scattered throughout the area. The group recognizes that neighborhoods that take care of themselves see significantly less crime, less litter, and better maintained properties and lots. By eliminating neighborhood blight, the neighborhood has more chance to think about what they want instead of concentrating on their basic needs. One Village Council pushes the City to play a more active role in maintaining the lots they own. While they are a small group, they hold an annual paczki sale for Mardi Gras in order to do vital neighborhood clean-ups and help organize the neighborhood.

SUMMARY OF ENGAGEMENT. The TDC was able to meet with One Village Council at one of their monthly meetings to discuss the process with the Vistula neighborhood Master Plan. While they acknowledged that Vistula is within their North Toledo boundary, their main concentration is above the Greenbelt Parkway.

Ideas for the neighborhood can be seen in the chart on the left. They did emphasize the importance of neighborhood services being easily accessible. The neighborhood has distinct boundaries, which makes accessing services more difficult. They also wanted to ensure that neighborhood anchors really reflect neighborhood interests instead of a more regional anchor, that residents may not be able to access, nor want to.

Another highlight of the engagement was making sure the riverfront was accessible. This should also be emphasized from the neighborhood side, not just a regional draw for Downtown Toledo.

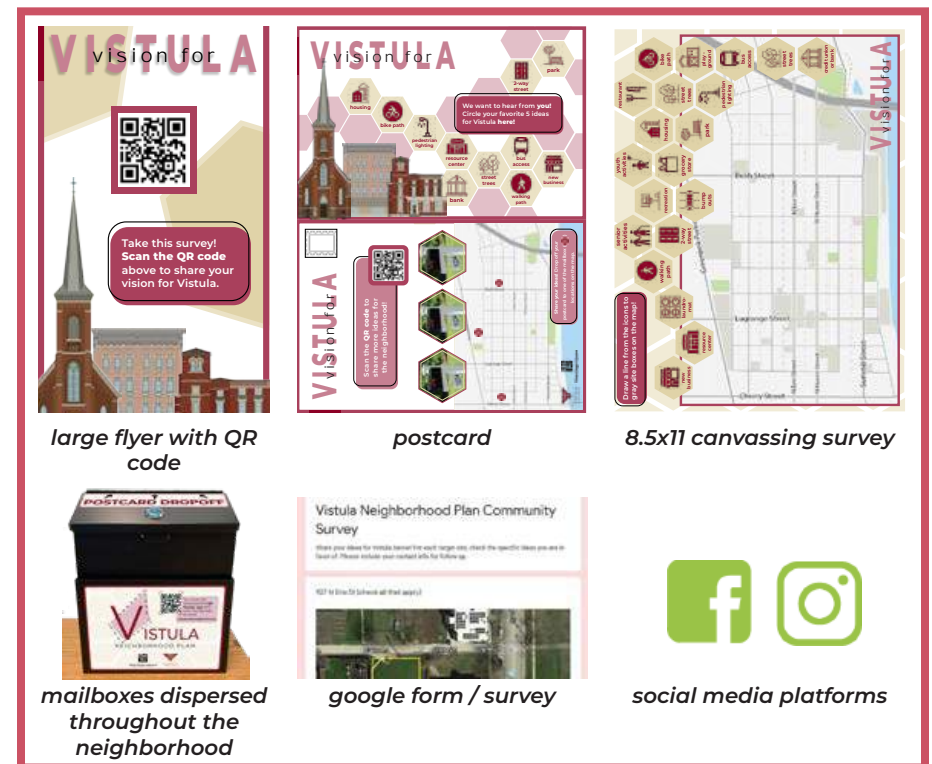
MAILBOX ENGAGEMENT

July - August 2020

SOCIALLY DISTANT. The COVID-19 pandemic, starting in March 2020, paused the Vistula Master Plan process, as well as the engagement process. The Historic Vistula Foundation and Toledo Design Collective met several times virtually to discuss how to engage the community about neighborhood design in the midst of a pandemic. The Core Planning Team ultimately came up with a series of solutions that would help engage the neighborhood without risking the health and safety of the already vulnerable population. The engagement solutions included:

1. A large flyer: distributed around the neighborhood which included a QR code that linked up to a Google Survey.
2. Postcards: distributed throughout the neighborhood that included a series of design implementation ideas that were heard through previous engagements. The user was asked to circle ideas they wanted to see the most, or write in other ideas.
3. An 8.5x11 survey: an expanded version of the postcard, this technique was distributed through existing businesses throughout the neighborhood.
4. Mailboxes: 12 temporary mailboxes were placed throughout the Vistula Neighborhood to capture postcard and 8.5x11 survey results. The locations of the mailboxes included:
 - Beach House, Family Shelter
 - Covenant House
 - Del-Roy
 - Green Grocer
 - NHA Clinic
 - Northgate Senior Apartments
 - Queens & Kings Salon
 - Salem Lutheran
 - St. Joseph's Catholic Church
 - Toledo Spirits
 - Trinity Faith Tabernacle
 - Vistula Management

5. Google Form: this online survey connected through a QR code found on all the surveys.
6. Social platforms: facebook and instagram were used in order to capture multiple users already connected to the Core Planning Team's social media platforms. Toledo Design Collective's instagram account also included updates to the engagement process.



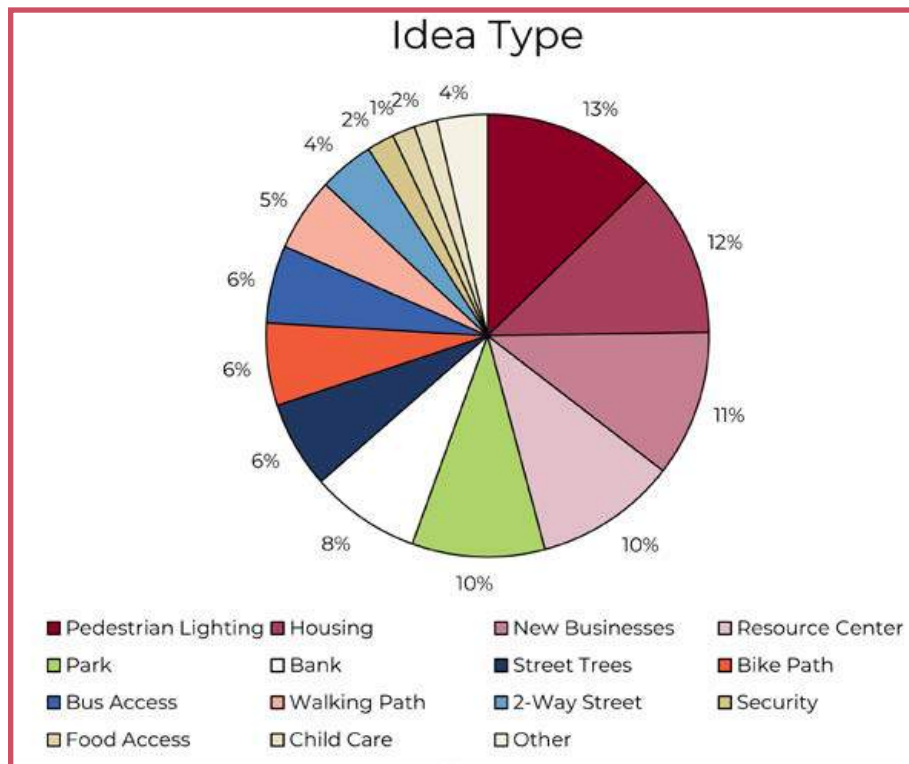
Socially distant engagement techniques



Mailbox on-site at Queens & Kings Salon



Mailbox on-site at Salem Lutheran



Results from socially distant engagement techniques

SURVEY RESULTS. During the month that the socially distant engagement solutions were deployed there were a little over 100 residents and stakeholder responses. Of all the techniques the most utilized were the post card surveys with over 70 responses. The google form had the least responses with only five surveys completed online. This was partially because the pandemic limited access to internet services such as libraries or other community resources outside of Vistula that offer free internet.

The breakdown of wanted resources by most votes are as follows:

1. Pedestrian lighting
2. New Businesses
3. Resource Center Park
4. Bank
5. Street Trees
Bike Path
Bus Access
6. Walking Path
7. Two-way Streets
8. Access to Food
9. Security
10. Childcare
11. Other

The top choices included new buildings as well as additional neighborhood resources. As there are not a lot of existing neighborhood resources within Vistula, much of this response was expected and re-affirmed through the survey. Supplying the Vistula Neighborhood with resources about job opportunities, education, free internet and fresh food gives current residents an opportunity outside of the neighborhood.





NEIGHBORHOOD FRAMEWORK



Historic District

Single Family District

Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Water Street

Cherry Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

Magnolia Street

Stickney Street

Buffalo Street

Ash Street

Maumee River

Lower Town

Vistula Neighborhood Framework

- Neighborhood and Regional Anchors
- Allocating Usable Public Open Space
- Opportunities for Facade Improvement, Adaptive Re-Use, or new development
- Main Corridors
- Creating Walkability along Corridors

VISTULA NEIGHBORHOOD VISION

COMPLETE CONCEPTUAL FRAMEWORK

VISION STATEMENT. As Toledo's oldest neighborhood Vistula is uniquely positioned to rise again as a seamless extension of a re-building Downtown. By capitalizing on it's combination of a rich historical legacy of leaders, institutions and architecture along with a continuous, sun rise facing, riverfront to again become a welcoming and diverse community where Toledoans want to live, work and play. This plan will address stabilizing existing conditions within the neighborhood, recognizing current residents and stakeholders, while promoting growth without displacement.

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

BRINGING ALL OF THE CONCEPTS TOGETHER. The composite map, on the previous page, brings together all of the engagement ideas, concepts and previous planning efforts highlighted in the previous data collection and engagement sections of this Plan.

The proposed Master Plan Framework for the Vistula Neighborhood is the direct outgrowth of four prioritized factors:

1. Input received through continuous engagement with neighborhood residents and stakeholders.
2. Analysis of existing neighborhood conditions and demographics
3. Analysis of the recommendations of neighborhood planning from the last 20 years.
4. The professional expertise of the Toledo Design Collective staff and volunteer board of planners and architects.

MOVING FORWARD. This Master Plan is a living document. From this point moving forward there must be a continuous effort for community engagement and buy-in as these conceptual ideas are developed into more manageable tasks and visions. Tasks and visions are outlined within this section, as well as within the "Action Plan" portion of this plan.

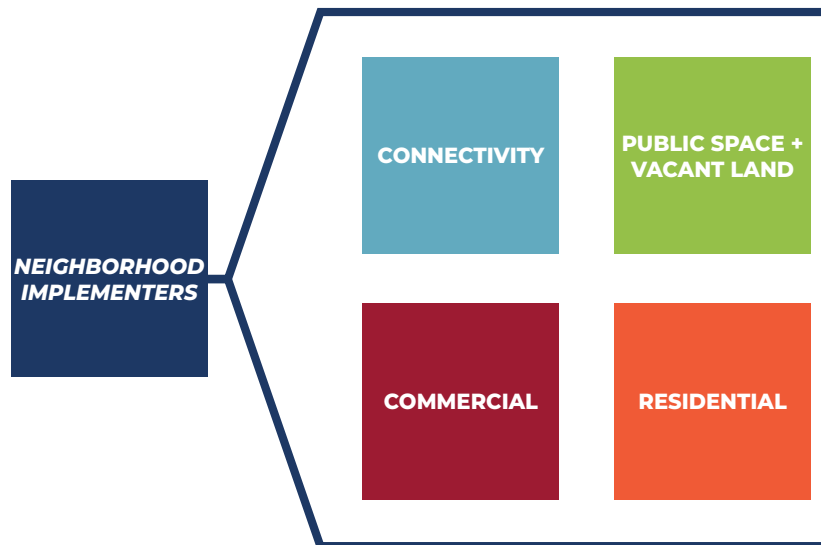
It will be the continual task of the Historic Vistula Foundation, with the assistance of the Toledo Design Collective, to promote this plan as development opportunities present themselves within the neighborhood. In order to foster the prosperity of this Framework Plan, embedded within this document are more specific visions for what each plan element could accomplish.

NEIGHBORHOOD STRATEGIC PLAN

FRAMEWORK

The purpose of the framework section of the Master Plan is to describe potential visions and ideas for each thought and concept collected in the data gathering and most importantly from neighborhood engagement, canvassing and stakeholder surveys. The renderings and plans should be thought of as inspiration as to how some of the ideas could look like when completed. The Action Plan section further explains how to potentially implement these visions and concepts in 5 categories:

1. Establishment of Group Implementers
2. Connectivity
3. Public Space + Vacant Land
4. Commercial
5. Residential

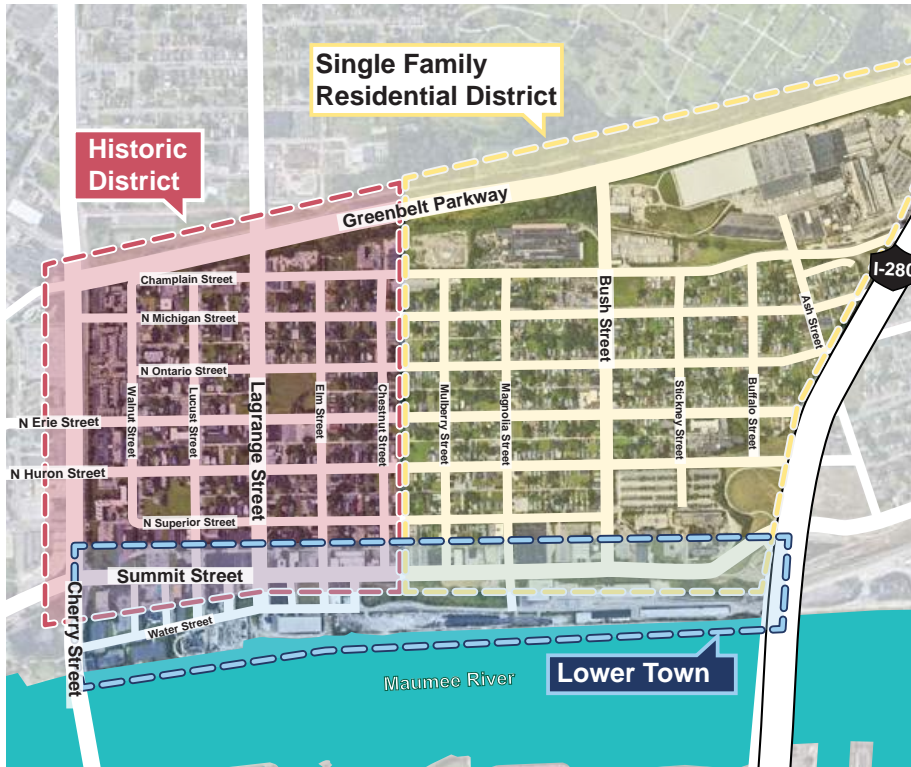


Concepts and projects may overlap among several of the overall categories, but the Master Plan attempts to make steps for implementation of the plan easy to understand, what partners may be necessary to engage, and what the timeline may be for each step. Detailed information is provided in the Action Plan section.

The planning process identified repeated challenges and recommendations from previous planning and consistently heard commons themes from neighborhood residents and stakeholders.

Key Neighborhood Challenges:

- Neighborhood abandonment, neglect, blight, and increasing percentage of vacant land combine with poor management of the public right-of-ways
- no viable commercial base and lack of community services like: fresh food, resource center, bank, laundromat, coffee shop, youth activities, etc.
- Low percentage of home ownership and high percentage of transient population
- Lack of quality parkland and limited public access to the river
- Incompatible land uses and inappropriate zoning



Three distinct Districts

Vistula is characterized by three distinct districts, working together, as a single neighborhood:

Lower Town: which parallels the river along both sides of Summit and Water Streets.

The Historic District: immediately adjacent to downtown, extending to Mulberry Street to the east with Lagrange Street as it's traditional and geographic central corridor.

The Single Family Residential District: between Mulberry Street and Interstate 280, centered around Bush Street, primarily characterized by modest single family homes originally owned by those employed in local industry.

Major themes that could guide future re-development:

1. Closest actual residential neighborhood to the Core Business District with no major obstacles to prohibit a seamless connection to downtown
2. Identified in the 2017 Downtown Master Plan as the neighborhood most uniquely positioned to capitalize on it's river frontage to become a true live, work, play community
3. A unique mix of architecture, many historic structures and a good stock of manageable scaled single family homes in the shadow of Downtown
4. The oldest Toledo Neighborhood and the home of many of the City's most noted leaders (Golden Rule Jones) and the birthplace of many Toledo Institutions (St. Francis and St. John's Jesuit high Schools)
5. A certain degree of neighborhood stability provided by a plethora of service agencies with a long history in the neighborhood (Beach House- 100years, Aurora Project, Greek Orthodox Church etc)
6. The potential to be a model of redevelopment that consolidates opportunities into financially attractive projects that include; historic structures and meaningful mixed use infill that takes advantage of scale while dispersing risk

NEIGHBORHOOD LAND USE PLAN

PROPOSED LAND USE CHANGES

Land use within the Vistula Neighborhood sets up and encourages the types of development the neighborhood wants to see. The existing recommendations from the Toledo 2020 Comprehensive Plan can be found on pages 32-33. A change this plan recommends is taking a closer look at “urban village” specifically close to the riverfront and adding a “public and civic” designation within the neighborhood. As stated in the Toledo 2020 Comprehensive Plan “future land use map and land use policy recommendations that will be implemented in a zoning code.” In order for this land use plan to be fruitful, zoning changes will need to happen to promote neighborhood development.

URBAN VILLAGE. “A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” “The Toledo 20/20 Plan introduces the concept of “urban villages” from the neo-traditional and new urbanism planning movements. The planning concepts involved may be applied to Toledo’s existing traditional neighborhoods and to new development with the adoption of community-based design standards.” Urban villages “... develop strong, economically viable and diverse neighborhood commercial areas that help provide entry-level jobs, offer quality products/services and entrepreneurial opportunities, and help to improve the city’s economic development and growth.”

This plan recommends refining the boundaries of as urban village along the riverfront as called out in the 20/20 Plan. This plan also recommends extending the boundaries up Lagrange Street. Design standards to accompany this include:

- New development should be placed on the street right-of-way.
- Entrances should face main streets; in the case of buildings that have two facades that face main streets, i.e. Summit Street and Lagrange Street, entrance should be placed on corner or have multiple entryways, one for each main facade.
- Superior, Summit, and Water Streets should be considered main streets with no back of house uses. Back of house services for these streets should be limited to alleyways or tree-named streets.

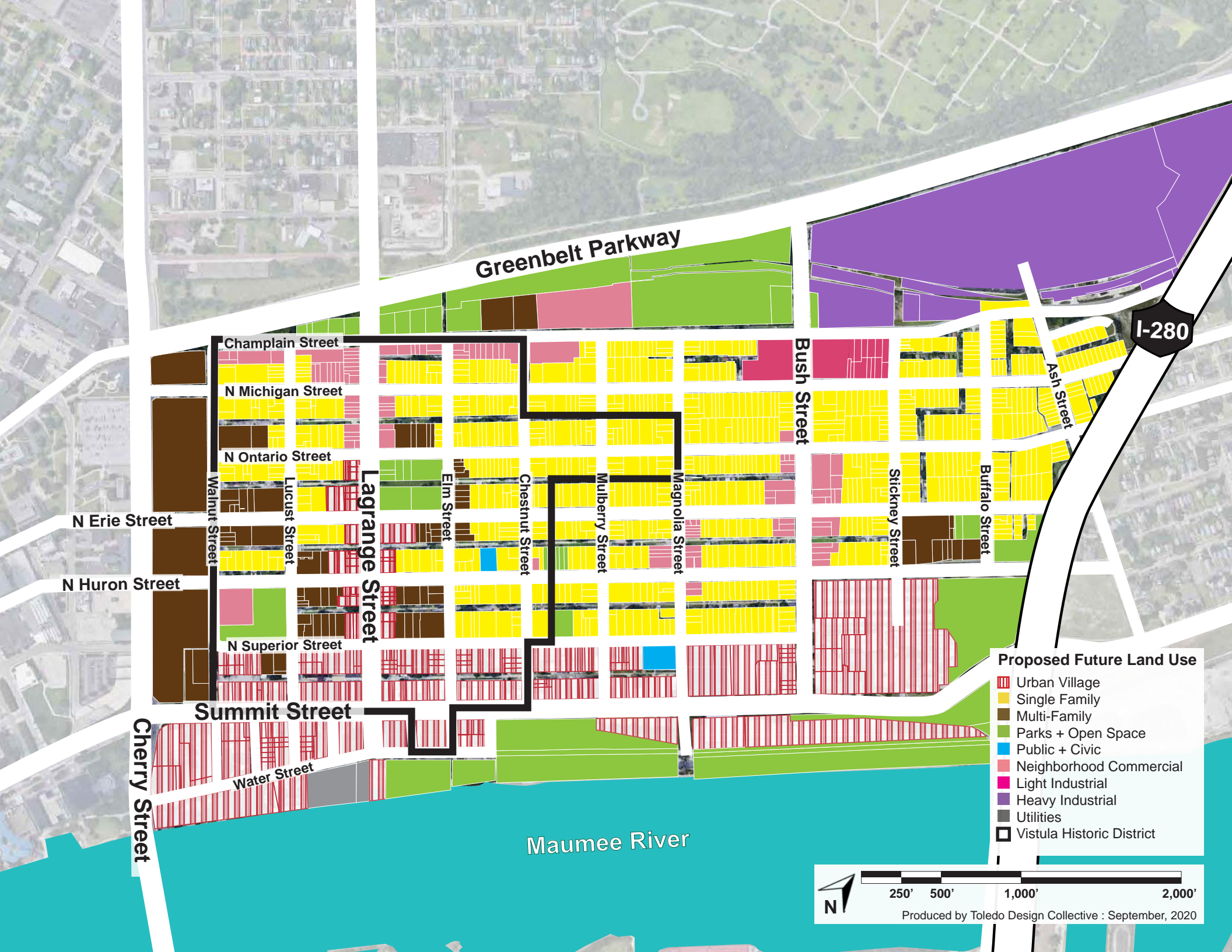
- Parking should be placed behind buildings, or to the side if space in the rear is unavailable. This portion of Summit Street and Lagrange Street should be considered for variances of parking minimums, or for a Pedestrian-Oriented Overlay, allowing reductions in parking requirements and form-based design standards. (For reference for future developers of Summit Street there are currently approximately 1000 on street parking spaces, and 1200 spaces in existing lots along Summit Street. Other underutilized lots include the TPS Board of Education property which has 390 spaces, with an opportunity of an additional 300 spaces between Summit and Water Streets that should be hidden below new development.
- Landscaping should accompany all businesses.
- Urban design practices are encouraged in the public realm to promote pedestrian activities including benches, trash receptacles, art work, pedestrian lighting, streetscape improvements, public/private partnerships etc.

PUBLIC + CIVIC. This land use includes schools, community centers, community recreation, libraries, day cares, and churches.

This plan recommends placing public + civic designation for the existing large churches and community hubs within the neighborhood. This includes Salem Lutheran and the Friendly Center. These centers serve as a community hub that provides economic and educational resources to the neighborhood.

PARKS AND OPEN SPACE. “Intended to preserve and enhance major open space and recreational areas, this district may also be applied to privately-owned open space areas within residential developments.”

The majority of the additional “parks and open space” designation should be placed along the riverfront. Within the Vistula neighborhood it is recommended that at least 65% of parcels lining the Maumee riverfront be “parks and open space”. This should enhance and synergize with the “urban village” designation along Summit Street to help encourage development. In addition to this land use change there should be a always be a public right-of-way for public access to the riverfront. This should build on the existing riverfront trail plans of Metroparks Toledo.



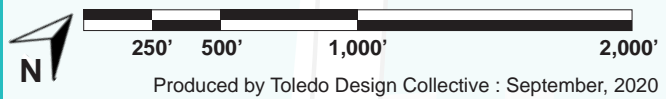
Greenbelt Parkway

I-280

Proposed Future Land Use

- Urban Village
- Single Family
- Multi-Family
- Parks + Open Space
- Public + Civic
- Neighborhood Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Vistula Historic District

Maumee River



LOWER TOWN

FRAMEWORK

DEFINING THE AREA. Lower Town parallels the river along both sides of Summit and Water Streets.

LOOKING TO THE FUTURE. For decades previous planning has recommended the Vistula Neighborhood turn to the Maumee river as a key element of re-vitalization. However, these recommendations have resulted in little positive change. 2020 seems poised for different results for a number of reasons including:

- The Downtown Development Corporation (ConneCToledo) leadership in the design and implementation of the Maumee River walk
- The current investments along the riverfront by Metroparks Toledo
- Recently proposed, or in progress, new developments along Summit Street accompanied by the improvements to summit Street itself
- The commitment of the Historic Vistula Foundation to grow into it's new role as a leadership organization representing the whole Vistula Neighborhood

FRAMEWORK. The framework vision for Lower Town is to capitalize on and extend the significant Downtown re-investment along Summit Street into Vistula, gradually moving from south to north. Vistula's portion of Summit Street would respect the historic architecture while creating a vibrant mixed-use corridor where new development and outside dollars are attracted into the neighborhood without resulting in displacement of current residents and stakeholders in the other two districts. In other words- Lower Town becomes a diverse link between old and new.

KEY IMPROVEMENTS:

Improvements to Lower Town would include:

1. Promote Lower Town as a unique extension of the Core Business District and physical improvements should focus on:
 - Eliminate "back of house" feel
 - Enhance access to the river with Lagrange as major connector
 - Focus redevelopment from S to N

2. Begin implementation of Maumee River walk and continuous public access to the river and connections to Vistula's east - west street trees
3. Enhance pedestrian and bike connectivity along Water Street and tree-named streets (walks, trees, & lighting) and link to proposed River Walk
4. Relocate City of Toledo garage for redevelopment
5. Reduce truck traffic on Water and Summit (re-direct to Greenbelt)
6. Promote redevelopment of the historic St. James Hotel
7. Zoning changes that support vision

Summit Street Improvements including:

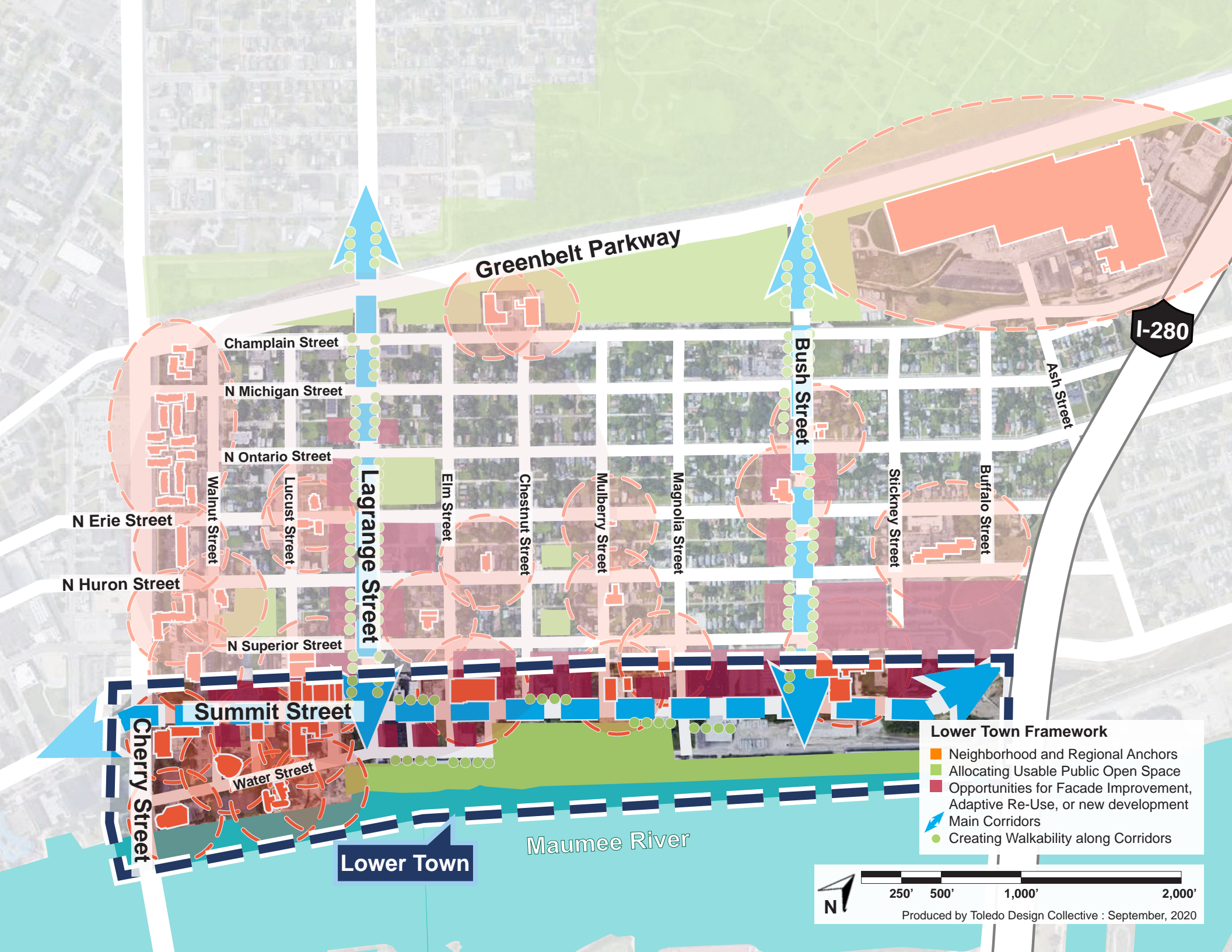
1. Gateways at Lagrange and Bush Streets
2. Slow traffic speed
3. Enhanced landscaping, lighting, and pedestrian furniture
4. TARTA route- moved from Huron
5. Enhance crosswalks and consider some mid-block crossings

Develop new riverfront park with features that include:

1. Access from end of Chestnut, Mulberry and Magnolia
2. Interactive art, kayak launch, fishing, and retail that supports water usage

Bush Street at Summit

1. Preserve views to the river
2. Historic Secor Mansion as anchor-
3. Re-connect Stickney to Summit as part of Riverside Hospital site re-do



Greenbelt Parkway

I-280

Champlain Street

N Michigan Street

N Ontario Street

N Erie Street

N Huron Street

N Superior Street

Summit Street

Cherry Street

Water Street

Lower Town

Maumee River

Bush Street

Lagrange Street

Elm Street

Chestnut Street

Mulberry Street

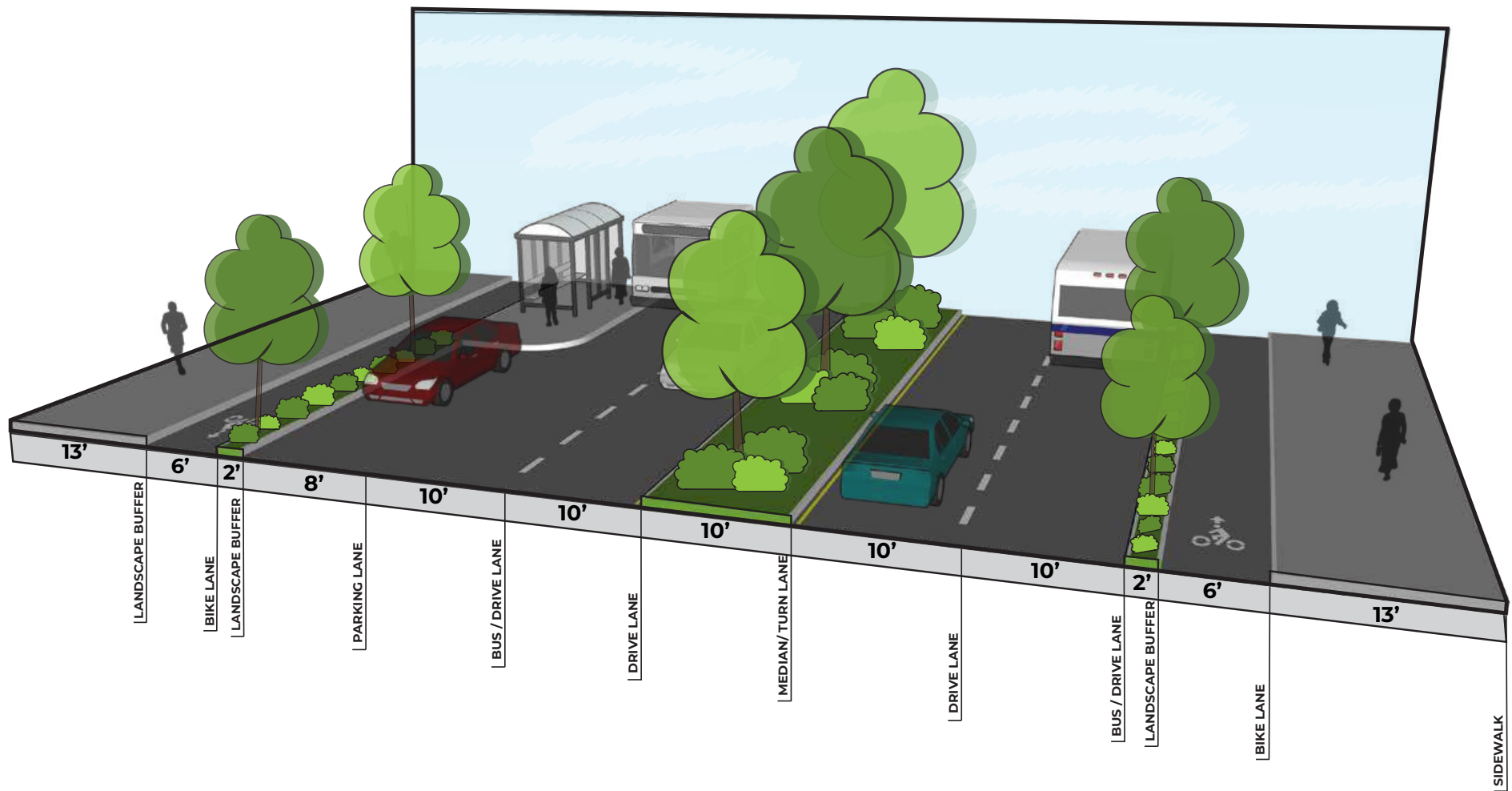
Magnolia Street

Stickney Street

Buffalo Street

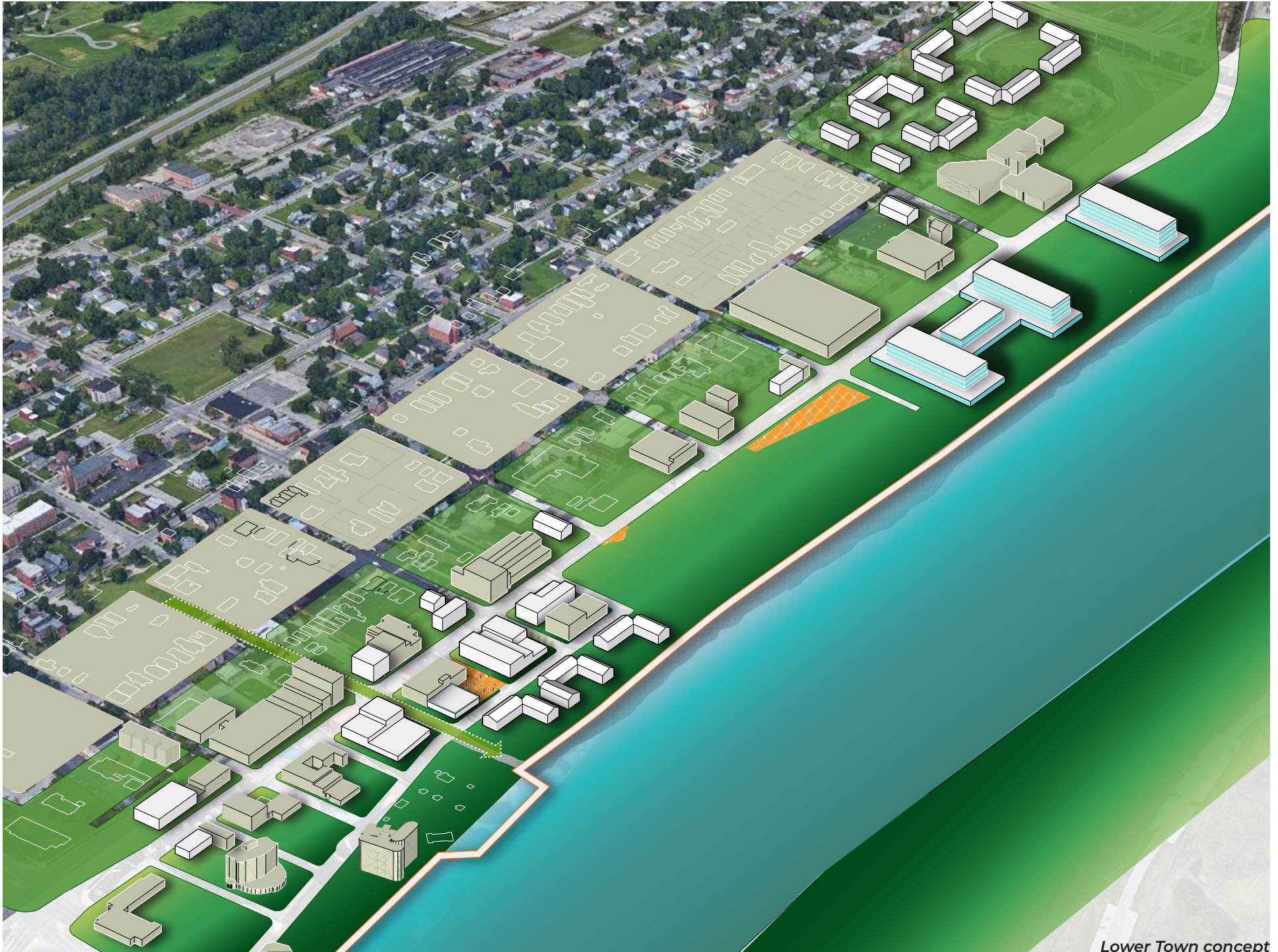
Ash Street

- Lower Town Framework**
- Neighborhood and Regional Anchors
 - Allocating Usable Public Open Space
 - Opportunities for Facade Improvement, Adaptive Re-Use, or new development
 - Main Corridors
 - Creating Walkability along Corridors



Lower Town Conceptual Diagram: Summit Street Improvements

SUMMIT STREET IMPROVEMENT RECOMMENDATIONS. One of the most important implementation strategies for Lower Town is promoting Summit Street as a complete street that is easy to cross for not only Lower Town users, but also Vistula residents who want to access the riverfront. Currently, Summit Street is a very fast thoroughfare to get people out of downtown and onto the highway. By adding in a center median with hearty street trees the design can send visual cues that slow down traffic. This not only makes it slower but also safer for pedestrians who want to cross over to get to the riverfront. There could also be a dedicated bike lane down Summit Street with a buffer. These design improvements would still allow enough room for parking and additional bus stops along Summit Street.



Lower Town concept

20 Year Vistula Summit St Build Out
Total Rentable Square Footage:
152,000 SF
351 residential units

New Build
Commercial:
RSF: 87,000 SF
Residential
315 units

Rehab Existing Vacant
Commercial:
RSF: 65,000 SF
Residential:
36 units

Hotel Redevelopment
commercial
RSF: 6,600 SF
residential [3rd-4th flr]
6 units

Wonderbread
Redevelopment
30 units

2 flrs commercial
RSF: 4,800 SF

2 flrs commercial
RSF: 15,200 SF

residential [townhomes]:
2 units
on top of parking

residential [townhomes]:
4 units
on top of parking

3 flrs:
commercial [1st flr]
RSF: 2,400 SF
residential [2nd = 3rd flr]
6 units

2 flrs:
commercial [1st flr]
RSF: 3,200 SF
residential [2nd flr]
3 units

2 flrs:
commercial [1st flr]
RSF: 6,200 SF
residential [2nd flr]
5 units

1 flr commercial
RSF: 1,000 SF

2 flrs commercial
RSF: 6,400 SF

2 flrs commercial / office
RSF: 15,000 SF

Rialto Jean Project

Hotel

Wonderbread

Summit

2 flrs commercial / office
RSF: 5,000 SF

Maritime

Duket Architects

Vasko

Toledo Edison

Lafarge

Port Authority

3 flrs commercial / office
Parking deck off Water St
RSF: 19,500 SF

1 flr commercial
RSF: 4,200 SF

3 flrs:
parking deck +
commercial [1st flr]
RSF: 9,000 SF
residential [2nd + 3rd flr]
24 units

residential [townhomes]:
31 units
on top of parking

4 flrs commercial
RSF: 16,500 SF



LOWER TOWN CONCEPT. The diagrams on the previous pages (115-117) show a concept of how development could happen within the Lower Town District. Public right-of-way along the river should be promoted in conjunction with ConneCToledo and the Metropark's plan for the Riverfront Trail. Emphasis should also be placed on Lower Town users being able to cross Summit Street safely. This concept explores building out the Lower Town district that highlights residential, commercial, and recreational uses along the prominent riverfront District. The synergy of uses will help to keep the area utilized during all times of the year.

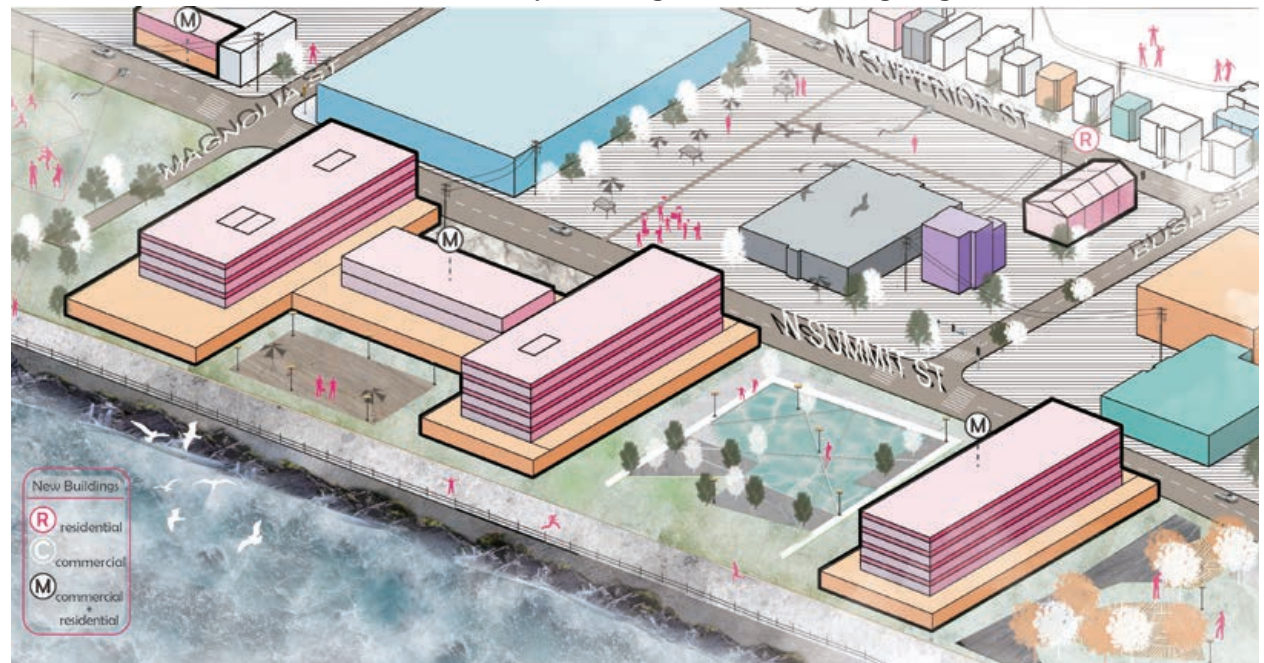
The conceptual diagrams to the right illustrate a more detailed look at two important nodes within the complete concept shown on the previous pages.

The first node is between Lagrange and Locust Streets, adjacent to the recently completed storage basin site. These sites are across from existing and current projects including the Wonderbread loft project. By utilizing existing momentum this intermediate term vision highlights a synergy of activity. Shown are new residential buildings, and new businesses and restaurants some of which highlight having rooftop patios facing the riverfront to highlight and showcase the riverfront trail along the Maumee.

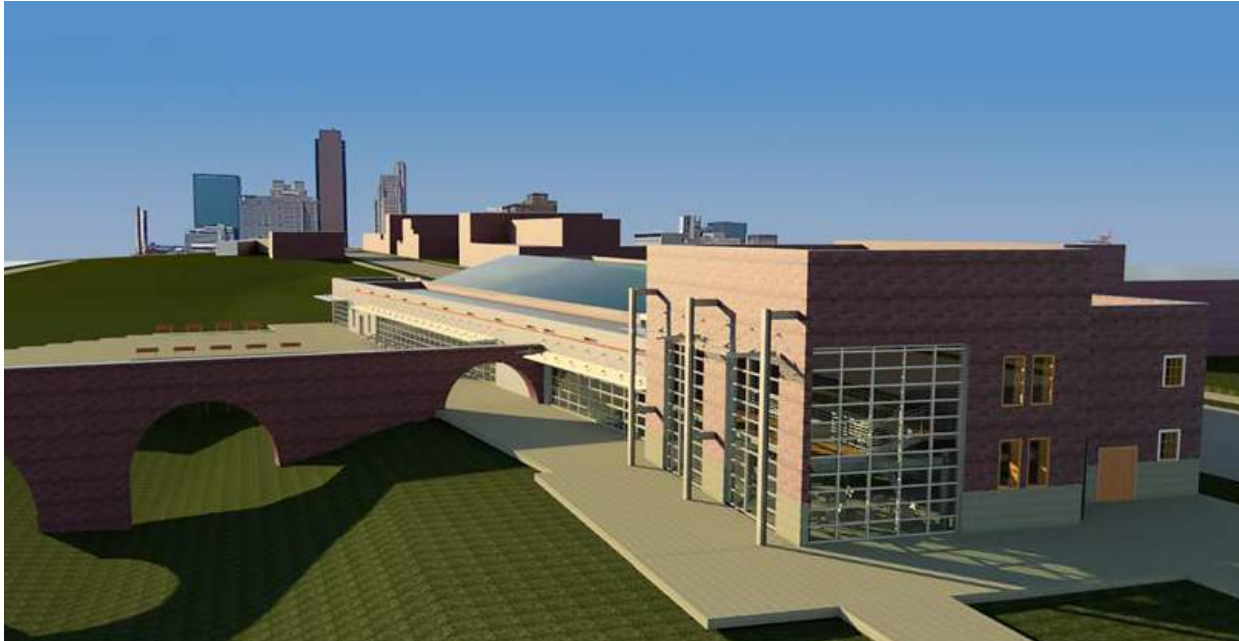
The second node between Magnolia and Bush Streets is a long term concept that can highlight low-rise residential towers that would take advantage of the river while still allowing plenty of new and upgraded public space that existing and new residents would be able to utilize.



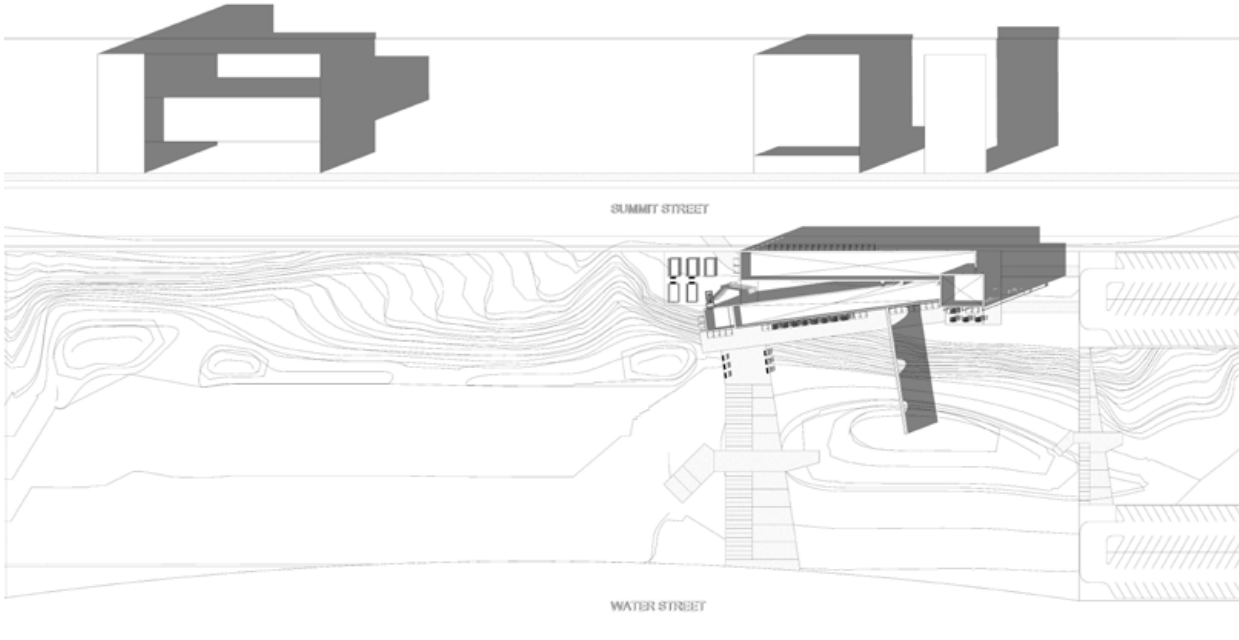
Lower Town Conceptual Diagram: between Lagrange Street and Olive Street



Lower Town Conceptual Diagram: north of Magnolia Street



Lower Town Concept: site adjacent to TWI (storage basin) site. Concept by U.T. Engineering students



Lower Town Concept: site adjacent to TWI (storage basin) site. Concept by U.T. Engineering students

MORE PROGRAMMING AROUND THE RIVERFRONT. University of Toledo, Department of Engineering Technology Project. This project was completed in 2018 and focused around enhancing and building on existing uses within the Lower Town District.

Faculty Adviser: Prof. Linda S. Beall
 Client Adviser/Sponsor: College of Engineering
 Department of Engineering Technology
 Design Team: Bonaventure S. Chenwi (CET),
 Sean E. Kausek (MET), Deanna L. Majchszak
 (MET), Austin M. McBee (CET), Michael R.
 Melnyk (CET)

“The Maumee River shoreline area within downtown Toledo has been re-branded by ConneCToledo as the “Nautical Mile”. The proposed Nautical Mile plan aims to improve the health and wellbeing of the downtown Toledo populace by developing a five mile recreational trail alongside the Maumee River.

This part of the proposed trail area is heavily industrial and the project attempts to keep that character: a reminder of the former active industrial landscape of the riverfront; while providing employment opportunities to the adjacent community and additional recreation activities to other trail users. The project provides a site design incorporating surface storm water retention features and native landscaping, while the development along the western edge of the site continues the commercial storefronts along Summit Street with off-street parking, and proposes a fully conditioned restaurant with a partially conditioned tempered structure for a food truck corral, satellite farmer’s market with the potential for an integrated culinary academy.”

HISTORIC DISTRICT FRAMEWORK

DEFINING THE AREA. The Historic District is immediately adjacent to downtown, extending to Mulberry Street to the north with Lagrange Street as it's traditional and geographic central corridor.

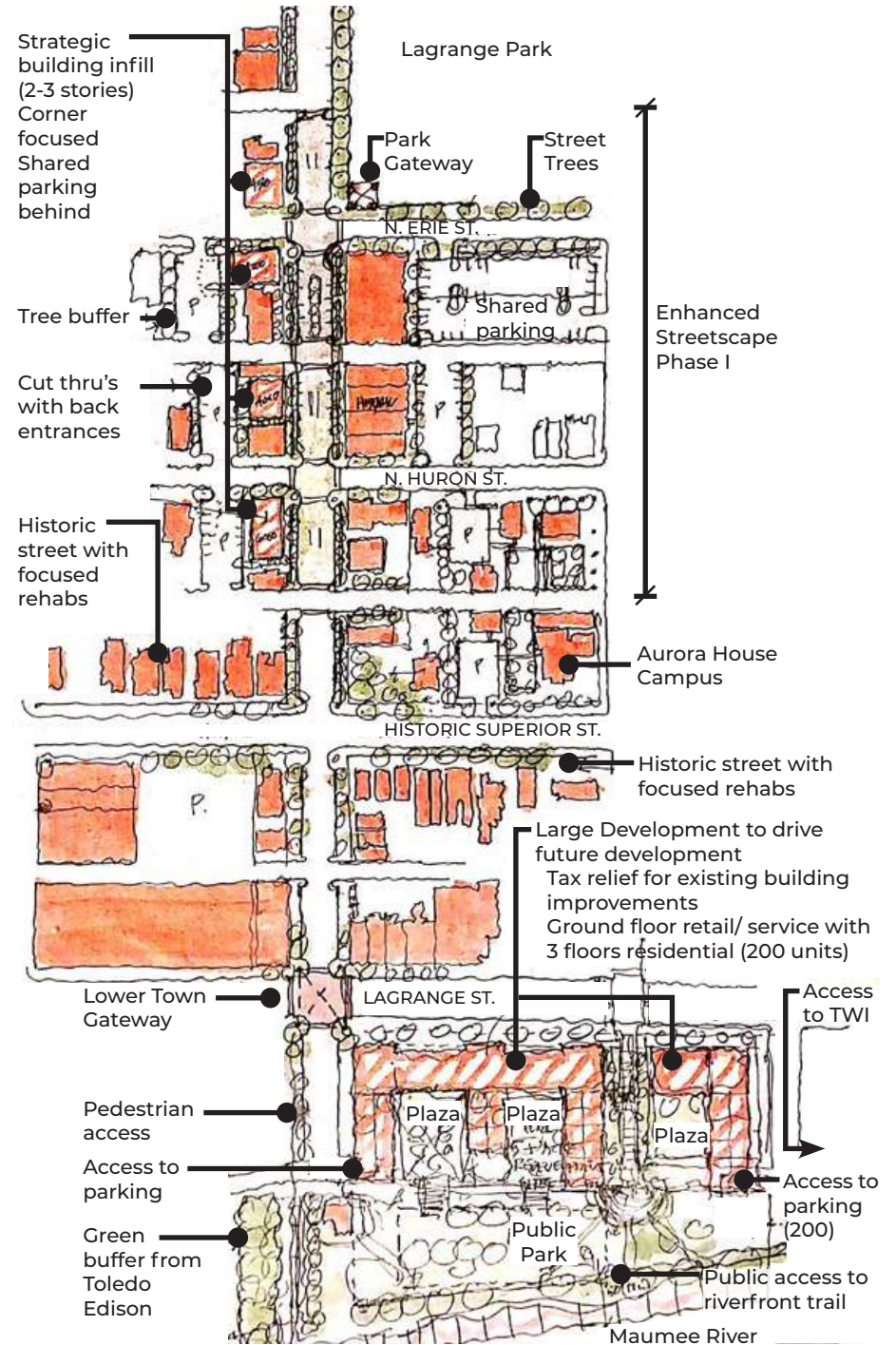
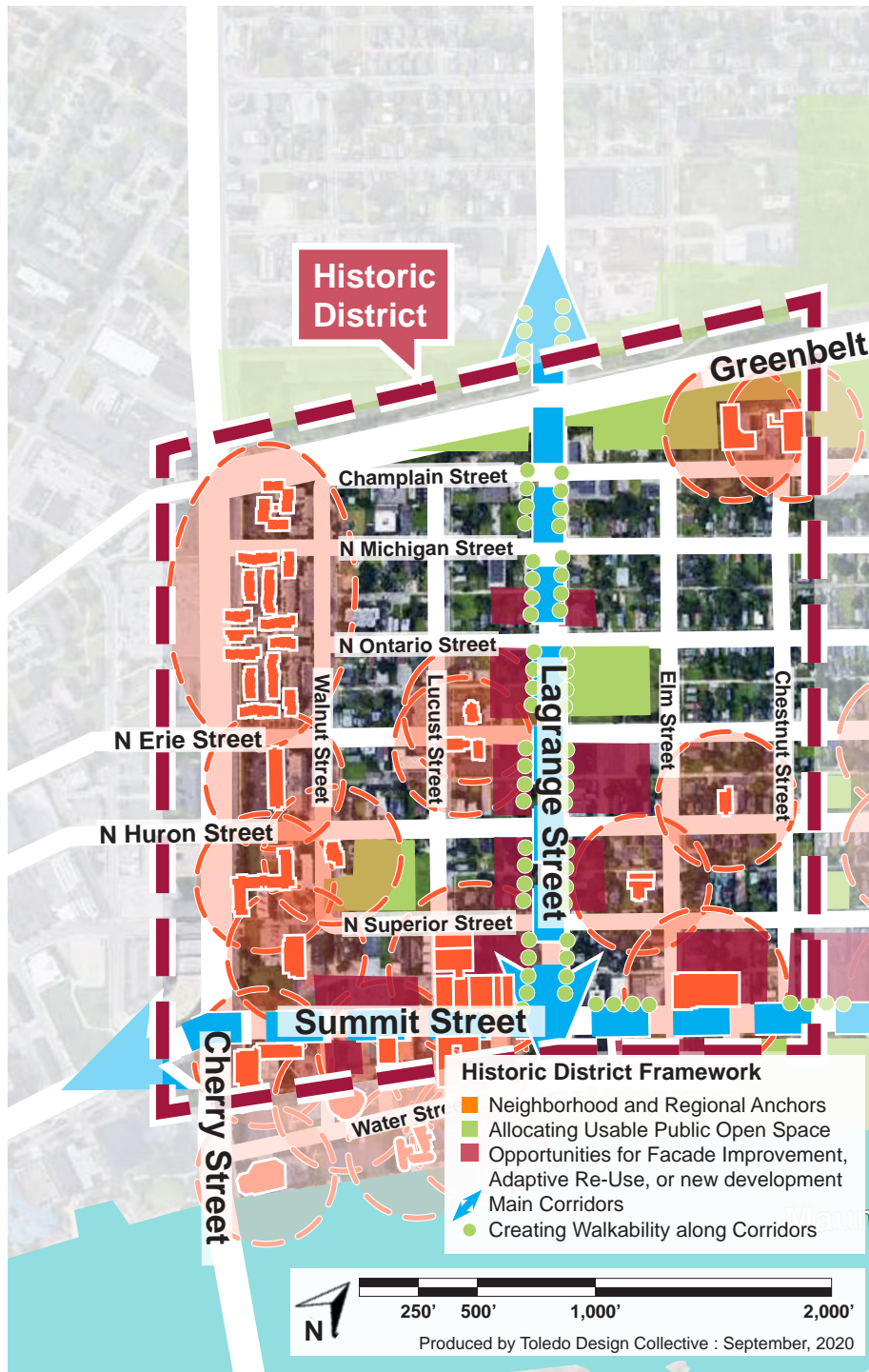
The Historic District is the heart of the original Vistula Neighborhood and in it's heyday was an affluent residential extension of the downtown. In the 1960's urban renewal removed the rich urban fabric along Cherry Street and a rather significant divide was created between Vistula and the downtown by the construction of a major parking garage and 4 large housing complexes.

FRAMEWORK. Key recommendations of the Framework Plan are directed at breaking down the Cherry Street barrier by:

- Reduce moving lanes of traffic on Cherry Street, per City of Toledo Department of Transportation concepts in Downtown Transportation Study to enhance pedestrian safety.
- Converting Erie and Huron Streets to two-way traffic. One way streets are no longer justified with the creation of the Greenbelt Parkway.
- Connecting Vistula to the expanded green space proposed in the Civic Center Mall Master Plan
- Taming the Summit Street and Cherry Street intersection to enhance pedestrian accessibility. Also allowing Water Street to be a connection for pedestrians from the riverfront, in Lower Town.
- Most importantly bringing back Lagrange Street as the neighborhood center of services for everyone in the District, including the large residential complexes along Cherry Street. Along Lagrange Street would feature two small roundabouts to promote pedestrian safety within the neighborhood- one at Erie Street and the second at Huron Street.

KEY IMPROVEMENTS. Additional elements of the Historic District Framework include:

1. Create neighborhood service hub on Lagrange with initial focus between Ontario and Huron and one block east and west. Community identified service needs include: fresh food, youth activities, resource center, bank, daycare, coffee shop, beauty parlor, and laundromat.
2. Develop a streetscape plan for the service center section of Lagrange (North Michigan Street to Huron Street) that takes advantage of the large front yard set-backs to create outdoor spaces for public use.
3. Develop Vistula "Central Park" at the former Lagrange School site
4. Address issues at Greenbelt Place Apartments
 - Engage owners
 - Engage case managers on-site
 - Reduce density
 - Consider Crime Prevention Through Environmental Design (CPTED) strategies
 - Connection to Civic Center Mall as future asset
5. Write and adopt new design standards that:
 - Respect historic fabric yet
 - Encourage creative new styles
6. Foster "Group Think" redevelopment strategies:
 - Not one building at a time
 - Large historic buildings as anchors
 - Multi-block scenarios
 - Significant infill and use sharing (parking as an example)
 - Multi-million dollar proposals
 - Dispersed risk



Conceptual Framework to Guide Development around Lagrange



Conceptual rendering St. James Hotel redevelopment with new storefront. A new gateway for the Vistula Neighborhood



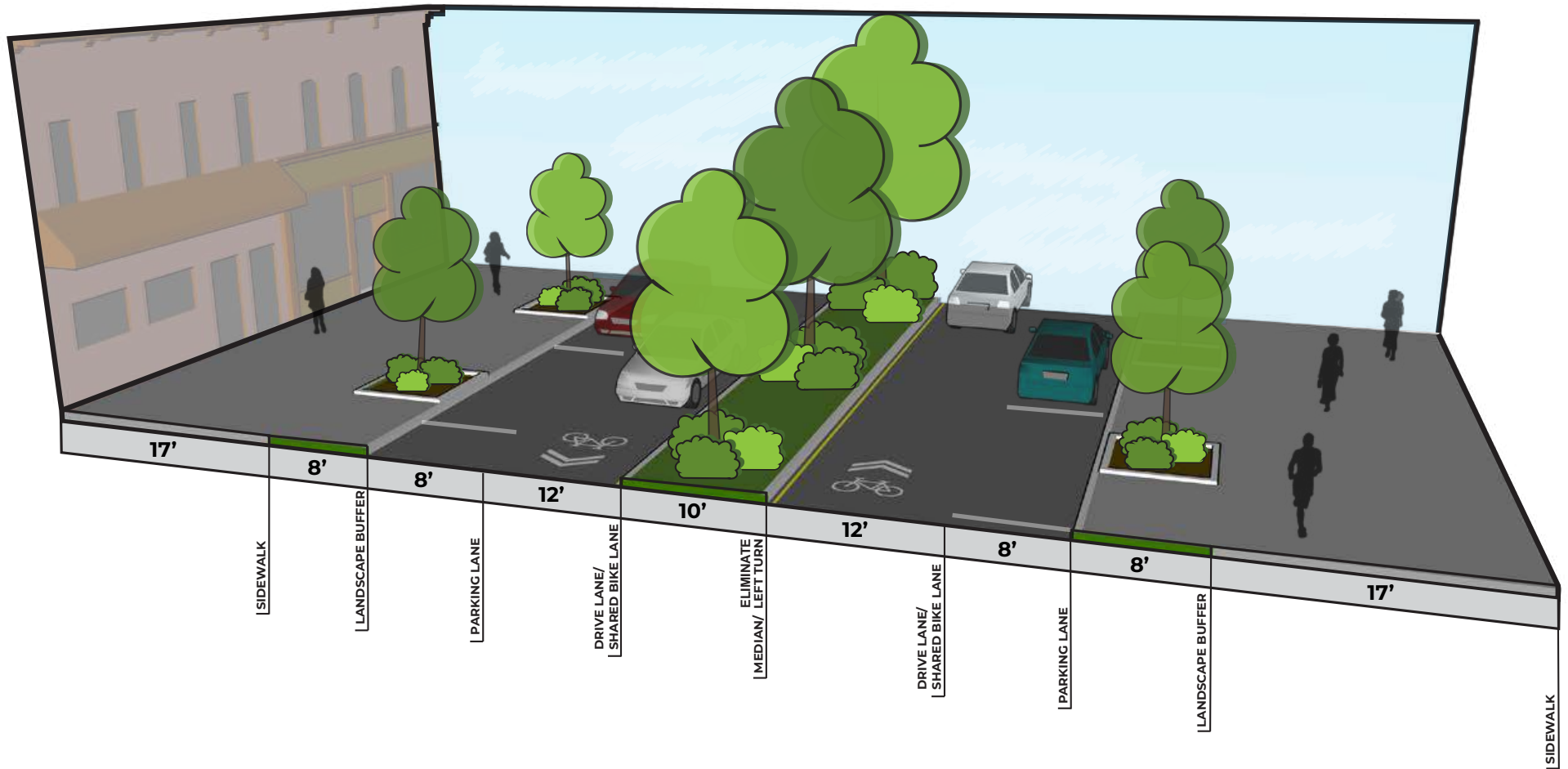
Swan Lane Alley Concept: summer



Swan Lane Alley Concept: winter

PROMOTION OF VISTULA NEIGHBORHOOD GATEWAY AT FORMER ST. JAMES HOTEL. By promoting a gateway at the intersection of Lagrange and Summit Streets, there is increased activity not only for the Historic District, but also the Lower Town district as well. This intermediate term concept should address the four corners of the intersection and promote and build upon the rich history of the neighborhood.

UTILIZING ALLEYWAYS FOR POP-UP EVENTS. Short term strategies of promoting pop-up temporary events can revitalize the alleyway spaces off of Lagrange Street. These events have the opportunity to be held all year depending on what existing events the Vistula Neighborhood has. By using creative placemaking techniques these underutilized spaces can be temporarily revitalized in order to promote growth for long term development.



Lagrange Street Improvements

LAGRANGE STREET IMPROVEMENTS. Streetscape improvements along Lagrange street can be facilitated especially because of the large right-of-ways at 100' spanning from building to building. A complete street could include:

- Center median, that removes left turn-lane,
- 12' Driving lane with bike sharrow,
- Street parking,
- Remove traffic lights at North Huron and Ontario Streets and replace with stop signs and traffic circles,
- Pedestrian lighting, and
- Street trees

The improvements would help to promote walkability and increase quality of life while spurring new development along the neighborhood hub of Lagrange Street.

Along with street improvements there improvements to the existing and potentially new infill buildings should include design that encourages a walkable streetscape. These design improvements could include:

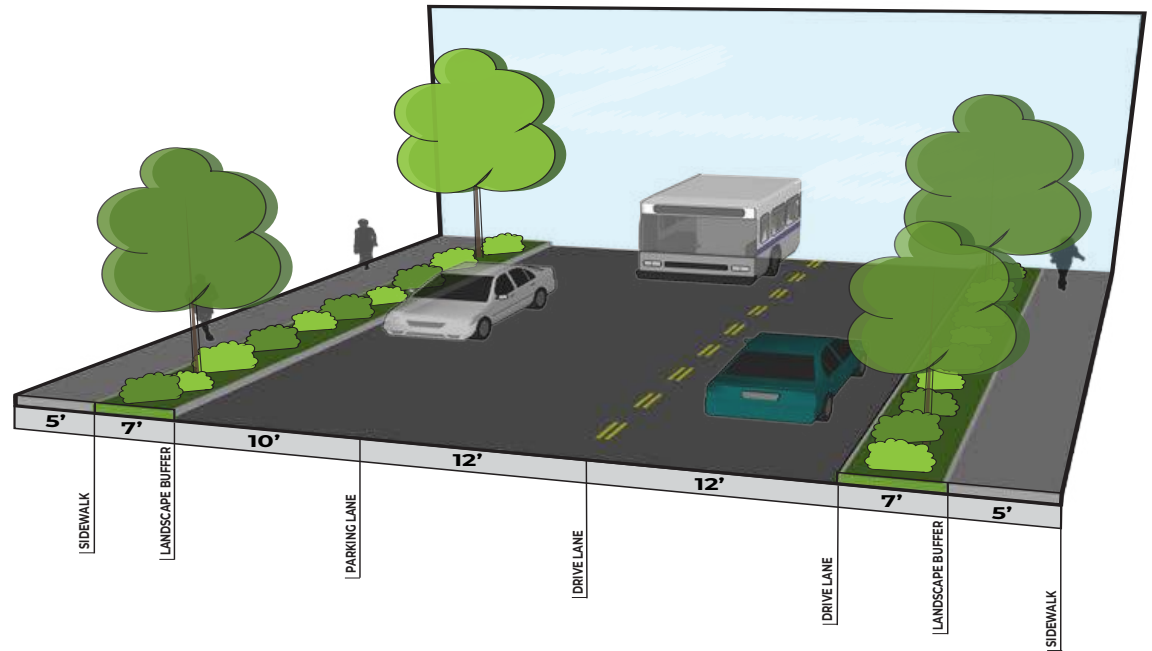
- Awnings,
- Sidewalk furniture,
- Planters,
- Trash and recycling receptacles ,
- Facade enhancements, and
- Appropriate building lighting and signage that does not distract users



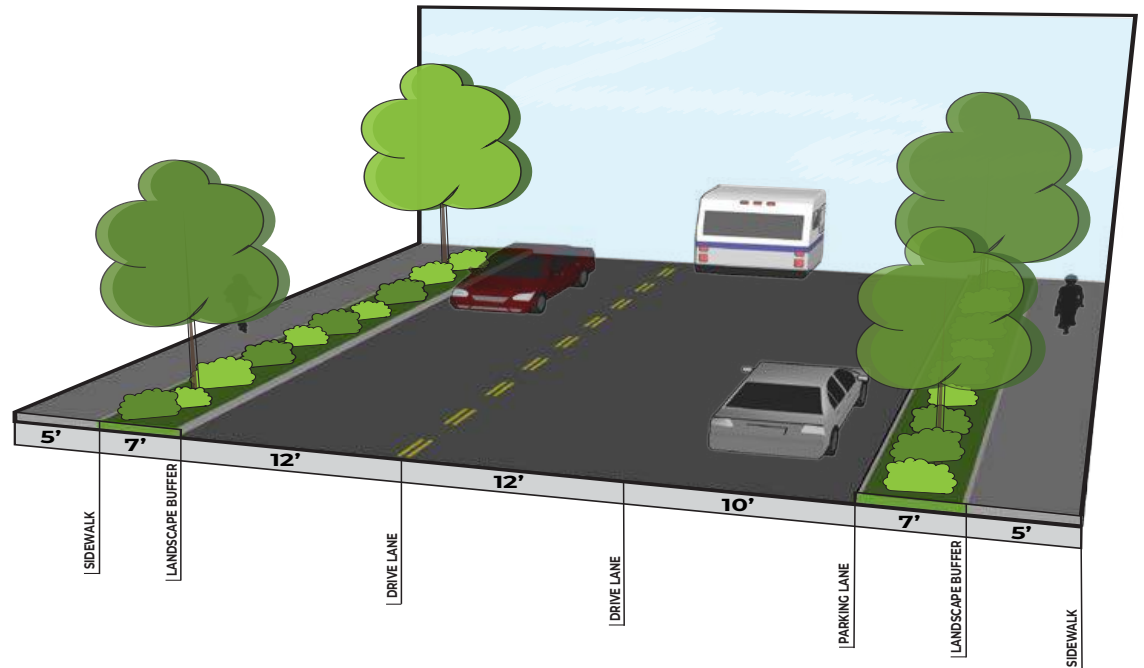
before

Conceptual rendering of enhanced Lagrange Street

NORTH HURON AND NORTH ERIE STREET IMPROVEMENTS. Both North Huron and Erie Streets should be promoted as two-way streets. Both streets are wide enough to make a conversion while also increasing the tree lawns. Conversions of these streets would still allow for parking on one-side of the street while also maintaining the bus routes along each street. By converting North Huron and Erie Streets to two-ways there can be increased safety and slower traffic.



North Huron Street Improvements



North Erie Street Improvements



Lagrange Park Concept: Temporary pop-ups fill the space until there is a more permanent solution



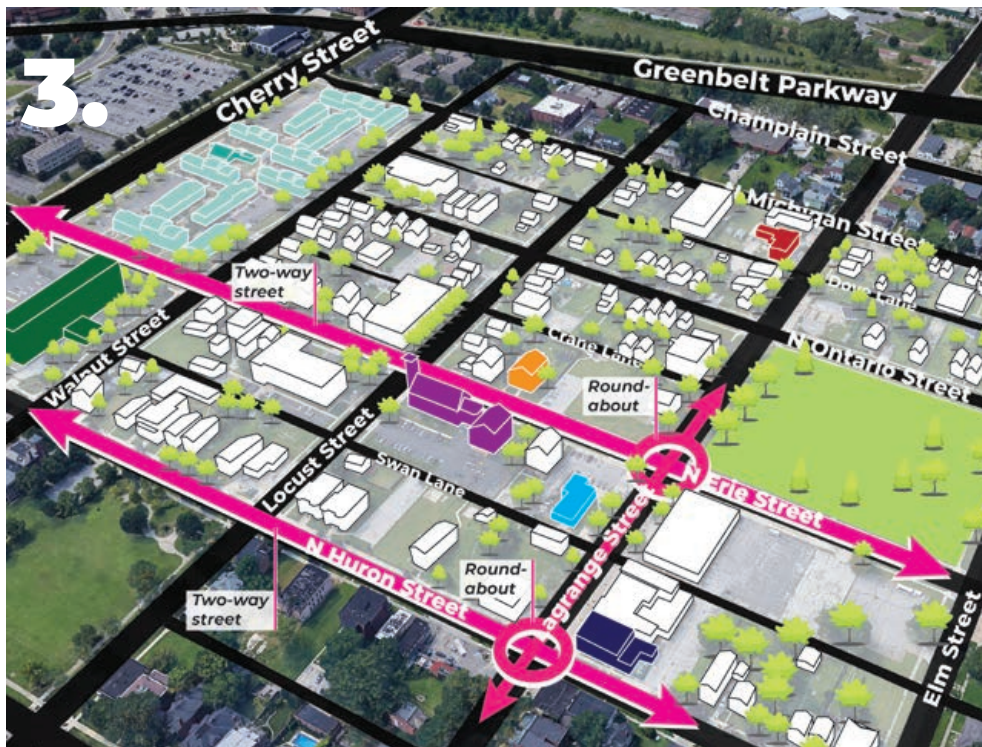
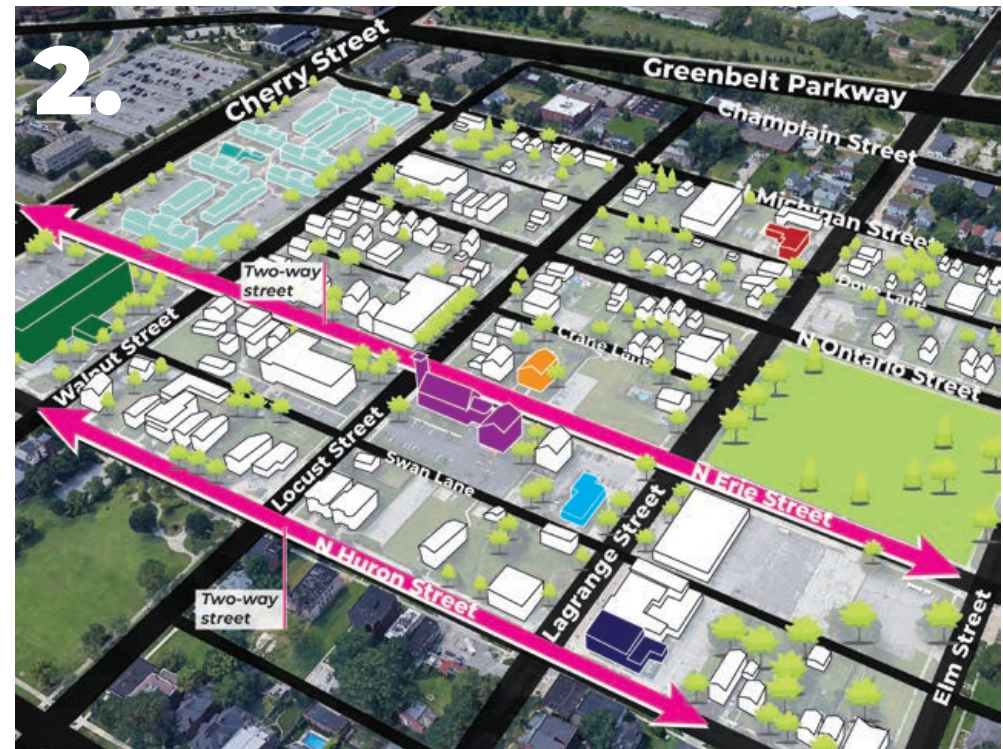
Lagrange Park Concept: Permanent programmed space

LAGRANGE PARK. The Historic Vistula Foundation has the vision of creating a signature public park on the block bounded by Lagrange, Erie, Ontario and Elm streets, which is the former location of Lagrange Toledo Public School (TPS) elementary school and is centrally placed within the Vistula neighborhood. The proposed park would improve the quality of life for local residents, would beautify and revitalize a neglected area, and encourage economic development.

The Vistula Historic Foundation has many plans for the proposed park, but the first priority would be to remove the old play structures and create a safe, well designed, new children's playground structure, with bench seating for adults, and trash/recycling cans. Other features could be included in stages such as: BBQ areas, concrete ping pong tables for young people, an open sided shelter with photovoltaic (solar) panels on the roof, and a paved area for food trucks to park, with electricity supply, which would make it possible to hold summer festivals.

Additional features could include concrete tables and chairs, bike racks, etc. perhaps even a skateboarding area. The park would include native (low maintenance) plantings (grasses, sedges and wildflowers) and trees, which would provide habitat for butterflies and songbirds, and perhaps a rain garden and bioswale margins, which would create educational/environmental possibilities. There would be walkways across the park and a fitness trail could be envisioned. Lighting and security cameras would be necessary.

Lagrange Street is an important route through the Vistula District and a park, as envisioned by the VHF, would add greatly to its attractiveness. The location is well connected to bus routes and cycle paths and is within a residential neighborhood where many families with young children live who would benefit directly from the



CREATING SYNERGY. The area between Lagrange Street and Cherry Street is home to several neighborhood anchors called out in different colors on diagram 1. Building off this existing neighborhood fabric, Lagrange street can promote and encourage neighborhood activity.

Promotion and implementation of North Huron and Erie Streets as two-ways instead of one-ways as shown in diagram 2. This short term goal starts to slow down the current fast traffic as one way streets pulling from downtown traffic.

Then, the addition of roundabouts where North Huron and Erie Streets intersect Lagrange Street shown in diagram 3. This short term goal also increases walkability and safety for the area. By building out other quality of life assets shown in diagram 4 synergy between existing and new services can emerge. This can include:

- Activating Lagrange Park,
- Orienting the Greenbelt apartments toward the neighborhood,
- Promoting a mid-block crosswalk over Cherry street with connection to the civic center mall improvements in downtown,
- Strategically infilling Lagrange street with neighborhood resources like a laundromat, credit union, fresh grocery
- Promoting Crane Lane as a “green alley” which would connect directly to Lagrange Park.
- Increasing pedestrian lighting and safety along Huron, Erie, Ontario, and Lagrange Streets

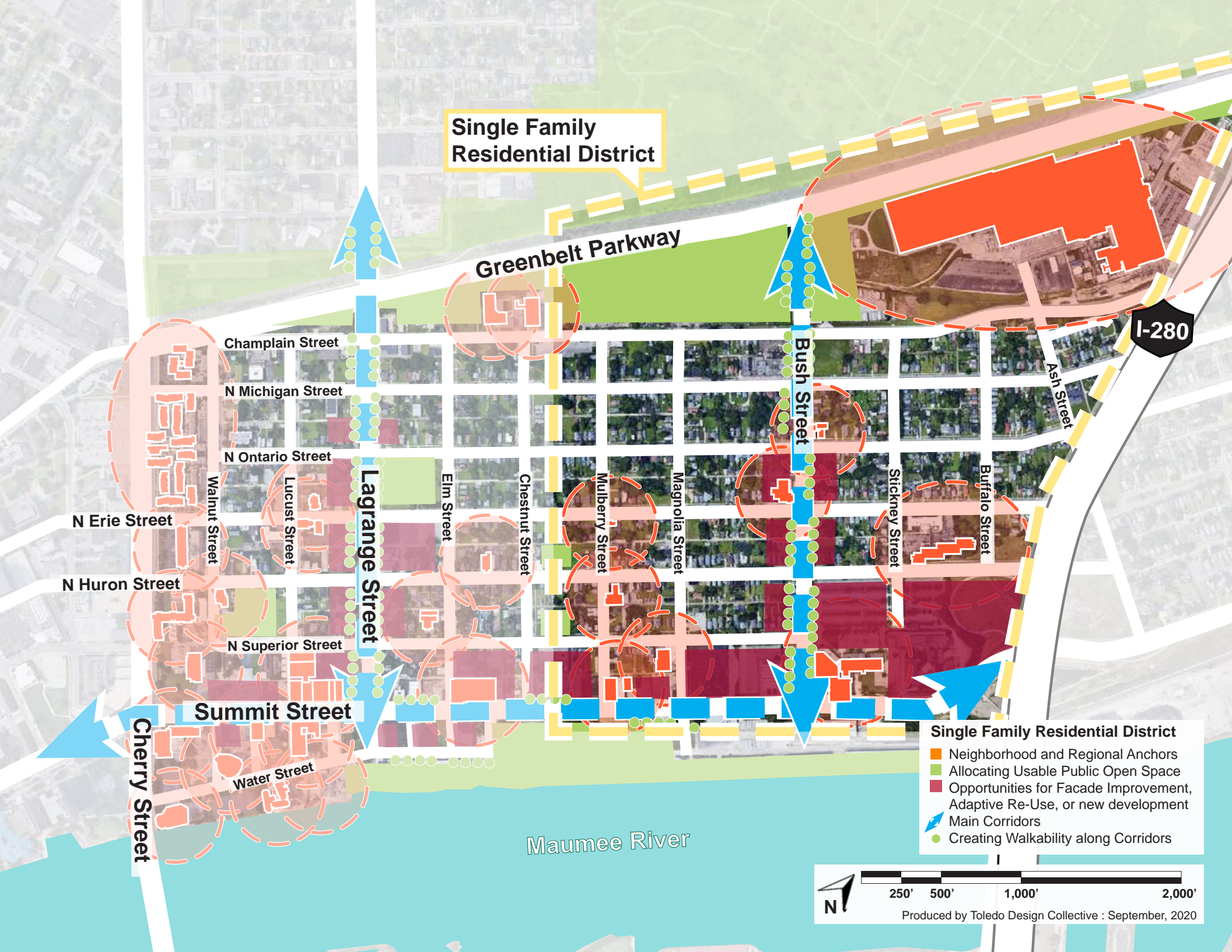
SINGLE FAMILY RESIDENTIAL DISTRICT

FRAMEWORK

DEFINING THE AREA. The Single Family Residential District is between Mulberry Street and Interstate 280, centered around Bush Street, primarily characterized by modest single family homes originally owned by those employed in local industry.

FRAMEWORK. The urban character of the Vistula Neighborhood noticeably changes north of Mulberry Street as wood frame single family homes become the primary building type. Framework strategies include the following:

1. Bush as a “Premier Street”
 - Create gateways at the Buckeye Basin Greenbelt and at Summit Street
 - Work with Libbey Glass to improve/screen their adjacent uses
 - Remove industrial blight from south of Bush at Champlain
 - Promote new Fire Station as asset and symbol of safety
 - Enhance other existing uses along this corridor
 - Complete right-of-way improvements (road, walks, trees and lighting)
2. Engage TPS as major anchor of this district
3. Develop robust housing rehabilitation program that includes:
 - Path to ownership
 - Sweat equity
 - Job training
 - Resources to support new owners and on-going maintenance
4. Develop design criteria for future infill housing



OVERALL VISION: ENERGY EFFICIENCY

ENERGY EFFICIENCY + CLIMATE RECOMMENDATIONS

from the author, Peter Garforth: The energy and climate aspects of a master plan for any neighborhood of more than a few acres should be an automatic Planning Layer, not an Optional Extra. One of my team is starting training sessions at the University of York, in Ontario, Canada, for City Planners to give them the tools and vocabulary to be able to write the missing “Energy & Climate” Chapter for Neighborhood Plans. Maybe we could think of using the Vistula District as a classroom exercise for training City Planners in NW Ohio.

TRANSPORTATION ENERGY. Probably half of a reasonably mature developed neighborhood’s energy use and Green House Gas (GHG) emissions will come from transportation of all types.

GOALS + STRATEGIES:

- Reduce average trip length
 - One-way to two-way streets
 - Closer retail (walkable distances)
 - Compact urban structures (walkable and streetscape interest)
 - Local social destinations (e.g. places of worship)
 - Implement smart parking information system to minimize searching
- Shift Modality towards transit and physically active (walkable)
 - Walkable neighborhoods with high visual interest (benches, waste and recycling)
 - Convenient, clean, flexible transit, ride share and active options
 - Mixed use neighborhoods
- Use More efficient vehicles
 - Electric Vehicle (EV) and Low Emission Vehicle (LEV) parking privileges and public charging
 - Include charging points in all new construction and renovations
 - Include E-bikes in bike-sharing schemes
 - Favor EV/LEV ride shares

HOMES + BUILDINGS. The good/bad news is that the existing building inventory in the Vistula District is small and as the neighborhood develops, most of the future building energy use will come from new construction or very deep renovation/re-purposing which can be treated as new construction for energy purposes.

GOALS + STRATEGIES:

- Make historic restorations as efficient as possible whilst retaining their character
 - Orient and train owners / contractors on good efficiency practices including weather-stripping, basement sealing, insulation practices, window selection, hydronic heating, dedicated cooling and ventilation, smart controls, smart power-strips, LED lighting, right-sizing plant, etc.
 - Focus on cost-effectiveness not eco-fads
 - Encourage sharing of actual energy use via neighborhood website to inform other restorers
 - Use social media to share energy related successes and failures during restoration and “peer-shame” other neighborhoods
- Build new construction and deep renovations to at least North America’s most efficient Building Code
 - Benchmark all new construction and deep renovation designs against the Building Code of Ohio’s neighbor, Ontario (OBC). This is the most efficient Building Code in North America and is climate and culturally relevant for the Vistula District. Consider inviting Windsor-Essex architects and developers, builders to be part of the experience sharing process.
 - Encourage energy use information sharing via neighborhood website to inform other developers and benchmark against systematic local and global best-practice markets norms (Ontario Building Code OBC 2017 and German A+ rated)

- Use social media to share energy related successes and failures and to “peer-shame” other neighborhoods
- Encourage the use of Energy and Climate Performance Labels (EPLs) as a market norm every time a property is sold or rented (required in Europe)
- Ensure all public and non-profit public-good developments are exemplars of the District’s energy goals
- Focus on cost-effectiveness not-eco fads

NEIGHBORHOOD. Beyond the individual buildings, neighborhood design can have major energy and climate impacts. The obvious transportation ones have already been covered above.

GOALS + STRATEGIES:

- Create Energy Supply Clusters
 - Any planned high-density development node of more than a total 50,000 m2 Gross Floor Area (GFA) should be designed for Near Net-Zero (NNZ) GHG emissions through combining energy use efficiency and shared energy distribution, and local clean and renewable supply.
 - Anticipate linking of these clusters to serve lower density areas in the second decade.
- Maximize Efficiency of Common Infrastructure
 - Minimize nighttime light pollution through directional lighting, activity sensing, color choices, and LED use
 - Minimize unnecessary vehicle idling by using roundabouts
- Maximize Carbon Sequestration
 - Have a comprehensive urban forestry plan on both public and private land
 - Train / orient owners and contractors on cost effective Xeriscaping approaches to minimize water-pumping and processing energy waste, increase sequestration and increase pollinator populations
 - Develop local parks to be interesting and attractive recreational spaces and children’s play areas while including “wilded” habitat areas (work with MetroParks Toledo)
 - Street tree planting and landscaping, care and maintenance.

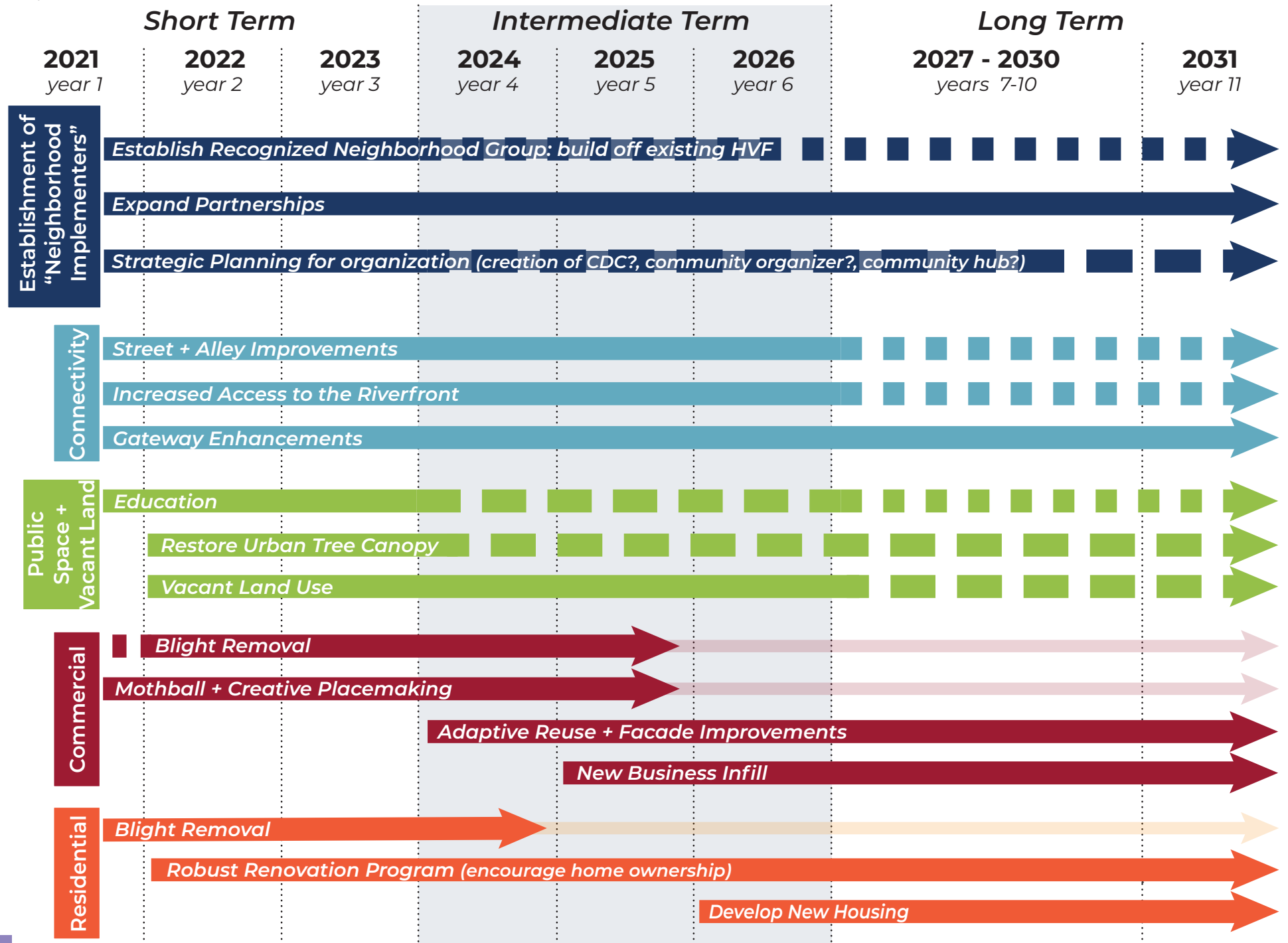


The background of the page is a stylized map. It features a network of purple lines of varying thicknesses that represent roads or boundaries. In the upper-left corner, there is an irregularly shaped area filled with a solid cyan color. The overall color palette is muted, with shades of purple and grey, accented by the bright cyan.

ACTION PLAN

Implementation Timeline

Prepared for Historic Vistula Foundation

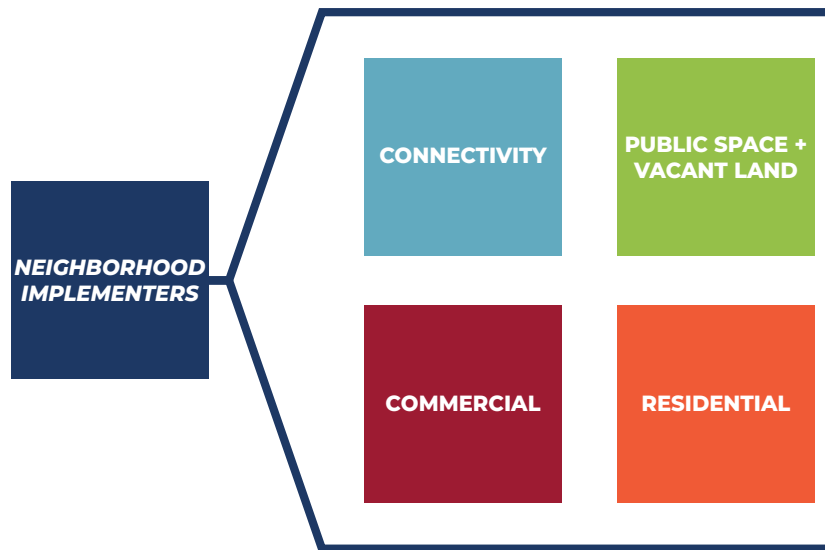


ACTION PLAN

CONTENTS

STRATEGIC GROWTH FOR THE NEIGHBORHOOD. The purpose of the Action Plan is to carry out the implementation of the vision for the Vistula Neighborhood Master Plan. This Action Plan is a guideline for how steps may be taken in order to fulfill visions that were created by the Vistula Neighborhood residents and stakeholders.

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



Action Plan categories based on Vistula Neighborhood residents and stakeholders visions for their neighborhood

ACTION PLAN. This section is divided into 3 timeframes with detailed action items of when implementation could happen for goals outlined within each timeframe. Within the timeframes, action items are outlined in no particular order and are grouped into 5 themes: Neighborhood Implementers, Connectivity, Public Space + Vacant Land, Commercial, and Residential. It will be up to the Neighborhood Implementers group to determine an order for action items before implementation begins. It is highly suggested that when the Historic Vistula Foundation forms a Neighborhood Implementers group, the Neighborhood Implementers related action items should be a first action item under each timeframe.

- ① **Short Term** (p. 134 - 145)
- ② **Intermediate Term** (p. 146 - 151)
- ③ **Long Term** (p. 152 - 155)

Action Plan Resources (p. 156 - 170)

SHORT TERM



Establishment of Recognized Group

NEIGHBORHOOD IMPLEMENTERS. The establishment of “Neighborhood Implementers” is an early and critical step to successful and sustained neighborhood revitalization. Fortunately, the Vistula Neighborhood already has an organization in place and committed to such a goal; the Historic Vistula Foundation (HVF), a non-profit 501c3 organization. Expanding the HVF will be a critical step to continue the momentum of the Master Plan. For the purpose of the implementation section of the plan when HVF is mentioned it is to be assumed that it includes an expanded HVF with more partners and neighbors involved.

PRIMARY GOALS:

1. Adding to the HVF and expanding partners will strengthen this core group of neighborhood implementers.
2. The Neighborhood Implementers group be recognized by a broad cross section of neighborhood residents and businesses as the identified voice of the Vistula Neighborhood.
3. The HVF be recognized by City government as the keepers of the Master Plan and a resource that must be consulted when considering publicly funded capital improvements within the neighborhood.
4. Secure funding to hire and retain a community organizer who will be able to continue to expand and increase awareness of the HVF and the Master Plan throughout the Vistula Neighborhood and to also be a major force in ensuring implementation moves forward.
5. The HVF Board be given the resources and respect to pro-actively guide and approve private sector development within the neighborhood.
6. To establish a home within the neighborhood that HVF will reside in. This site will be recognized by the Vistula community.



Strategic Planning Effort

STRATEGIC PLANNING EFFORT FOR NEIGHBORHOOD IMPLEMENTERS. Once a Neighborhood Implementers group is created a main first step will be to undergo a strategic planning effort to determine steps for the neighborhood group to undertake. This would give the group a clear vision for what the group wants to be and what they are looking to accomplish.

POTENTIAL GOALS + DISCUSSIONS DURING STRATEGIC PLANNING:

- Potential rebranding for the Neighborhood Implementors group (the expanded version of the HVF).
 - Consider a new name that speaks to the future and current residents of the entire Vistula community, not just the Historic designation.
- Creation of Community Development Corporation (CDC)
 - What would be the goal of creating a CDC
 - What are the steps needed to become a CDC
- Retain a full-time person
 - Expanding the capacity of the Neighborhood Implementers group by hiring a full-time person to carry out the mission
 - Community organizer? Or someone else specializing in neighborhood engagement
- Creation of permanent location for the Neighborhood Implementers group
 - Location is key for recognition- preferably along Lagrange Street to build up the commercial corridor.
 - If not located along Lagrange- there should be a pedestrian connection to Lagrange in some way.

SHORT TERM

NEIGHBORHOOD IMPLEMENTERS

Expand Partnerships

EXPAND PARTNERSHIPS. The goal to expand partnerships within Vistula Neighborhood and outside of it will be an ongoing task of the HVF. This goal is extremely important, as the HVF along with neighborhood residents can not do the work alone. In order to ensure success for the neighborhood and also ensure the implementation of the Master Plan, partnerships will need to be developed and fostered. In some cases partners may be a part of the HVF, and in others partners may just need to have an auxiliary role.

OBJECTIVES:

1. Expand Neighborhood partnerships within Vistula.
2. Expand partnerships outside Vistula.

STRATEGIES:

1. Reach out to neighborhood residents identified in neighborhood surveys.
2. Reach out to neighborhood businesses that participated in one-on-one surveys.
3. Reach out and pull in businesses within Study Area to ensure participation in implementation of plan.
4. Begin to target neighborhood partners outside of Vistula boundaries. Looking specifically at financial, medical, and academic institutions.
5. Make sure partners are involved in HVF, whether being directly on the board, or pulling them in to some of the other action plan goals identified.

POTENTIAL PARTNERS TO INCLUDE:

WITHIN NEIGHBORHOOD:

- Friendly Center
- Vistula Management
- Del-Roy Products & Pest Control
- Lucas County Port Authority
- James Pharmacy
- Greenbelt Place Apartments
- Covenant House
- Aurora Project
- Beach House Family Shelter
- Volunteers of America
- Maritime Academy
- churches

OUTSIDE NEIGHBORHOOD:

- City of Toledo
 - Dept. of Transportation
 - Parks and Recreation
 - Dept. of Neighborhoods
 - Dept. of Economic Development
 - Plan Commission
- The Arts Commission
- ReInvest Toledo
- Toledo LISC
- Neighborhood Health Association
- Sherman Elementary School
- Riverside Elementary School
- Lucas County Land Bank
- ConnecToledo

SHORT TERM

CONNECTIVITY

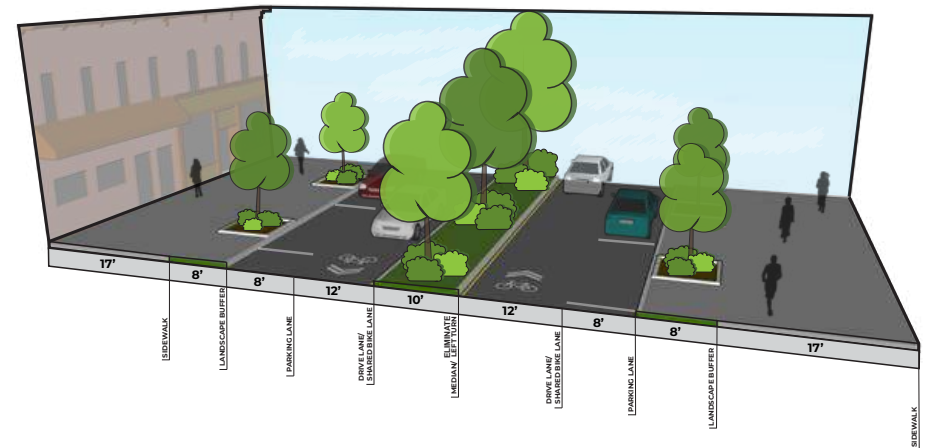
Street and Alley Improvements

OBJECTIVES. The objectives for street and alley improvements include the following:

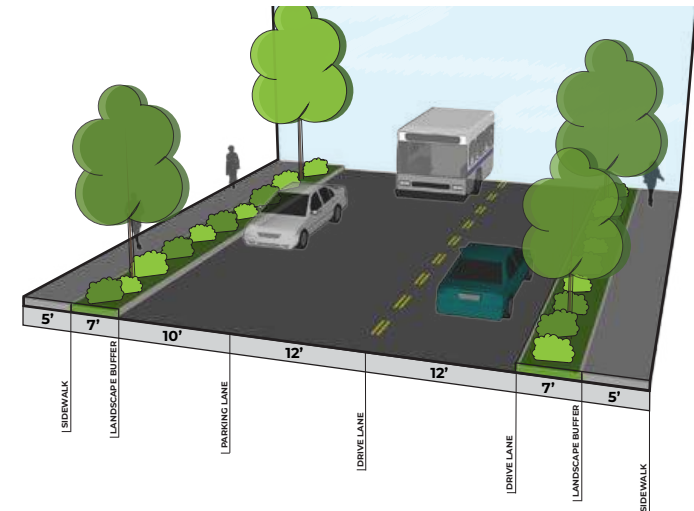
1. Implementation of Lagrange Street improvements to encourage and promote pedestrian activity and multi-modal transportation along the historical commercial corridor.
2. Promotion of Erie and Huron Streets to two-way streets instead of the current one-way streets, which has resulted in speeding through the neighborhood.
3. With conversion to two-way, coordinate with TARTA possible reroute along Erie Street.
4. Promotion of Erie and Huron Streets to include safety and pedestrian oriented considerations including increased pedestrian lighting and street trees.
5. Promotion of Crane Lane as “green alley” connecting the residents of the Green Belt Apartments to the Lagrange Park and the Lagrange commercial corridor.
6. Exploration of temporary roundabouts at the intersections of Erie Street and Lagrange Street and Huron Street and Lagrange Street.
7. Promotion of Summit Street Improvements that would slow down vehicular traffic and allow pedestrian activities along and across street front.

STRATEGIES:

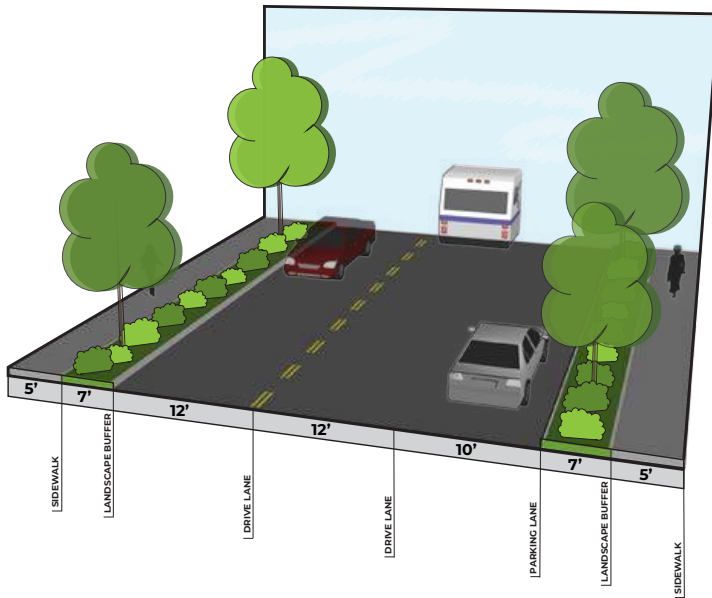
1. Work with City of Toledo Department of Transportation to promote and explore options for identified neighborhood corridors, streets, and intersections.
 - a. Lagrange Street Corridor:** improvements include: crosswalks at prominent intersections (Lagrange - Erie + Lagrange - Huron), street trees with buffer, new pedestrian sidewalks and lighting, gateways at Champlain and Summit, covered bus stops.



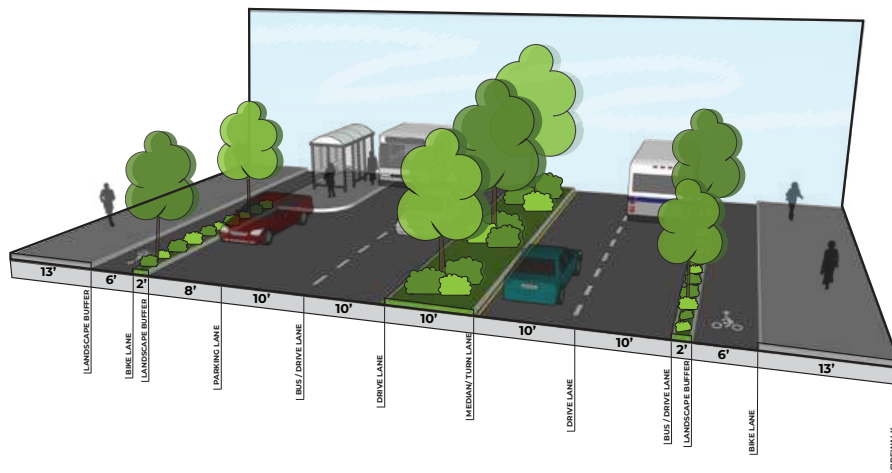
Lagrange Street Improvements



North Huron Street Improvements



North Erie Street Improvements



Summit Street Improvements

b. Erie Street Corridor: improvements include: changing street to two-way, crosswalks at prominent intersections (Erie - Lagrange), street trees with buffer, new pedestrian sidewalks and lighting, connection to Lagrange Park, and dedicated bus route.

c. Huron Corridor: improvements include: changing street to two-way, crosswalks at prominent intersections (Erie - Lagrange), street trees with buffer, new pedestrian sidewalks and lighting, connection to Lagrange Park.

d. Crane Lane: improvements include: lighting the alleyway for pedestrian safety, fix alleyway and begin to bring back brick pavers along alley, allow pedestrians to use alleyway as safe way to get to Lagrange Park.

e. Summit Street: improvements include: crosswalks at prominent intersections (Summit - Lagrange + Summit - Locust + Summit - Chestnut + Summit - Magnolia), street trees with buffer, new pedestrian sidewalks and lighting, gateways at Locust vegetated median, covered bus stops, shared bike lane (sharrow) that would connect to downtown.

f. Intersections (Lagrange - Erie) + (Lagrange - Huron): provide temporary roundabouts to test if this solution would improve safety and slow down traffic on Erie and Huron.

2. Work with neighborhood businesses along corridors to promote partnership and dedication of corridor improvements.
3. Explore, with TARTA, some improvements to existing bus stops and a possible route adjustment which might better serve neighborhood residents.
4. Develop at least one E-W bikeway within the neighborhood which connects the proposed riverfront bike lanes to the Vistula Neighborhood- explore on Lagrange Street.

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Department of Transportation
- TARTA
- Toledo Bikes!
- Businesses along Corridors:
 - Del-Roy Products
 - James Pharmacy
 - Micky Finn's
 - Lagrange Hotel
 - Rialto Jeans
 - Duket Architects
 - Toledo Spirits

SHORT TERM

CONNECTIVITY

Access to Riverfront

OBJECTIVES:

1. Promote riverfront access to neighborhood
2. Promote riverfront access for regional draw
3. Enhance Water Street that encourages riverfront improvements
4. Enhance Summit Street with pedestrian crosswalks

STRATEGIES:

1. Work with City of Toledo Department of Transportation and Vistula neighborhood residents and HVF to promote crosswalks along Summit Street: (Locust - Summit) + (Lagrange - Summit) + Chestnut - Summit) + (Magnolia - Summit)
2. Begin to add and promote public space along riverfront; work in conjunction with riverfront trail.
3. Work with Arts Commission to promote pedestrian activity with Art in Public Places program. Public art should enforce sense of neighborhood pride.
4. Work with City of Toledo: Department of Transportation and riverfront trail to ensure plans are coordinated.

POTENTIAL PARTNERS TO INCLUDE:

- Property owners
- Vistula residents
- Historic Vistula Foundation
- City of Toledo: Department of Transportation
- Arts Commission

CONNECTIVITY

Gateway Enhancements

OBJECTIVES:

1. Promote intersection of Summit and Lagrange as Lower Town Gateway. Encourage multi-modal transportation and walkability.
2. Enhance main entrance into Vistula Neighborhood from the south at Summit - Lagrange.
3. Enhance main entrance into Vistula Neighborhood from the west at: Lagrange - Champlain.
4. Promote Lagrange Park through gateways on Erie and N Ontario Streets.

STRATEGIES:

1. Work with Arts Commission on creative board-ups at identified gateways, see objective above.
2. Begin to add and promote public space and green space around entryways.
3. Work with Arts commission to promote and gain funding for entry murals. Should enforce sense of neighborhood pride.
4. Work with neighborhood residents and businesses along Summit and Bush promote and advocate for new gateway enhancements to allow for easy access for neighborhood residents.
5. Work with City of Toledo: Parks and Recreation to promote entryway to Lagrange Park from Erie and N Ontario.
6. Advocate with neighborhood residents, the addition of a 4-way stop at Lagrange Street and Champlain Street. This will increase safety within the neighborhood.

POTENTIAL PARTNERS TO INCLUDE:

- Property owners
- City of Toledo: Parks and Recreation
- City of Toledo: Dept of Transportation
- Arts Commission
- Lagrange Hotel owners
- Historic Vistula Foundation
- Westminster church owners

SHORT TERM

PUBLIC SPACE +
VACANT LAND

Education

EDUCATION. The first 2-4 years of the implementation plan for Education of Public Space + Vacant Land will be used to involve HVF, recruit partners, assemble teams, planning, researching public space and vacant land reuse case studies, learning best practices to move objectives forward and build on the outlined strategies. Education priorities should be placed on the following:

- Sustainability
- Urban Tree Canopy
- Urban Agriculture
- Community Gardens
- Tree Farming

OBJECTIVES:

1. Maintain transparency.
2. Build and maintain partnerships with Toledo area groups interested in sustainability and green space.
3. Structure the education program such that the greater Vistula Neighborhood can take full advantage of the effort.

STRATEGIES:

1. Make diligent use of the developed communication tree as a strategy in the Neighborhood Implementers section of the plan.
2. Design a structure to ensure that the HVF has the subject matter expertise, knowledge, resources and tools to succeed in planning and implementing.
3. Engage partners and others who have planned and implemented similar elements as to those in this plan and incorporate their lessons learned and best practices into this process.

4. Explore how others have developed and acquired the necessary tools and resources for implementing their project(s).
5. Structure the educational process is such a way that the process can be used as a model to be exported to others in the Vistula planning effort and the greater Toledo Community.

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Parks and Recreation
- Toledo Lucas County Sustainability Commission
- Toledo Urban Agriculture Alliance
- Ohio State Extension Office
- Green Grocer

SHORT TERM

PUBLIC SPACE + VACANT LAND

Restore Urban Tree Canopy

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

OBJECTIVES:

1. Measure and quantify the existing urban tree canopy in the Vistula Neighborhood.
2. Develop and plan for the Vistula Neighborhood urban tree canopy to cover a minimum of 30% of the neighborhood.
3. Advocate and implement the restoration of the urban tree canopy that will ensure the preservation of the urban tree canopy in the Vistula Neighborhood.
4. Focus on Summit and Lagrange Streets for short term implementation.

STRATEGIES:

1. Engage experts in urban forestry as partners: City of Toledo: Division of Forestry.
2. Make use of aerial photography, software, such as i-Tree, and ground canvassing to assess and quantify the current urban tree canopy in Vistula.
3. Identify areas where the urban tree canopy needs to be restored or expanded to meet the goal of 30% coverage in Vistula.
4. Identify Lagrange and Summit streets, and other community corridors and public spaces that need, can benefit (from), and can support forestation.
5. Secure financial and physical resources for achieving urban tree canopy.
6. Use the resources generated under the “Tree Farming” element to supplement and enhance urban tree canopy efforts.

PUBLIC SPACE + VACANT LAND

Vacant Land Re-Use

VACANT LAND USE. The efforts of the HVF for Vacant Land Reuse should be centered on implementing six elements outlined below:

- Side-lot program
- Community gardens
- Urban agriculture
- Recreation
- Tree Farm
- Pocket Parks

Vacant land should not be looked at only as what is currently vacant, but land that could become vacant in the foreseeable future (example, demo of dilapidated and or abandoned structures) or land currently occupied by structures that no longer have a viable use and should be removed. These individual elements will not solve vacant land within the neighborhood on their own, but when these six elements can be used together, throughout the neighborhood significant change can be made in eliminating the appearance of blight on vacant land

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

OBJECTIVES:

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

STRATEGIES:

1. Educate neighborhood residents and stakeholders of benefits of utilizing and owning adjacent vacant land.

SHORT TERM

PUBLIC SPACE + VACANT LAND

Vacant Land Re-Use *continued*

2. Advocate for adjacent property owners to acquire and maintain vacant property.

COMMUNITY GARDENS. There is opportunity to expand the number of community gardens within the Vistula Neighborhood and fulfill a variety of needs and purposes such as land conservation, community bonding, aesthetics, resident physical and mental well-being.

OBJECTIVES:

1. Increase the number of community gardens in the Vistula Neighborhood.
2. Use community gardens as an educational tool for all things associated with gardening.
3. Improve the physical, mental health and wellbeing of Vistula residents.
4. Enhance the aesthetics within the neighborhood.
5. Increase the biodiversity within the neighborhood.

STRATEGIES:

1. Coordinate with other elements of the Public Space + Vacant Land plan to select community garden sites.
2. Work with existing Toledo area community garden sponsors for expertise and support.
3. Work with governmental agencies to ensure that all community gardens have access to water.
4. Encourage the planting of horticultural plant material in the community gardens to increase biodiversity and aesthetic values in the Vistula Neighborhood.

5. Partner with area health providers to obtain maximum physical / mental health and general wellbeing benefits from the community garden efforts.
6. Conduct community garden workshops for neighborhood residents.

RECREATION. Recreational uses should be explored in the Vistula Neighborhood for vacant lots, specifically Lagrange Park site. Within engagement it was identified that both youth and seniors would benefit from recreational uses in the neighborhood.

OBJECTIVES:

1. To promote quality of life and well-being within the Vistula Neighborhood.
2. To give an active use for vacant land.
3. To engage all ages of the neighborhood.

STRATEGIES:

1. Engage partners that may be interested in funding a recreational use of vacant land.
2. Identify sites that may be a good opportunity for recreational use.
3. Identify partner that would maintain recreational site.
4. Work with neighborhood residents and stakeholders to promote use and maintenance of recreational site.

SHORT TERM

PUBLIC SPACE + VACANT LAND

Vacant Land Re-Use *continued*

TREE FARMING. Tree farming within Vistula Neighborhood, will be the growing of lining out tree stock that can later be harvested and transplanted in the neighborhood. The methodology will be to over-plant large areas of vacant land and then at an appropriate time selectively transplant trees into other parts of the community as part of the expansion of the Vistula Neighborhood urban tree canopy.

OBJECTIVES:

1. Grow tree stock in Vistula Neighborhood vacant land that can be harvested at the appropriate time to be transplanted in other public spaces to increase and expand the urban tree canopy and increase the quality of life within the neighborhood.
2. Grow shade and ornamental tree stock that can be harvested and made available for transplanting on private property.

STRATEGIES:

1. Use the resources of the tree farming team to secure / obtain the appropriate species of tree stock.
2. Coordinate with the urban tree canopy efforts to ensure the number of trees and species match.
3. In coordination with the expertise on urban tree elements and their partners, develop a planting plan for the lining out stock that designates what trees are to be harvested and where they will be transplanted.
4. Engage expert resources in the Urban Agriculture element, along with neighborhood residents and stakeholders, to assist in the planting, care and harvesting / transplanting of the tree stock.

POCKET PARKS. Pocket parks include designated parks as well as the existing, and proposed vacant land, and open / green spaces in the public domain, which is in abundance throughout the Vistula Neighborhood.

OBJECTIVES:

1. Ensure that public spaces are planned, maintained and sustainable.
2. Ensure that public spaces contribute to the quality of life of the Vistula Neighborhood.
3. Provide employment in the neighborhood.

STRATEGIES:

1. Engage neighborhood residents and stakeholders as to the purpose and value of pocket parks.
2. Partner and resource those that have experience and expertise in the design and creation of pocket parks.
3. Identify sites with pocket park potential.
4. Ensure sustainability by careful selection of materials and alternatives to traditional maintenance practices.
5. Ensure that pocket parks are maintained:
 - Engage partners to develop employment for Vistula residents to maintain pocket parks.
 - Engage adjacent property owners to buy into and maintain sites as pocket parks.
6. Explore using pocket parks as a placeholder for future development.

SHORT TERM

COMMERCIAL

Mothball + Creative Placemaking

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

OBJECTIVES:

1. Begin to create a more positive neighborhood image
2. Begin to foster a sense of neighborhood pride and identity
3. Short term strategy is to focus along Lagrange Street commercial corridor.

STRATEGIES:

1. The HVF, in concert with the Arts Commission, designs and secures funding of cost effective art enhancements at the strategic gateway sites, identified in the Master Plan.
2. The HVF engages with active property owners along Lagrange Street to encourage façade improvements and assist in securing public funds to help support such enhancements.
3. The HVF working with the City’s Department of Transportation and the Arts Commission begins to implement right-of-way improvements at the (Lagrange - Erie) + (Lagrange - Huron) intersections that enhance pedestrian safety and neighborhood image.

POTENTIAL PARTNERS TO INCLUDE:

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

COMMERCIAL

Blight Removal

TIMELINE FOR SUCCESS. This initiative is focused on the key commercial and industrial sites within Vistula, which significantly contribute to the current depressed image of the neighborhood.

OBJECTIVES:

1. Help foster a more positive neighborhood image and sense of pride
2. Protect historically significant buildings and/or sites for future re-development
3. Improve conditions for abutting residential properties

STRATEGIES:

1. The HVF, working with the Lucas County Land Bank and other public sector funders, would champion the demolition of, commercial/ industrial properties identified in the Master Plan; focusing around commercial corridors of Lagrange and Summit streets.
2. Commercial sites that are cleared would be improved per sustainable design principles into low maintenance green space or pocket parks. Key properties would be also held for future development opportunities consistent with the Master Plan.
3. The HVF would contract for, or create, a grassroots entity that maintains the newly created green space.

POTENTIAL PARTNERS TO INCLUDE:

- Business’ Property Owner
- Lucas County Land Bank
- City of Toledo: Economic Development
- City of Toledo: Code Enforcement

SHORT TERM

RESIDENTIAL

Blight Removal

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

OBJECTIVE:

1. Eliminate impacted homes not feasible for rehabilitation.

STRATEGIES:

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

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo: Department of Neighborhoods
- Lucas County Land Bank
- Arts Commission

RESIDENTIAL

Robust Renovation Program

ROBUST RENOVATION PROGRAM. There is a wide range of housing conditions in the Vistula Neighborhood, specifically in the Single Family Residential District, including:

- Blocks in generally stable condition with some deferred maintenance.
- Blocks with a high level of abandonment and substandard conditions.
- Blocks with large swaths of vacant land

Housing improvement strategies should be crafted to address these variations in conditions.

OBJECTIVES:

1. Increase home ownership and stabilize/rehabilitate homes suitable for rehabilitation including homes with just deferred maintenance. The strategies below should be pursued in both the Stabilization and Restoration areas.
2. For short term implementation, home ownership education should be encouraged.

STRATEGIES:

1. Update Land Bank survey to identify blocks in generally sound condition that may only be experiencing deferred maintenance to create “Stabilization Areas.”
 - Identify “C” and “D” rated homes feasible for rehabilitation to help refine target areas for a robust housing rehabilitation initiative targeting “Restoration Areas.”
 - Partner with City of Toledo Department of Neighborhoods to identify, market and help residents access housing support programs.
2. Partner with Toledo LISC to establish a Financial Opportunity Center located within a Vistula Neighborhood Resource Center.

SHORT TERM

RESIDENTIAL

Robust Renovation Program *continued*

3. Partner with NOHDA to secure home buyer counseling, financial literacy training and foreclosure intervention assistance for homeowners.
4. Partner with NeighborWorks of Toledo Region to access weatherization services for area homeowners.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo Department of Neighborhoods
- Toledo LISC
- Northwest Ohio Development Agency (NOHDA)
- Neighborhood Health Association
- NeighborWorks of Toledo Region
- Maumee Valley Habitat for Humanity

INTERMEDIATE TERM



Check on Progress of Strategic Plan

STRATEGIC PLANNING EFFORT FOR NEIGHBORHOOD IMPLEMENTERS. Check on the progress of the Strategic Planning Effort of the HVF.

POTENTIAL GOALS + DISCUSSIONS DURING STRATEGIC PLANNING TO REVISIT (see Short-Term goals for details):

- Potential rebranding for the Neighborhood Implementors group (the expanded version of the HVF).
- Creation of Community Development Corporation (CDC)
- Retain a full-time person
- Creation of permanent location for the Neighborhood Implementers group



Street and Alley Improvements

OBJECTIVES. The objectives for street and alley improvements include the following:

1. Continue implementation of Lagrange Street improvements to encourage and promote pedestrian activity and multi-modal transportation along the historical commercial corridor.
2. Promotion of Erie and Huron Street intersections with Lagrange Street to include permanent roundabouts.
3. Promotion of Huron Street link between Green Grocer and Lagrange Street to include street improvements to help connect Green Grocer to Lagrange Street commercial corridor.

STRATEGIES:

1. Work with City of Toledo Department of Transportation to promote and explore options for identified neighborhood corridors, streets, and intersections.
 - a. Lagrange Street Corridor:** continue short term strategies.
 - b. Erie Street Corridor:** continue short term strategies.
 - c. Huron Corridor:** continue short term strategies.
 - d. Summit Street: improvements include:** continue short term strategies
 - e. Intersections (Lagrange - Erie) + (Lagrange - Huron):** work with City Departments of Transportation and Engineering to provide permanent roundabouts to improve safety and slow down traffic on Erie and Huron.
2. Work with neighborhood businesses along corridors to promote partnership and dedication of corridor improvements.
3. Explore, with TARTA, some improvements to existing bus stops and a possible route adjustment which might better serve neighborhood residents.

INTERMEDIATE TERM

CONNECTIVITY

Street and Alley Improvements *continued*

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Department of Transportation
- City of Toledo: Engineering Services
- TARTA
- Businesses along Corridors:
 - Del-Roy Products
 - James Pharmacy
 - Micky Finn's
 - Lagrange Hotel
 - Rialto Jeans
 - Duket Architects
 - Toledo Spirits
 - Beach House Family Shelter
 - Green Grocer
 - Salem Lutheran

CONNECTIVITY

Gateway Enhancements

OBJECTIVES:

1. Continue to promote intersection of Summit and Lagrange as gateway to central commercial node. Encourage multi-modal transportation and walkability.
2. Enhance entrance into Vistula Neighborhood from east: Summit - Locust.

STRATEGIES:

1. Work with Arts Commission on creative board-ups at identified gateways, see objective above.
2. Begin to add a promote public space and green space around entryways.
3. Work with Arts Commission to promote and gain funding for entry murals. Should enforce sense of neighborhood pride.
4. Work with neighborhood residents and businesses along Summit and Bush promote and advocate for new gateway enhancements to allow for easy recognition of Vistula Neighborhood and enhance sense of community pride.

POTENTIAL PARTNERS TO INCLUDE:

- Property owners
- City of Toledo: Parks and Recreation
- Arts Commission
- Historic Vistula Foundation
- Secor Building owners
- Toledo Board of Education

INTERMEDIATE TERM

PUBLIC SPACE + VACANT LAND

Check on Progress of Education

CHECK-IN ON PROGRESS MADE DURING SHORT TERM
(details outlined in Short Term Strategies). The first 2-4 years of the implementation plan for Education of Public Space + Vacant Land will be used to involve HVF, recruit partners, assemble teams, planning, researching public space and vacant land reuse case studies, learning best practices to move objectives forward and build on the outlined strategies. Education priorities should be placed on the following:

- Sustainability
- Urban Tree Canopy
- Urban Agriculture
- Community Gardens
- Tree Farming

OBJECTIVES:

1. Maintain transparency.
2. Build and maintain partnerships with Toledo area groups interested in sustainability and green space.
3. Structure the education effort such that the greater Vistula Neighborhood can take full advantage of the effort.

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Parks and Recreation
- Toledo Lucas County Sustainability Commission
- Toledo Urban Agriculture Alliance
- Ohio State Extension Office
- Green Grocer

PUBLIC SPACE + VACANT LAND

Restore Urban Tree Canopy

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

OBJECTIVES:

1. Continue to develop and plan implementation for the Monroe Auburn Neighborhood urban tree canopy to cover a minimum of 30% of the neighborhood.
2. Advocate and implement the restoration of the urban tree canopy that will ensure the preservation of the urban tree canopy in the Vistula Neighborhood.
3. Focus on Huron and Erie Streets for intermediate term implementation.

STRATEGIES:

1. Identify areas where the urban tree canopy needs to be restored or expanded to meet the goal of 30% coverage in Monroe Auburn.
2. Identify if Huron and Erie Streets, community corridors and public spaces that need, can benefit, and can support forestation.
3. Secure financial and physical resources for achieving urban tree canopy.
4. Use the resources generated under the “Tree Farming” element to supplement and enhance urban tree canopy efforts.

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Division of Forestry
- Green Grocer
- Tree Toledo

INTERMEDIATE TERM

PUBLIC SPACE + VACANT LAND

Vacant Land Re-Use

CONTINUE PROGRESS IN SHORT TERM STRATEGIES AND CHECK ON PROGRESS.

The efforts of the HVF for Vacant Land Reuse should be centered on implementing six elements outlined below:

- Side-lot program
- Community gardens
- Urban agriculture
- Recreation
- Tree Farm
- Pocket Parks

OBJECTIVES:

1. Focus on Lagrange Park- utilize the currently underused vacant lot to give Vistula Neighborhood residents and stakeholders usable public space.
2. Check on other objectives layed out in the short term implementation and determine which objectives are worth exploring

STRATEGIES:

1. Engage partners that may be interested in funding a recreational use of vacant land.
2. Identify partner that would maintain recreational site.
3. Work with neighborhood residents and stakeholders to promote use and maintenance of Lagrange Park as a recreational site.

POTENTIAL PARTNERS TO INCLUDE:

- City of Toledo: Parks and Recreation
- Toledo Lucas County Sustainability Commission

COMMERCIAL

Adaptive Reuse + Facade Improvements

BUILD OFF CREATIVE PLACEMAKING EFFORTS. The long term goal for buildings that have creative-board-ups will be the eventual adaptive re-use of the buildings. The intermediate term goal would be to promote the storefront with facade improvements, with long term to promote the upper floors of the building for eventual use.

OBJECTIVES:

1. Continue efforts of preserving existing commercial buildings within the neighborhood.
2. Attract and promote new business and economic development within the neighborhood.
3. Build off creative placemaking efforts and focus around Lagrange Street commercial corridor.

STRATEGIES:

4. Work with City of Toledo to obtain grant funding for facade improvements around targeted areas of Lagrange Street. Focus Efforts between Erie and Huron Streets as well as between Champlain and North Michigan and North Ontario Streets.
5. Work with City of Toledo Economic Development to promote new businesses in newly renovated buildings.

POTENTIAL PARTNERS TO INCLUDE:

- Property Owners
- City of Toledo: Economic Development

INTERMEDIATE TERM

COMMERCIAL

New Business Infill

PROMOTION OF NEW BUSINESSES. This intermediate term initiative primarily addresses promotion of the eventual focused re-development of the Lagrange Street between North Michigan and Summit Streets as the neighborhood's commercial/service center.

OBJECTIVES:

1. Create a sustainable neighborhood anchor that is easily pedestrian accessible.
2. Foster local business development and entrepreneurship.
3. Promote re-development which is responsive to its context.

STRATEGIES:

1. The HVF will include existing neighborhood businesses along Lagrange Street in the design of intersection improvements.
2. The HVF will continue resident engagement regarding desired neighborhood retail and personal services currently missing in the neighborhood and promote public/private partnerships to attract new businesses. Work with the City to provide financial incentives to help preferred businesses locate in the corridors.
3. The HVF, with assistance from the TDC and/or other design professionals, will explore and promote long term mixed-use infill opportunities that increase the density of activity along Lagrange Street.
4. Partner with Plan Commission to target and reduce the amount of general regional commercial zoning along Lagrange Street. Also establish a new overlay or zoning category that reinforces design standards for new development.

POTENTIAL PARTNERS TO INCLUDE:

- Property Owners
- City of Toledo: Economic Development
- Lucas County Land Bank
- Toledo Lucas County Plan Commission

RESIDENTIAL

Robust Renovation Program

ROBUST RENOVATION PROGRAM. There is a wide range of housing conditions in the Vistula Neighborhood, as shown on [Map on 160](#), including:

- Blocks in generally stable condition with some deferred maintenance.
- Blocks with a high level of abandonment and substandard conditions.
- Blocks with large swaths of vacant land

Housing improvement strategies should be crafted to address these variations in conditions.

OBJECTIVES:

1. Establish a robust and flexible Vistula Renovation Program (VRP) targeting the identified Restoration areas.

STRATEGIES:

2. Identify and engage major area stakeholders within and near the Vistula Neighborhood, such as Port Authority, Toledo Board of Education and Libbey Glass, to work collectively to capitalize and establish VRP with a pool of funds. This flexible resource is intended to provide:
 - Homebuyer down payment assistance.
 - Home buyer financing.
 - Rehabilitation loans and grants.
3. Secure a commitment of funds for VRP.
4. Select a managing agency and prepare guidelines for the program.
5. Request City to designate the Vistula Neighborhood as a Neighborhood Revitalization Strategy Area (NRSA); and

INTERMEDIATE TERM

RESIDENTIAL

Robust Renovation Program *continued*

6. Partner with financial institutions to market and develop innovative financial products that will serve households ready for homeownership but unable to access a traditional mortgage due to low credit scores or a lack of credit history – to supplement and work with VRP.
7. Market and implement VRP and other housing support programs throughout the neighborhood, focusing on the Restoration target areas.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo Department of Neighborhoods
- Toledo LISC
- NOHDA
- Lucas County Port Authority
- Vistula Management Group

RESIDENTIAL

Develop New Housing

DEVELOPMENT OF NEW HOUSING. Begin process of developing new housing on vacant land will be based upon market conditions in the neighborhood being enhanced – and the demand for new housing is consequently increased.

OBJECTIVE:

1. Work with neighborhood residents and stakeholders to ensure community will benefit from new housing.
2. Develop new affordable and market rate infill housing on vacant lots.

STRATEGIES:

1. Work with education resources for homeownership expansion, such as NOHDA, City of Toledo Department of Neighborhoods.
1. Update the survey of vacant parcels in the neighborhood to identify sites with the highest redevelopment potential for new construction.
2. Partner with the Land Bank to identify and control strategic vacant sites with highest potential for new housing development.
3. Explore a mix of typologies and design criteria for new housing, i.e. duplexes, townhouses, multifamily, single family residences.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo Department of Neighborhoods
- Lucas County Land Bank
- NOHDA
- Vistula Management Group

LONG TERM



Community Hub

Permanent Hub for HVF. Long term goal for the Neighborhood Implementers group is to establish a permanent home for the organization.

OBJECTIVES:

1. Promote Lagrange Street corridor by placing neighborhood implementers group at center of neighborhood corridor.

STRATEGIES:

1. Work with existing Green Grocer location for the HVF. Determine if it is worth housing the HVF along Lagrange Street.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation



Street and Alley Improvements

OBJECTIVES. The objectives for street and alley improvements include the following:

1. Continue implementation of Lagrange Street improvements to encourage and promote pedestrian activity and multi-modal transportation along the historical commercial corridor.
2. Identify other neighborhood streets that would benefit from street improvements to enhance pedestrian activity in identified corridors.

STRATEGIES:

1. Work with City of Toledo Department of Transportation to promote and explore options for identified neighborhood corridors, streets, and intersections.
2. HVF and neighborhood residents to work with the City of Toledo department of Transportation to determine which neighborhood streets can use street improvements.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo: Department of Transportation
- City of Toledo: Engineering Services
- TARTA
- Businesses along Identified Streets

LONG TERM

PUBLIC SPACE + VACANT LAND

Vacant Land Re-Use

CONTINUE PROGRESS IN SHORT TERM STRATEGIES AND CHECK ON PROGRESS.

The efforts of the HVF for Vacant Land Reuse should be centered on implementing six elements outlined below:

- Side-lot program
- Community gardens
- Urban agriculture
- Recreation
- Tree Farm
- Pocket Parks

OBJECTIVES:

1. Completion of Riverwalk and riverfront parks
2. Check on other objectives laid out in the short term implementation and determine which objectives are worth exploring
3. Identify Sites

STRATEGIES:

1. Once sites are identified go back to strategies laid out in short term implementation to figure out which may be useful.

POTENTIAL PARTNERS TO INCLUDE:

- see Short Term Strategies
- Historic Vistula Foundation

COMMERCIAL

Adaptive Reuse + Facade Improvements

BUILD OFF CREATIVE PLACEMAKING EFFORTS. The long term goal for buildings that have creative-board-ups will be the eventual adaptive re-use of the buildings. The long term goal is to promote the upper floors of the building for eventual use.

OBJECTIVES:

1. Continue efforts of preserving existing commercial buildings within the neighborhood.
2. Attract and promote new business and economic development within the neighborhood.
3. Build off creative placemaking efforts and focus around Lagrange Street commercial corridor.

STRATEGIES:

4. Work with City of Toledo to obtain grant funding for facade improvements around targeted areas of Lagrange Street. Focus Efforts between Erie and Huron Streets as well as between Champlain and North Michigan and North Ontario Streets.
5. Work with City of Toledo Economic Development to promote new businesses in newly renovated buildings.

POTENTIAL PARTNERS TO INCLUDE:

- Property Owners
- City of Toledo: Economic Development

LONG TERM

COMMERCIAL

New Business Infill

PROMOTION OF NEW BUSINESSES. This long term initiative primarily addresses the eventual focused re-development of the Monroe-Auburn intersection as the neighborhood's commercial/service center.

OBJECTIVES:

1. Create a sustainable neighborhood anchor that is easily pedestrian accessible.
2. Foster local business development and entrepreneurship.
3. Promote re-development which is responsive to its context.

STRATEGIES:

1. Continue progress laid out in the intermediate term strategies.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- Toledo Design Collective
- Property Owner,
- Lucas County Land Bank
- City of Toledo: Economic Development
- City of Toledo: Plan Commission

RESIDENTIAL

Renovation Program

ROBUST RENOVATION PROGRAM. There is a wide range of housing conditions in the Vistula Neighborhood, especially within the Single Family Residential District, including:

- Blocks in generally stable condition with some deferred maintenance.
- Blocks with a high level of abandonment and substandard conditions.
- Blocks with large swaths of vacant land

Housing improvement strategies should be crafted to address these variations in conditions.

OBJECTIVES:

1. Establish a robust and flexible Vistula Renovation Program (VRP) targeting the identified Restoration areas.

STRATEGIES:

Continue Strategies laid out in intermediate term implementation.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula Foundation
- City of Toledo Department of Neighborhoods
- Toledo LISC
- NOHDA
- Lucas County Port Authority

LONG TERM

RESIDENTIAL

Develop New Housing

DEVELOPMENT OF NEW HOUSING. Developing new housing on vacant land will be based upon market conditions in the neighborhood being enhanced – and the demand for new housing is consequently increased. Focus new housing on former Riverside Hospital site and strategically near riverfront close to northern boundary.

OBJECTIVE:

1. Develop new affordable and market rate infill housing on vacant lots.
2. Focus new large housing developments on former Riverside Hospital site and strategically around riverfront close to northern boundary.

STRATEGIES:

1. Build on strategies identified in intermediate term implementation
2. Partner with City Department of Neighborhood, Toledo LISC and Ohio Housing Finance Agency to identify incentives and strategies for new housing development.
3. Identify, recruit and select an experienced housing development partner to construct new housing within the target areas – affordable and market rate housing, including senior housing. Emphasis is on introducing opportunities for new types of housing in the neighborhood.
4. Develop new housing on selected vacant parcels.
5. Ensure that new housing along riverfront respects the Parks and Open Space land use recommendations on pages 112-113.

POTENTIAL PARTNERS TO INCLUDE:

- Historic Vistula foundation
- City of Toledo Department of Neighborhoods
- Toledo LISC
- Maumee Valley Habitat for Humanity
- Lucas County Land Bank

ACTION PLAN RESOURCES

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

LUCAS COUNTY LAND REVITALIZATION CORPORATION (LAND BANK).

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

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

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

ACQUISITION OF PROPERTIES

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

DISPOSITION OF PROPERTIES

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

CONSIDERATION

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

SIDE-LOT PROGRAM

- Individuals who live adjacent to vacant lots may request those lots under the Land Bank's side lot program.
- When otherwise qualified, an individual may receive a side-lot for \$100.

DEMOLITION & MAINTENANCE

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

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

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

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

ECONOMIC DEVELOPMENT PROGRAMS

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

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

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

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

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

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

ECDI TRAINING INSTITUTE

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

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

Financing Options include:

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

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

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

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

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

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

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

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

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

Benefits include:

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

CITY OF TOLED: DEPARTMENT OF NEIGHBORHOODS.

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

Department of Neighborhoods offers resources in four general areas:

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

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

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

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

RENTAL RESCUE. The Rental Rescue program is available for

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

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


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

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

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

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

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

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

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



Department of Neighborhood
& Business Development

**Division of Code
Enforcement**

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

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

Updated as of March 28, 2019

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

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

HOUSING PROGRAMS

Department of Neighborhood
Division of Housing
419-245-1400

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

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

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

LISC offers financial resources in four general areas:

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

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

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

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

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

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

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

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

They offer:

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

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

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

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

TODAY

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

TOMORROW

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

THE FUTURE

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

OTHER TOLEDO BUSINESS RESOURCES

CITY OF TOLEDO HOME INVESTMENT PROGRAM. The City of Toledo may use federal HOME funds for a variety of housing activities according to local housing needs. Eligible uses of the funds include tenant-based assistance; housing rehabilitation; assistance to first time home-buyers; and new construction. Under certain circumstances, HOME funding may also be used for site acquisition, site improvements, demolition, transitional housing, relocation and other necessary and reasonable activities related to the development of non-luxury housing. All housing developed with HOME funds must serve low-and very-low income families. The City of Toledo sets aside 15 percent of their allocation for housing to be owned, developed, or sponsored by Community Housing Development Organizations (CHDO's).

ASSETS TOLEDO. Assets Toledo offers a Business Design and Management course for low-to-moderate income individuals who want to start their own business or improve an existing one. The 12 weeks long course offers practical, experience-based teaching along with practical help in developing business plans, assistance in securing loans, and volunteer mentors. Fees are based on income.

WOMEN'S ENTREPRENEURIAL NETWORK. Women's Entrepreneurial Network was established in 1993 to "encourage and support businesswomen and women-friendly businesses with successful entrepreneurial development". WEN puts on 4-part seminars covering business plans, marketing, financing and record-keeping. This seminar series is held six times per year. In addition to the seminar series, WEN sponsors numerous lunch time seminars and other business related events.

SCORE. SCORE "Counselors to America's Small Business" is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the U.S. Small Business Administration SBA. SCORE has 389 chapters in locations throughout the United States and its territories, with 10,500 volunteers nationwide. Local chapters provide free counseling and low-cost workshops in their communities. Both working and retired executives and

business owners donate their time and expertise as business counselors. SCORE was founded in 1964.

COMMUNITY DEVELOPMENT BLOCK GRANT. The City of Toledo is granted funds on a formula basis from the U.S. Department of Housing and Urban Development to carry out a wide range of community development and improved community public facilities and services. All CDBG activities must benefit low-and moderate-income individuals, aid in the prevention or elimination of slum and blight, or address other community development needs that present a serious and immediate threat to the health or welfare of the community. Some of the activities that can be carried out with CDBG funds include: acquisition of real property, rehabilitation of residential and non-residential properties; provision for public facilities and improvements, streets, and neighborhood centers; assistance to profit-motivated businesses to help with economic development activities; organizational support for nonprofit organizations, home-buyer assistance and emergency, health and transitional assistance.

LUCAS COUNTY LINKED DEPOSIT SMALL BUSINESS LOAN. The Lucas County Office of Economic Development, and local lending institutions have teamed up to offer area businesses, builders and developers a program that offers the financial help necessary to grow their organizations. Participating financial institutions pre-approved applicants for a two - to four year economic development loan at a competitive rate of interest. If the project meets linked deposit criteria, the County Treasurer will purchase a certificate of deposit from the financial institution and accept a lower rate of return. The financial institution in return is required, by law, to reduce the interest rate by three (3%) percent. Thus, loans are linked between the County, the financial institution, and the participating business. In return for a slight loss of immediate investment dollars, the County is able to help provide quality jobs, which in turn will lead to an increased tax base in the long run. The Linked Deposit Program is not only helping area businesses and developers expand, but it is also helping to bring about future investments for our schools, Metro parks, libraries and other County programs that rely on tax dollars for survival.

STEP ONE TOWARD HISTORIC REGISTER DESIGNATION.

Toledo has also been designated as a Certified Local Government *CLG* community. The Certified Local Government program provides a mechanism to encourage and to expand local participation and cooperation in the identification, evaluation, and protection of cultural resources. The CLG program recognizes that local efforts need support, and that communities can benefit from working with state and federal partners who share the same goal. The program is a federal-state-local partnership that enables eligible communities to conduct a wide range of preservation activities in cooperation with the Ohio Historic Preservation Office and the U.S. Department of the Interior, including surveys of historic resources and nominating properties to the National Register of Historic Places.

Ten percent of the historic preservation funds that Ohio receives from the federal government each year is set aside for these grants; in a typical year about \$98,000 is available to Certified Local Governments in Ohio to identify their historic, architectural, and archaeological resources through surveys; nominate eligible properties and districts to the National Register of Historic Places; further community education on historic preservation; and preserve and rehabilitate historic properties.

The process for landmark designation outlined in the Toledo Municipal Code, Chapter 1111.1004 Historic Districts and Landmarks (Designation or Expansion) Report states the following:

The reports of the Plan Commission and City Historic District Commission, containing their written recommendations to the City Council, must include information about how the proposed historic district or landmark, or expansion, is of special historical and architectural significance. The reports must include the following:

1. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places
2. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past
3. A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
 - Geographic description including location and its relationship to the entire City
 - Description of the general land uses
 - General description of the building conditions
 - General description of the socio-economic characteristics
 - Description of existing developmental plans or programs within or including the historic district or land mark; and

- List of neighborhood organizations within or serving the historic district or landmark.

The Toledo City Historic Districts Commission is charged with and has the responsibility of being the historical conscience of the City and exists to help preserve and protect Toledo's historic resources. Toledo City Historic Districts Commission has the authority to oversee any exterior changes to the Historic District is designated as a local landmark.

THE HISTORIC PRESERVATION TAX CREDIT PIPELINE INITIATIVE.

The Historic Preservation Tax Credit Pipeline Initiative provides small grants and technical assistance in nominating buildings and districts to the National Register of Historic Places. It also creates a pipeline of properties that are eligible for redevelopment assistance through the Ohio Historic Preservation Tax Credit Program, as well as help communities and property owners advance redevelopment of underutilized historic buildings.

Eligible Applicant examples are: Property owners, local governments, civic organizations, and other related entities. There are four threshold criteria required of applicants to be eligible for evaluation:

- The applicant is the fee simple owner of the building described in the application.
- The building is listed on the National Register of Historic Places; is located in a registered historic district and is certified by Ohio's Preservation Officer as being of historic significance to the district/ or is listed as a historic landmark by a certified local government.
- The rehabilitation work as described in the application is consistent with the United States Secretary of the Interior's Standards for Rehabilitation.
- The issuance of an Ohio Historic Preservation Tax Credit is a major factor in the applicant's decision to rehabilitate the historic building or to increase the level of investment in the rehabilitation of the historic building.

There are four types of eligible funding through the OHPTC:

- Type A: Nomination for individual building \$4,000
- Type B: Nomination of a Historic District \$12,000
- Type C: Integrity Investigation of a Building \$12,000
- Type D: Multiple Property Planning \$8,000

OHIO HISTORIC TAX CREDITS. The Ohio Historic Preservation Tax Credit *OHPTC* program provides a tax credit for the rehabilitation expenses to owners of historically significant buildings. The tax credit subsidy is 25% of qualified rehabilitation expenditures *QRE*, not to exceed the *QRE* estimates in the application, with an application cap of \$5M. *QRE* are hard construction costs that meet the requirements of the US Secretary of Interior's standards for rehabilitation of Historic Properties. The tax credit can be applied to applicable dealer in tangible, corporate franchise or state income taxes. The *OHPTC* program legislation was amended as part of the \$1.57 billion Economic Stimulus Package under House Bill 554 and became effective on June 30, 2008. The credit award was changed to equal 25% of the owner's qualified rehabilitation expenditures *QRE* as estimated on the submitted tax credit application with a maximum cap of \$5 million dollars. The Urban Development Division has worked with our partner agencies the Ohio Historic Preservation Office *OHPO* and the Ohio Department of Taxation to implement the new legislation.

NATIONAL TRUST FOR HISTORIC PRESERVATION.

NATIONAL TRUST LOAN FUNDS

The National Trust Loan Fund consists of two preservation revolving funds: the Inner-City Ventures Fund *ICVF* and the National Preservation Loan Fund *NPLF*. The *ICVF* provides financial assistance to organizations that serve low and moderate income households or provide economic benefit in low and moderate income communities. The *NPLF* provides funding for a variety of preservation projects, such as establishing or expanding local and statewide preservation revolving funds, acquiring or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks.

NATIONAL TRUST COMMUNITY INVESTMENT CORPORATION

National Trust Community Investment Corporation *NTCIC*, the National Trust's for-profit subsidiary, offers several vehicles for historic real estate equity investment.

THE NATIONAL TRUST COMMUNITY INVESTMENT FUNDS.

Since its inception in 2000, *NTCIC* has placed more than \$144 million in 33 properties ranging in total development cost from \$500,000 to \$105 million. *NTCIC* also pioneered the use of "twinned" Historic and New Market Tax Credits (*NMTCs*) in 2003, and was the first "Community Development Entity" (*CDE*) to sign a *NMTC* allocation agreement and the first to report a Qualified Equity Investment to the *CDFI* Fund of the US Treasury.

THE NATIONAL TRUST SMALL DEAL FUND. The National Trust Small Deal Fund *SDF* provides a unique service within the historic tax credit industry by investing in credit eligible projects that generate as little as \$200,000 in tax credit equity (equaling total development costs of approximately \$1.2 million). Projects of that size are typically overlooked by conventional tax credit investors despite the sheer number of them. In 2005, more than half of the 1,030 rehabilitations certified by the National Park Service earned less than \$500,000 in credits.

Investments in these smaller deals are often considered undesirable because their transaction costs are typically just as high as larger projects' yet the credit value is much lower, making the investment's cost-benefit ratio unattractive. The National Trust Small Deal Fund is structured to specifically address this issue. It uses standardized investment terms and documents, reduces its due diligence requirements, and keeps its closing costs very low. *SDF* uses a delayed equity pay-in model wherein the first major equity payment is deferred until the receipt of a cost certification and final (Part 3) project approval from the National Park Service.

DOWNTOWN REDEVELOPMENT DISTRICT *DRD*. Ohio's newly created Downtown Redevelopment District *DRD* Program also creates a new funding stream for the redevelopment of historic structures. Ohio's *DRD* program permits: the capture of future property taxes for the rehab of historic structures, funding of historic groups, public infrastructure and potentially for high-tech companies. While *DRDs* cannot be used for 100% residential projects, mixed use projects are permitted when an historic structure is being redeveloped. The Ohio General Assembly enacted an important change in the *DRD* law that now permits *DRDs* to be used where a Tax Increment Financing (*TIF*) district once existed. The original *DRD* law did not permit a *DRD* to operate where a *TIF* was or had been in the past. As many prime spots for historic structure redevelopment, like all of Downtown Columbus, are covered by a *TIF* district, this change in state law could be a major boom for transforming often vacant historic structures into urban housing.

Downtown housing initiatives have also been built on the backs of tax abatements that substantially subsidize the cost of buying or renting these units. However, many cities have or are considering ending their urban housing tax abatement program. The City of Cleveland's Residential Tax Abatement program provides the temporary elimination of 100% of the increase in real estate property tax for eligible projects but the program expires on June 4, 2017 and its renewal is an open question. Columbus has a similar program and both the City of Columbus and Franklin County have dueling studies going on to determine whether the residential tax abatements should continue. Columbus is following Cincinnati's lead as they completed a

study of their economic development incentive programs in June of 2016 with the use of incentives for housing as a critical piece.

State incentive programs are strong opportunities for developers of urban housing but the future of residential tax abatements are in jeopardy unless the case can be made for their role in continued market growth.

TAX INCREMENT FINANCING. Tax Increment Financing *TIF* can be a powerful tool in developing important infrastructure and long term redevelopment projects. The establishment of a TIF district would allow new tax increments to be used for infrastructure improvements throughout a TIF district. A TIF can allow new taxes generated by private development to be directed to towards and thus supporting the private investment infrastructure Implementation and other public improvements necessary to support the improvement of the District. Upon establishing a district, the net property tax assessment is frozen and becomes the base assessed value. As new development occurs, the total assessed value of the district increases and the taxes generated from that increased assessment over the base, the increment, are “captured.” These funds are then directed back into the district, to support such public activities as:

- Property acquisition
- Demolition
- Relocation of businesses or residences
- Installation of utilities and other public infrastructure or streetscape improvements
- Construction of buildings for public use or purpose.

Typically, these activities are not funded directly using the annual increment, but through the issuance of tax exempt revenue bonds, with the TIF revenues used to provide debt service on those bonds. In this way, the local jurisdiction obtains a larger amount of money “upfront” using these funds for substantial improvements, and then pays for improvements over a 15 or 20 year period. If established in a timely fashion, a TIF district could capture new revenues generated by the private development projects already planned or underway. These catalyst projects, in turn, will attract additional private development, generating additional TIF revenues, and creating an on-going funding stream for redevelopment. While the use of a TIF does require that the local jurisdiction give up new taxes from development for a period of time (to retire debt), the jurisdictions gain improved properties and an expanded tax base over the long term, which arguably would not have occurred without public-sector investment and diversion of tax increment payments. In this way, the use of TIF represents a powerful funding strategy for long-term redevelopment and revitalization.

OHIO JOB CREATION TAX CREDIT. Ohio Job Creation Tax Credit administered by the Ohio Department of Development in conjunction with the Ohio Department of Taxation. The program provides a refundable tax credit against a company’s corporate franchise or income tax based on the state income tax withheld from new, full-time employees. The Ohio Tax Credit Authority, a five-member independent board consisting of taxation and economic development professionals from throughout the state, is responsible for reviewing and approving applications for tax credit assistance and setting the benefit level. The Authority also has oversight responsibilities that include monitoring and reporting the progress of approved tax credit projects.

Minority Direct Loan administered by the Office of Minority Financial Incentives. Loans of between \$45,000 and \$450,000 may be used for part of the cost of acquisition, renovation or construction of depreciable fixed assets. The interest rate is 3% for the guaranteed portion of the loan.

Research and Development Tax Credit administered by the Ohio Department of Development Technological Innovation Division in conjunction with the Ohio Department of Taxation. Provides a nonrefundable tax credit against the corporate franchise tax and is designed to encourage Ohio’s corporations to invest in increased research and development activities.

CLEAN OHIO FUND. The Clean Ohio Fund managed by Jobs Ohio, restores, protects, and connects Ohio’s important natural and urban places by preserving green space and farmland, improving outdoor recreation, and by cleaning up brownfields to encourage redevelopment and vitalize communities. Originally approved by voters in 2000, the Clean Ohio Fund devoted \$400 million in its original four funding rounds to environmental conservation, preservation, and revitalization activities throughout the State of Ohio. These activities benefit a variety of Ohio constituents, from urban core communities to outlying farms.

The Clean Ohio Fund consists of four competitive statewide programs: the Clean Ohio Revitalization Fund, the Clean Ohio Agricultural Easement Purchase Program, the Clean Ohio Green Space Conservation Program, and the Clean Ohio Trails Fund.

The Clean Ohio Brownfield Revitalization Program, administered by the Ohio Department of Development’s Urban Development Division and the Ohio Environmental Protection Agency, supports cleanup to encourage redevelopment activities at brownfield sites. The Clean Ohio Agricultural Easement Purchase Program, administered by the Ohio Department of Agriculture’s Office of Farmland Preservation, assists landowners and communities with the goal of preserving farmland.

The Clean Ohio Green Space Conservation Program, administered by the Ohio Public Works Commission, funds the preservation of open spaces, sensitive ecological areas, and stream corridors. The Clean Ohio Trails Fund, administered by the Ohio Department of Natural Resources, works to improve outdoor recreational opportunities for Ohioans by funding trails.

FEDERAL BROWNFIELD ECONOMIC DEVELOPMENT INITIATIVE *BEDI*.

The Brownfield Economic Development Initiative *BEDI* is a key competitive grant program that HUD administers to stimulate and promote economic and community development. *BEDI* is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination. *BEDI* grant funds are primarily targeted for use with a particular emphasis upon the redevelopment of brownfield sites in economic development projects and the increase of economic opportunities for low-and moderate-income persons as part of the creation or retention of businesses, jobs and increases in the local tax base. *BEDI* funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfields sites where either potential or actual environmental conditions are known and redevelopment plans exist. HUD emphasizes the use of *BEDI* and Section 108 Loan Guarantee funds to finance projects and activities that will provide near-term results and demonstrable economic benefits. HUD does not encourage applications whose scope is limited only to site acquisition and/or remediation (i.e., land banking), where there is no immediately planned redevelopment. *BEDI* funds are used to enhance the security or to improve the viability of a project financed with a new Section 108 guaranteed loan commitment.

The purpose of the *BEDI* program is to spur the return of brownfields to productive economic use through financial assistance to public entities in the redevelopment of brownfields, and enhance the security or improve the viability of a project financed with Section 108-guaranteed loan authority. Therefore *BEDI* grants must be used in conjunction with a new Section 108-guaranteed loan commitment. Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. The *BEDI* funds minimize the potential loss of future CDBG allocations. Both Section 108 loan proceeds and *BEDI* grant funds are initially made available by HUD to public entities approved for assistance. Such public entities may re-loan the Section 108 loan proceeds and provide *BEDI* funds to a business or other entity to carry out an approved economic development project, or the public entity may carry out the eligible project itself. *BEDI* projects must increase economic opportunity for persons of low-and moderate income or stimulate and retain businesses and jobs that lead to economic revitalization.

BEDI funds have been made available on a competitive basis. In FY 2006, instructions for submitting applications will be included in HUD's SuperNOFA, which is published in the Federal Register. There is a cap of \$1 million per *BEDI* award. Section 108 funds are available to eligible applicants throughout the year on a noncompetitive basis.

CDBG entitlement communities and non-entitlement communities are eligible to receive loan guarantees.* A request for a new Section 108 loan guarantee authority must accompany each *BEDI* application. *BEDI* and Section 108 funds must be used in conjunction with the same economic development project. Mortgage Insurance for Rental Housing for Urban Renewal and Concentrated Development
Areas: Section 220

Section 220 insures loans for multifamily housing projects in urban renewal areas, code enforcement areas, and other areas where local governments have undertaken designated revitalization activities.

Section 220 insures lenders against loss on mortgage defaults. Section 220 provides good quality rental housing in urban areas that have been targeted for overall revitalization. Section 220 insures mortgages on new or rehabilitated housing located in designated urban renewal areas, and in areas with concentrated programs of code enforcement, and neighborhood development.

FHA MORTGAGE INSURANCE FOR HUD-APPROVED

LENDERS. Eligible Activities: Insured mortgages may be used to finance construction or rehabilitation of detached, semi-detached, row, walk-up, or elevator type rental housing or to finance the purchase of properties which have been rehabilitated by a local public agency. Properties must consist of two or more units and must be located in an urban renewal area, in an urban development project, code enforcement program area, urban area receiving rehabilitation assistance as a result of natural disaster, or area where concentrated housing, physical development, or public service activities are being carried out in a coordinated manner. The program has statutory mortgage limits, which may vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-replacement cost and debt service limitations. The maximum amount of the mortgage loan may not exceed 90 percent of the estimated replacement cost for new construction.

For substantial rehabilitation projects, the maximum mortgage amount is 90 percent of the estimated cost of repair and rehabilitation and the estimated value of the property before the repair and rehabilitation project. The maximum mortgage term is 40 years, or not in excess of three-fourths of

the remaining economic life of the project, whichever is less. Contractors for new construction or substantial rehabilitation projects must comply with prevailing wage standards under the Davis-Bacon Act.

Eligible mortgagors include private profit motivated entities, public bodies, and others who meet HUD requirements for mortgagors.

All families are eligible to occupy a dwelling in a structure where the mortgage is insured under the program, subject to normal tenant selection.

Section 220 is eligible for Multifamily Accelerated Processing *MAP*. For new construction and substantial rehabilitation loans, the sponsor works with the MAP-approved lender who submits required exhibits for the pre-application stage. HUD reviews the lender's exhibits and will either invite the lender to apply for a Firm Commitment for mortgage insurance, or decline to consider the application further. If HUD determines that the exhibits are acceptable, the lender then submits the Firm Commitment application, including a full underwriting package, to the local Multifamily Hub or Program Center for review. The application is reviewed to determine whether the proposed loan is an acceptable risk. Considerations include market need, zoning, architectural merits, capabilities of the borrower, availability of community resources, etc. If the project meets program requirements, the Multifamily Hub or Program Center issues a commitment to the lender for mortgage insurance.

Applications submitted by non-MAP lenders must be processed by HUD field office staff under Traditional Application Processing *TAP*. The sponsor has a pre-application conference with the local HUD Multifamily Hub or Program Center to determine preliminary feasibility of the project. The sponsor must then submit a site appraisal and market analysis application *SAMA*, for new construction projects, or feasibility application for substantial rehabilitation projects. Following HUD's issuance of a SAMA or feasibility letter, the sponsor submits a Firm Commitment application through a HUD-approved lender for processing. If the proposed project meets program requirements, the local Multifamily Hub or Program Center issues a commitment to the lender for mortgage insurance.



Toledo Design Collective
URBAN PLANNING & DESIGN