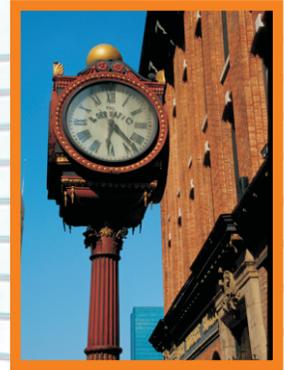


# *Toledo* 20/20 Comprehensive Plan

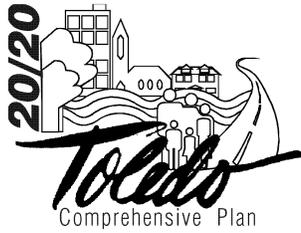
## *Toledo by Choice*

*A Comprehensive Plan for Toledo's Future*



Amended by Ordinance 367-11 on July 26, 2011.





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# Acknowledgements



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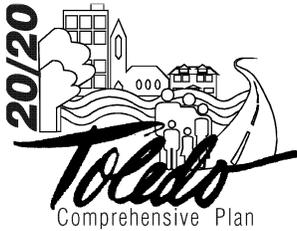
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# Chapter 1 Introduction

The Toledo 20/20 Plan, “Toledo by Choice,” the first comprehensive plan for the City of Toledo in half a century, is the result of two years of public meetings and consultant study. It begins with the residents of Toledo’s 24 neighborhood planning areas and ends with a plan for building on the strengths of these neighborhoods to create a Toledo in 2020 that is vibrant, exciting, and growing.

## What the Plan Does

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.

The Toledo 20/20 Plan is not a traditional comprehensive plan in that it does not

have separate detailed or functional plans for transportation, parks, schools, housing, utilities, economic development, historic preservation, or specific neighborhoods and districts. It is a policy plan with a framework of recommendations that touch upon the above as they relate to land use, especially at a macro or policy level. In order to implement this plan City Departments, as well as Community Development Corporations, and other community agencies and organizations will need to follow-up with detailed plans and budgets to carry out their mission within the visionary framework set forth in this Plan.

## Organization and Process

Toledo adopted its last comprehensive plan in 1952. The Toledo City Plan Commission has spearheaded this new plan, hiring several consultants, including The Corradino Group, a planning, architecture and engineering company based in Louisville, Kentucky; McKenna and Associates, a planning firm based in Farmington Hills, Michigan; Jones and Henry Engineers, LTD, a Toledo engineering company; and The Center for Effective Government, a private non-profit Toledo corporation, providing in-depth, non-partisan studies of local government and civic issues.

A Steering Committee comprised of 24 community members appointed by the Mayor guided the entire process.

Through a series of more than 50 neighborhood meetings the residents of



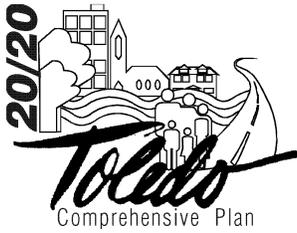
Toledo expressed their concerns and hopes for their community. They identified the things that make them proud to be part of their neighborhood and the things that disappoint them. They met in working sessions to identify their needs in such areas as housing, transportation, retail stores, the appearance of the community, and jobs.

A parallel set of meetings was held with business and civic leaders and public officials. These groups were asked similar questions.

This information was taken to four Topical Committees that evaluated the neighborhood-generated information in terms of the community as a whole in the areas of Community Design, Marketplace, Housing, Recreation, and Transportation/ Infrastructure.

The reports of these Topical Committees were then taken to a Steering Committee and the Steering Committee reviewed, critiqued, and edited the elements into a comprehensive plan.

The Toledo 20/20 Plan consists of four interdependent parts. The first section describes the community vision. The second section outlines the Plan in four parts: (1) the Region, (2) Citywide, (3) Downtown, and (4) the Neighborhoods. The third section of the report addresses the next steps toward implementing the plan. The final section, Appendix D, includes a series of Neighborhood Future Land Use Maps that identify land uses seen as best accommodating the needs of Toledo for housing, jobs, recreation, and mobility in the next two decades.



## Chapter 2 The Vision

### The Vision of Toledo in the Year 2020

The overriding theme of Toledo 20/20 is **“Toledo by Choice.”** The vision for Toledo in the year 2020, established through public involvement of area residents, is:

*Toledo of 2020 will be a comfortable place to live, raise a family, come to for a job, and visit for tourism/entertainment because Toledo will be a community of close-knit, vibrant, sustainable neighborhoods. It will be a community that shows its diversity within its neighborhoods, as well as between neighborhoods.*

*Toledo of 2020 will be the focal point of a growing and prospering Northwest Ohio economic community. It will have gained status as the place to live for those whose jobs are in and near the city and it will be the heart of entertainment and arts for all within the region. The new Toledoan will be a recent immigrant from the region or around the world.*

By following this vision, Toledo will be known as a city with:

- Unique and vibrant neighborhoods;
- Planned concentrated neighborhood retail clusters;
- A high percentage of owner-occupied homes and overall quality housing;
- The Maumee River as the focus of activities and excitement;
- An active downtown neighborhood;
- Outstanding business and job opportunities;
- Easy mobility by car, bus, bike, wheelchair, or on foot;
- Numerous tree-lined boulevards;
- Attractive buildings, signs, and plantings; and,
- The vibrant heart and nucleus of the region.

The details for accomplishing each of these essential themes are presented below.

Forming this vision statement allowed Toledo citizens to understand what the community “has” and “wants.” It allowed the 20/20 Plan to articulate what is achievable as the community moves toward its vision of the future.

### What We Have

Toledoans have a strong sense of pride in various aspects of their city:

- People, diversity, and volunteerism;

- Cultural assets;
- Parks;
- Neighborhoods;
- Waterfront; and,
- Work force.

Discussions with various leaders of the community, whether they are elected officials, those appointed to lead governmental/quasi-governmental agencies, or private sector business representatives, led to the same message, *i.e.*, Toledoans are proud of its people, their volunteerism and the diversity of the community. They believe that the cultural assets (*e.g.*, Zoo, Museum, Imagination Station), along with our parks and waterfront development, are a source of pride. Likewise, Toledoans are proud of the strength of their neighborhoods with revitalized housing and community organizations. Finally, the presence of a skilled work force is a key factor Toledoans can look upon with pride.

It is also important to understand what Toledo's citizens are disappointed about if a plan to improve the future is to be realistic. Overall, items that Toledoans are disappointed in are:

- The public school system;
- The lack of programs for youth involvement;
- Public transportation;
- Urban sprawl; and,
- An underutilized downtown.

Interesting in this discussion of disappointments is the absence of a strong focus on crime, drugs, or gangs. Although these items were articulated in one or more meetings, they are not the primary focus, as they are in a number of Midwest, mid-sized cities. This is, in part, a tribute to the security work in Toledo,

provided through both government and its citizens.

## What is Possible

The challenge for Toledo over the next decade and beyond is to recommend policies, regulations, investments, and programs that will enable the City to retain population and attract new residents.

Success requires effort on two major fronts. First, housing in Toledo must become more attractive to those who can afford to live elsewhere. Second, good jobs within the city must increase significantly, making it more advantageous for workers to live in the city near their jobs rather than in the surrounding region.

To attract more residents, the neighborhoods of Toledo must be enhanced and marketed to a regional population. Older neighborhoods are unique in character with features that produce a quality of life that is not as readily available in the suburbs. Enhancement of neighborhoods will take public action to initiate change: public investment so that private investment can then be attracted; regulations to control the quality of the housing stock; and, an emphasis on more inspections to enforce the regulations that presently exist.

It is important that efforts in these areas be spread across the community. There is growing appreciation for the amenities and features of traditional urban neighborhoods (mixed use, sidewalks, front porches, alleys, intact networks of gridded streets, walkable commercial areas, etc.) Increasingly, new suburban developments are mimicking these urban features and, more importantly, older urban neighborhoods with these features

are making a comeback. This is especially significant because in addition to the physical features that characterize the older neighborhoods, many of them also have diversity of age, income, ethnicity, and race. Toledo's diverse mix-use urban neighborhoods must be encouraged and preserved as a local resource and a viable alternative for our city's and our region's residents.

While achieving and encouraging true diversity within our neighborhoods is an important undertaking, it must go hand in hand with development strategies to improve race relations within our city. Public forums and other forms of civic discourse must be encouraged to bring our citizens together. In addition, the development of local history curriculum, for all primary and secondary schools, that deals with the history and contributions of all economic, ethnic and racial groups would further contribute to better communications and understanding among our diverse population.

To accomplish the mission with regard to jobs, Toledo 20/20 recommends improvements in policies, regulations, investments, and programs that will attract and retain primary jobs and will initiate and grow startup companies and entrepreneurial efforts.

Finally, the recommendations, as implemented by the Mayor in cooperation with the Toledo City Plan Commission and the Toledo City Council, must include a commitment to find the resources and to stay the course until the initial changes create momentum that causes Toledo to be the focal point of a growing and prospering Northwest Ohio economic community.

The recommendations of Toledo 20/20 are organized to provide a clear path to

improving the quality of life for all Toledoans.

## The Plan will be successful when:

### Housing stock will be more stable

- Housing values in existing neighborhoods will appreciate by as much, or more, than the Consumer Price Index.
- There will be fewer candidates for demolition each year.
- The number of new housing starts will be greater in the next two decades than in the last two.
- There will be more home choices over \$200,000 than there are today.
- Toledo will have 65% of its housing owner-occupied compared with 60% today.
- The need to write citations for housing condition violations will be reduced by half.
- The caseload in housing court will be reduced by half.
- The number of tax delinquent properties will be reduced by half.
- There will be no unlandscaped vacant lots in Toledo's neighborhoods.
- The design needs of people with disabilities will be taken into consideration.

### There will be more jobs than residents in Toledo

- The most recent employers to locate in Toledo will be in growth industries.
- None of today's major employers will have left Toledo and half will have expanded their Toledo operations.

- An office/distribution park will be built in an area that is largely vacant today.
- The number of Toledo high school and college graduates leaving the area will be reduced by half.
- Toledo will have a median household income that is at least 10% greater than that of its competitor cities.

#### Downtown will be flourishing

- There will be 10,000 residents living in the Downtown neighborhood compared to an estimated 2,500 today.
- The Toledo Mud Hens will be playing in a stadium in the Warehouse District.
- There will be successful retail stores and restaurants open seven days a week including evenings in Downtown.
- Major new attractions will be located in the Downtown area as the region's location by choice.
- The gateways to Downtown will be a point of pride for Toledoans and visitors alike.
- Downtown visitors and shoppers will move as freely and conveniently around the area as anyone can do in a large suburban mall.

#### The Maumee River will be the area's number one recreational attraction

- Greenways will line the river and strollers and bikers will be seen along the riverfront greenway.
- New housing developments will be built along the city's waterways.
- Grassy Island will be a tourist attraction as a nature preserve and recreation site.

#### Toledo's population will approach 400,000

- Toledo's population growth will lead the communities of Northwest Ohio.
- Young families will regard Toledo as the premier location for raising a family.
- Neighborhoods will be more diverse ethnically, generationally, and economically than they are today.
- Toledo's schools will be a significant reason for families wanting to locate in the City.
- One dozen employers will be assisting employees in purchasing a home in the vicinity of their workplace.

#### Toledo will be a showplace of attractive streets and attractive neighborhoods

- Active neighborhood organizations will have succeeded in making each neighborhood a singular and unique place of pride.
- The miles of strip commercial along major thoroughfares will be a thing of the past. Commercial centers will be tightly knit at major intersections and offices and residential uses will occupy the spaces between intersections.
- Young people will have popular activities within their neighborhood.
- The rate of juvenile crime will be the lowest of any Ohio metropolitan area.
- Neighborhood schools will be an attraction to young families.
- Toledo's schools will be able to demonstrate that their graduates rank 10 percent above the state average on proficiency tests.

**Doable? Yes! Starting when? Now... with Toledo 20/20 as the guide.**

## Education Possibilities

There are very critical challenges facing Toledo into the next century. None is more important and difficult than improving the quality of primary and secondary education. The problem is not unique to Toledo but Toledo must solve its own problem.

If it were possible for Toledo to prioritize resources into one area for the next 10 to 20 years it would, without question, be education. Every young person reaching adulthood in Toledo in coming years should have, must have, a good background in computers and modern technology.

This can happen if the larger community will assist. Adoption, at least in principle, of the Center for Effective Government's Performance Audit and Benchmarking Study is a beginning. But, the effort must go beyond studies. School children, especially in their early school years, need the support and guidance of people who have had the advantages of a good education. Only then can they adopt the proper role models, have their questions

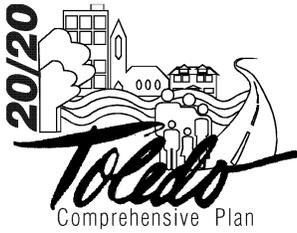
answered, and be supported through the trying times that face all young people. Churches, schools, businesses, and civic organizations must adopt small groups of children and offer the kids and their parents a very special level of support. Educational opportunity must extend beyond the classroom day and provide support and encouragement in the home, the neighborhood, and the streets.

- (1\*) By implementing the Toledo 20/20 Plan, the City will have stronger neighborhoods, allowing residents to better focus on improving the schools. To aid in this challenge **Toledo 20/20 recommends establishing a standing committee of business and civic leaders, parents, and teachers to work with the public and private school systems.** The group's work must include: increasing graduation rates; reducing absenteeism; increasing academic standards; encouraging smaller schools and class sizes; and, expanding the function of school buildings for use as community centers throughout the entire day.

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\*Numbers in parentheses are provided to track recommendations throughout this plan.





## Chapter 3 The Plan

### Framework of the Plan

This section of the report covers the key results of the community-based work on the plan. It presents 193 recommendations by geographic area: region, city, downtown, and neighborhood. All recommendations are numbered for easy reference. The community, Mayor, City Council and the City Plan Commission should establish priorities in the future based on these recommendations.

The major themes of Toledo 20/20 focus on sustaining and improving Toledo's neighborhoods, including its Downtown. Emphasis also is placed on housing, neighborhood commercial districts and the quality of the neighborhood environment (structures, lots, streets, streams). Other recommendations address developing more and better jobs, limiting sprawl, reusing brownfield sites, and stimulating new entrepreneurial ventures.

## The Region

- (2) Toledo is the vibrant heart and nucleus of the Northwest Ohio region. So, it is important that Toledo develop and promote regional cooperation, a sense of regional identity and a common or shared mission. The tendency toward destructive regional competition must be eliminated. Economic development and the jobs to be created are of the highest priority. Toward that end, **Toledo 20/20 recommends regional interests and cooperation be sought and fostered.**
- (3) **Toledo 20/20 recommends that a long-range regional (multi-county) smart growth strategy be prepared to improve all aspects of the region's economic health.**
- (4) **Toledo 20/20 recommends establishing a regional compact to implement a cooperative approach that produces a long-range regional land use plan.** The region should develop policies and programs that better use existing infrastructure to retain and attract investment and development.
- (5) **Toledo 20/20 recommends that a program be formed to foster leadership, cooperation, and initiatives at the regional level.**
- (6) **Toledo 20/20 recommends coordinating adequate and efficient design and placement of utilities, telecommunications, and storm water drainage with land use planning in the region.**
- (7) Joint Economic Development Zones have been established with Rossford, Perrysburg Township, and Maumee. These typically provide for sharing of infrastructure costs, services, and tax revenues in the development areas. **Toledo 20/20 recommends that Joint Economic Development Zones be formalized and expanded to other suburban jurisdictions.** These would have both substantive and symbolic impacts.
- (8) **Toledo 20/20 recommends supporting legislation at all levels of government to limit sprawl.**
- (9) **Toledo 20/20 recommends that Toledo's water system be extended only to identified growth areas cited in the regional plan.**
- (10) **Toledo 20/20 recommends establishing policies to ensure that the cost of expansion and increases in water system capacity are borne appropriately by new development.**
- (11) Northwest Ohio needs a regional approach to flooding and water quality. Improvements are necessary outside the city if significant water quality improvements are to be realized. **To that end, Toledo 20/20 recommends that the City continue to participate in the regional watershed approach to encourage proper storm water management for both quantity and quality issues.**
- (12) Intelligent Transportation System (ITS) technology provides smart, interactive and reactive traffic management elements. It has the capability of changing signalization at different times of the day to relieve congestion depending on traffic flows. This will allow for better traffic control at busy times. **Toledo 20/20 recommends that the City work through TMACOG to cooperate in the regional ITS program.**
- (13) **Toledo 20/20 recommends that TARTA extend its service to all important destinations in Toledo and surrounding areas, even in non-participating jurisdictions,** because it is a service needed by residents of contributing jurisdictions.

## The City

Realizing its role in the region – its heart, its nucleus – and with its community-shaped vision, Toledo 20/20 sets out a plan for the city itself. It begins with a land use plan for the future. It includes recommendations in key areas of Community Design; Marketplace; Housing; Recreation; Transportation; Accessibility; Infrastructure; and Environmental Quality. Each of these plan components are addressed below.

## A Dynamic Plan

The City of Toledo's Future Land Use Maps, available in Appendix D, provide broad recommendations on the location of land uses throughout the City.

The Future Land Use Maps are working documents and must be continually reviewed, modified, and updated to conform to realities that regularly change on the local level as well as on the state and federal levels. One source for map updates will be neighborhood plans.

- (14) Toward this end, **Toledo 20/20 recommends that a standing committee be established to review and update elements of the comprehensive plan and set priorities on a semi-annual basis.** Some of the elements of the proposal will always attract controversy but it is that type of controversy that leads to the best and wisest decisions for the benefit of the entire community. A standing committee would be in a position to continually assess these conflicting needs and priorities and make adjustments as they are necessary to the plan over the coming decades.

In defining the tasks, functions and makeup of the Standing Committee the following suggestions are made:

- Function as an advisory group to the City Plan Commission, City Council and the Mayor, including guidance for near term funding of plan recommendations, and advice on how best to implement the recommendations;
- Serve as a “quality assurance” group for the city as a whole, with the responsibility for semi-annual reporting on the progress of the plan implementation, including the degree to which the Plan is followed;
- Review and update elements of the Plan based on feedback from the general public collected at the semi-annual forums;
- Meet at least six times per year;
- Hold public forums to gather and report progress at least twice a year within each Council District. These forums will provide an opportunity for the public to review the implementation of the Plan, the degree to which the Plan is being followed, and any recommended changes or additions to it.

A summary of the future land use patterns in each City Council District is included in the last part of this chapter where “Neighborhood” recommendations are presented.

## Land Use

The land uses that a community finds objectionable and those that it strives for were discussed at community meetings. The land use types are summarized here.

## Neighborhood Residential

Toledo 20/20 is a plan built around neighborhoods and makes many recommendations that are intended to improve the quality of life in those

neighborhoods and make them more attractive for current and future residents.

The plan recommends that some neighborhoods be selected for a special kind of enhancement as Traditional Neighborhood Development (TND) sometimes called “urban villages.” A great many neighborhoods in Toledo could qualify for this treatment.

## Neighborhood Commercial

The sprawl of strip commercial development along major streets in neighborhoods can be contained over the next 20 years by limiting the commercial uses to within 650 feet in both directions of these major commercial intersections within designated neighborhoods. The plan also recommends that these neighborhood commercial nodes be the focus of future retail and commercial development and that intrusion into the neighborhoods not be permitted at other points.

## Regional Commercial

The Future Land Use Maps pay attention to the major retail centers at Westfield Franklin Park and at Westgate and recommends buffering and other improvements to make these areas more valuable and useful to surrounding neighborhoods as well as regional shoppers.

## Downtown

The core neighborhood of Toledo, Downtown, will contain a new baseball stadium, expanded greenways, additional housing, and niche retail uses. Gateways are recommended for major roadways entering Downtown and a landscaped

median is recommended for Monroe Street.

## Industrial Sites

The Future Land Use Maps display industrial districts in areas that have historically been used for that purpose. Some of these are now brownfields and require additional attention and marketing. Much of the east side of the Maumee River north of Main Street has been well used for port and industrial purposes in the past and the Future Land Use Maps continue these uses. The land on each side of the Maumee River south of downtown is also identified as an industrial district and has long served that purpose with port access being a predominant feature.

A major industrial area is recommended around the new Jeep Plant. It is an area bounded on the east and south by I-75, on the west by Detroit Avenue, and on the north by the Michigan state line. Additionally, the Future Land Use Maps recommend the creation of new industrial parks in East Toledo and suggests a plot of land in South Toledo just west of Reynolds Road as a potential site for an office/distribution park, which would have access to I-475.

## Greenways

The Future Land Use Maps show 1a greenway which at times consists of a bike path, at other times a hiking trail, extending from Bowman Park continuing south towards the University of Toledo Health Science Campus and crossing the Maumee River in Perrysburg Township on the abandoned railroad bridge adjacent to the Ohio Turnpike. This path would be extended north on the west side of the river approximately along Anthony Wayne Trail until it nears

Downtown when it would veer toward the river and then remain along the river through the Downtown area up to Point Place and eventually to Cullen Park. The plan recommends that Grassy Island be connected to Cullen Park with a causeway and that the island be developed initially for passive recreation and as a wildlife preserve with the possibility of future development for more active purposes.

## Community Design Recommendations

The design of a community – its land uses, buildings, history – establish its presence. Each of these items also describes neighborhoods that make up a community’s basic fabric.

Recommendations by neighborhood occur at the end of this chapter. The citywide community design recommendations are cited first.

- (15) **Toledo 20/20 recommends that design review should be required from an appointed Urban Design Committee prior to being approved by the City for all structures of 50,000 square feet or more and all structures located on a waterway.**
- (16) **Toledo 20/20 recommends that all zoning applications be reviewed for compatibility and consistency with the 20/20 Plan.**
- (17) **Toledo 20/20 recommends that zoning districts be adjusted to conform with the Future Land Use Maps that are an integral part of the 20/20 Plan.**
- (18) **Toledo 20/20 recommends that overlay zoning districts be developed for each designated Traditional Neighborhood.**
- (19) **Toledo 20/20 recommends that commercial and industrial zoning standards be amended to require greater intensity of development.**
- (20) **Toledo 20/20 recommends that ordinances and codes be designed to encourage rehabilitation of historic districts/structures.**
- (21) **Toledo 20/20 recommends that areas be identified by the Plan Commissions staff for mixed-use development and that flexible zoning standards be applied to these target areas.**
- (22) **Toledo 20/20 recommends the City conduct workshops to increase public understanding of the planning and rezoning process.**
- (23) **Toledo 20/20 recommends that developers of new residential subdivisions be encouraged to create boulevards at key locations including the entrance to each subdivision.**
- (24) **And Toledo 20/20 recommends a landscaping manual be prepared for use by developers.**
- (25) **Toledo 20/20 recommends that, by 2020, all of Toledo’s public boulevards be irrigated.**
- (26) Many of Toledo’s major thoroughfares suffer from a form of visual clutter. A by-product of unfettered strip commercial is the proliferation of signs that are incompatible not only with the surrounding area but also with general community standards for visual appeal. **Toledo 20/20 recommends that the City’s sign ordinance be carefully reviewed and rewritten to reflect the goals of this plan.**
- (27) **Toledo 20/20 recommends that as part of the City sign code rewrite that tighter control or prohibition of billboards be considered.** The present sign code does not require a billboard be

a minimum distance from a residentially zoned area. This results in blocked light and view for some homes. A larger issue is the desirability of allowing billboards in Toledo.

- (28) With the heavy caseload of the City planning staff it will be virtually impossible to monitor this plan and to move it forward as a dynamic document without more personnel. **Toledo 20/20 recommends that the full-time staff of the Toledo Plan Commission be maintained at approximately 1 professional per 26,000 residents.** This is near the average for Ohio’s metropolitan cities. This indicates the need for 11 planners for the current estimated population of 287,208. A City Expeditor position should be part of an expanded staff to make the development process more user friendly.
- (29) **Toledo 20/20 recommends that the City participate actively in the Congress of New Urbanism, American Planning Association, Ohio Planning Conference, and other national and state planning groups.**
- (30) And, finally in this area, **Toledo 20/20 recommends that the City improve its neighborhood services such as tree trimming, alley cleaning, and curb repair.**

is true that the large majority of new jobs are generated by small and emerging businesses, it is also true that larger employers provide the wealth that makes the community attractive for smaller entrepreneurial employers.

The wealth of a community’s imported cash must be continually replenished because it is continually leaking away through state and federal taxes, purchases from businesses based outside the community, etc. The jobs that import money are referred to as “primary” jobs. They are typically in manufacturing, distribution, assembly, and, sometimes, the professional services such as law, accounting, and finance. Expansion, retention, and attraction of these jobs is the business of economic development. Non-primary jobs create the quality of life that makes a community a good place to live and raise a family. These include the retail stores, restaurants, theaters, and barber shops. But, no matter how many restaurants are opened in a community, they only serve to redistribute the number of restaurant meals that the local population is prepared to purchase. There may be some small incremental attraction, especially upon the opening of a new restaurant but, in the end, every meal that is served in a new restaurant is a meal taken away from an existing business.

## Marketplace Recommendations

This plan reflects an economic development thrust, as it must, if Toledo is to continue as the heart and nucleus of Northwest Ohio.

The lifeblood of any community is its ability to provide good employment opportunities for its residents. Jobs, the right kind of jobs, must be continually attracted, nurtured, and created. While it

The same can be said for the opening of a shopping center. Except for the ability of a very large regional attraction to bring in money that would have otherwise been spent in another community, all of the purchases are subtracted from the sales of another local retailer. The same is true for car dealerships, theaters, health clubs, and most other retail businesses.

The only way to increase the total amount of such retail sales is to increase the number of people in the community or the amount of money that the local population

has to spend. In true “chicken and egg” fashion, population increases and losses are usually tied to job opportunities.

- (31) Thus, it is clear that a key element in the overall increase in a community’s quality of life is a healthy economy. **To achieve this goal, Toledo 20/20 recommends a “targeted” industry-based approach to economic development should be pursued involving the following steps:**
1. **Develop mechanisms to understand and identify key local industries and analyze local (regional) industry trends and patterns.**
  2. **Develop and promote more efficient and effective use of College-based resources and technologies to enhance and support local industries (UT, Owens Community College, Lourdes College, and BGSU).**
  3. **Conduct a study of the clusters or sectoral components of Toledo’s economic base. Identify the strong dominant sectors as well as the emerging or new sectors that we want to nurture and support in order to develop a more diverse economic base.**
  4. **Develop comprehensive strategies that capitalize on the strengths of these key industrial sectors.**
    - Tailor workforce development systems to support targeted industries.
    - Develop business service and assistance programs that meet the specific needs of targeted industries.
    - Invest a significant portion of economic activities and effort in targeted industry clusters or sectors.
- (32) **Toledo 20/20 recommends the median household income (in constant dollars) be increased by targeting economic development efforts at industries that create wealth.** This goal should be addressed through efforts to hold down the unemployment rate while increasing the number of workers employed in high-wage growth industries.
- (33) **Toledo 20/20 recommends increasing entrepreneurial opportunities to boost economic development by expanding risk/venture capital pools for local business and pursuing entrepreneurs.**
- (34) **Toledo 20/20 recommends that the City continue to aggressively utilize and market brownfields as potential business sites. The City should access/develop financial tools to promote the assessment, cleanup, and redevelopment of brownfields.**
- (35) **Toledo 20/20 recommends that a revolving loan pool be created to cover initial assessment costs including a Phase I Environmental Assessment for prospective employers.**
- (36) **Toledo 20/20 recommends that the City access/develop financial tools to promote the development of vacant infill sites that are not brownfields.**
- (37) **Toledo 20/20 recommends that the City implement, on vacant industrial sites, the installation of all utilities required for the anticipated use of that land by 2015.**
- (38) **Toledo 20/20 recommends that several large parcels of land be designated as future business and industrial parks.** The land in these areas should be aggregated under single ownership whenever possible, served with adequate utilities, and provided with appropriate incentives to offer the level of inducement

necessary to build a critical mass of employment.

**On the north side of Toledo** the area bounded by I-75, Detroit Avenue, and the Michigan state line should be so designated. As the site of the new Jeep plant, this area will attract many auto industry suppliers. It is exceptionally well served by all transportation modes and utilities.

**In East Toledo** the areas around East Broadway and Hathaway Street as well as Oakdale and Miami should also receive attention. Those areas have adequate access to rail, interstate highway and port facilities. They could be developed in a manner that provides buffering from adjacent incompatible land uses.

(39) **Toledo 20/20 recommends that efforts to strengthen the economy and provide family-wage jobs should contain strategies that focus principally on creation of small, local businesses.** A “criteria screen” should be used to define those businesses or actions the City will actively support. Examples of screening criteria can include:

- Type of business: small, local, likely to be successful but not necessarily at the outset.
- Number and quality of jobs: family-wage, benefits, and stability.
- Employees: local residents, including those who now suffer from barriers to employment.
- Physical site: promoting redevelopment and in-fill, including reuse of brownfield sites, location in target areas, environmentally compatible or mitigated to be so.

(40) **Toledo 20/20 recommends amending the zoning ordinance to permit live/work units in mixed-use areas,** particularly along edge thoroughfares. This will

encourage business start-ups by allowing for more mixed-use developments in existing and new developments.

(41) **Toledo 20/20 recommends that bedding and truck farming remain an important agribusiness within Toledo whose existence and expansion should be encouraged.** Annexations into the City in the 1960’s still contain several extensive agricultural areas in the southwest quadrant of City.

(1) Finally, to be recognized as the source of outstanding business and job opportunities, **Toledo 20/20 recommends that the City establish a standing committee of business and civic leaders, parents, and teachers to work with both public and private school systems.** The City must support a strong and effective educational system with improved performance on all proficiency tests, increased graduation rates, reduced absenteeism, reduced suspension rates, and increased academic standards.

## Housing Recommendations

The 1990 Census indicated about 60 percent of Toledo’s occupied housing units were owner-occupied. Maintaining and increasing this percentage is considered critical to the long-term stability of Toledo’s neighborhoods.

(42) **Toledo 20/20 recommends 65 percent owner-occupied homes by 2020.**

(43) **Toledo 20/20 recommends an increase in support of local programs that effectively increase owner-occupancy home ownership.** Owner-occupied homes (OOH) are a key to the preservation and enhancement of Toledo’s housing stock. OOH’s also provides for neighborhood stability and increases the quality of life for the entire neighborhood. Increases in OOH’s are

occurring and additional assistance to this effort should be a priority. Many Community Development Corporations (CDCs) as well as the Neighborhood Housing Services of Toledo, local lenders and others are working aggressively on OOH. In many cases, the prospective homeowner lacks a down payment and the knowledge required to execute a mortgage and to maintain a home. Most of the current programs offer assistance in these areas.

- (44) As part of the effort to provide better housing for all Toledoans, **Toledo 20/20 recommends that a more timely procedure be established to expedite the Land Banking Program.** Third party receivership should be used when a property is declared a nuisance.
- (45) **Toledo 20/20 recommends that the participants in the Land Banking Program identify lots that might be appropriate for home sites for first-time homeowners** either as new construction, infill, or renovation and rehabilitation. To the extent possible, vacant lots should be made available at little or no cost provided a house is built within six (6) months.

One of the reasons that some homeowners locate outside Toledo is that there are very few high-end homes (\$200,000 and up) available in Toledo.

- (46) **Toledo 20/20 recommends that the City planning staff, and the City Department of Neighborhoods identify at least six sites for upscale single-family housing development and that they market and promote those sites to developers.** The goal is that this market segment equal 20 percent of new housing construction in Lucas County by 2020.

Some homebuilders have stated that they avoid infill housing on lots in Toledo because they cannot be sure just what

infrastructure costs may be required once the site is being excavated.

- (47) **Toledo 20/20 recommends that a program be developed to offer builders in select infill neighborhoods some protection against deal-breaking, “surprise” costs.** This could be in the form of a “stop loss” program that would cap the homebuilders’ infrastructure costs at some predetermined limit or a program to permit builders to recover any unanticipated costs over several years through tax relief.
- (48) **Toledo 20/20 encourages more employers to follow the lead of those who assist employees with home purchases.**
- (49) **Toledo 20/20 recommends that the City provide a program to help low-income homeowners do maintenance work.**
- (50) **Toledo 20/20 recommends creation and maintenance of a computer-based tracking system to monitor owner and property violations in housing court.** This database needs to be shared between Nuisance Abatement Inspectors and the Clerk of Courts for use by the Housing Court. Responsibility for maintaining the database should reside within the court system.
- (51) **Toledo 20/20 recommends that an ordinance be adopted requiring that all property being rented or conveyed pursuant to a land installment contract be inspected and certified as fit for occupancy with appropriate penalties.**
- (52) To make effective a number of these recommendations, improvements in accessing and using the Housing Court will be required. So, **Toledo 20/20 recommends that the housing court judge handle only housing cases.**
- (53) **Toledo 20/20 recommends establishing and funding a Code Enforcement**

**Advocate position to assist in handling housing court cases.** The Advocate would manage a selective intervention program to take special-needs persons (including elderly, low-income, etc.) off the court agenda and refer them to a housing specialist.

**permitted to be built one foot from the property line in older neighborhoods with lots less than 40 feet wide.** Parking becomes a problem in older neighborhoods because of narrow streets. Existing code requires a three foot separation between a structure and the adjacent lot line.

- (54) **Toledo 20/20 recommends that the Housing Code be amended to permit tenants to file complaints and request inspections even though they may not be current with their rent.** Renters would deposit one month's rent with the Clerk of Courts upon filing the complaint unless they are current with their rent. All complainants must escrow each subsequent month's rent with the Clerk of Courts as that month's rent becomes due.
- (55) **Toledo 20/20 recommends that zoning and land division regulations be amended to permit appropriate density in residential zoning districts consistent with the fabric of the neighborhood.** Maximum lot size standards should be established for low-density residential development. The allowance of alternative dwelling type, e.g., townhouses, rowhouses, granny flats, should be increased.
- (56) **Toledo 20/20 recommends that Toledo minimize impacts of new higher-density in-fill housing and redevelopment on existing neighborhoods through design standards and housing maintenance programs and continuing historic preservation and neighborhood planning programs.** Minimum standards of housing maintenance should be required. The housing code can be used for this purpose. The CDCs should take the lead in this area.
- (57) **Toledo 20/20 recommends multi-family and group homes for seniors in areas of the City where appropriate services are available.**
- (58) **Toledo 20/20 recommends that rear yard and side yard detached garages be**

- (59) **Toledo 20/20 recommends that some vacant lots be split and assigned by purchase to the adjoining properties for use as a driveway and garage to accomplish this same goal.**
- (60) To provide better opportunities for a return on investment **Toledo 20/20 recommends permitting a second unit within present single-family units when one unit is owner-occupied.** Conversion of unused commercial buildings to multi-family use would also add opportunity for investment in deteriorating and unused buildings.
- (61) Several older neighborhoods have a number of abandoned structures, or incompatible uses scattered throughout the neighborhood. **Toledo 20/20 recommends that these be identified by inspectors and placed on a list for remedial action** consisting of demolition, rehabilitation, infill housing, or designation as nonconforming uses.
- (62) **Toledo 20/20 recommends neighborhood-compatible landscaping of all demolition sites.**
- (63) **Toledo 20/20 recommends City-owned houses be rehabilitated when feasible and that the pace of demolition of structures that are beyond rehabilitation keep up with demand.**
- (64) **Toledo 20/20 recommends that rehabilitation of historic houses be encouraged to the extent that more houses are restored each year than are demolished.**  
Some ordinances are not being consistently enforced due to a lack of

inspectors. The quality of life in neighborhoods suffers and often housing deteriorates if timely professional inspections are not occurring.

- (65) As part of the effort to provide better housing for all Toledoans, **Toledo 20/20 recommends that the staff of housing inspectors be increased over the three years following adoption of this plan to at least 16 inspectors** (from the present 8). Ideally, the ratio of inspectors to population should be approximately 1:12,000.
- (66) **Toledo 20/20 recommends that the Toledo Plan Commission participate in the Main Street Program and provide a Certified Main Street Program Manager for the City.** The manager will be trained in organizing, promoting, restructuring, and designing neighborhoods. The manager will provide day-to-day energy to continue neighborhood revitalization.

## Recreation Recommendations

The feature that sets Toledo apart from its peers is the active and passive recreation provided by its waterfront: Lake Erie, Maumee Bay, and the Maumee River. The extended “waterfront” includes the tributaries of Swan Creek and the Ottawa River. This resource must become more of a signature feature of Toledo.

Swan Creek plays an important role in its downtown location and its meandering through Swan Creek Metro Park and then through neighborhoods on its way to the river and the bay. The Ottawa River is, in places, a major scenic feature and, in other places, it is unimproved and somewhat ignored.

Toledo is a river city and its major topographical feature is both a commercial thoroughfare and a scenic point of pride. Twenty years from now,

hopefully sooner, the name “Toledo” will spark an image of a wide river, a signature bridge, and a picturesque bay that draws anyone who reads or listens to what is happening in the world. To reach that point a concerted effort is required.

Recommendations in the section focus on Toledo’s waterfront since it is a signature feature of Toledo. This is not to say that other components of the City’s recreational and parks system do not need additional attention. A master park plan that addresses user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies, and citizen involvement needs to be maintained.

- (67) **Toledo 20/20 recommends public sector involvement in the acquisition of major sections of land along the Maumee Riverfront** to convert them to public access and recreational use. Specifically, a continuous stretch of riverfront property between Bay View Park and Swan Creek should be acquired, as it becomes available. Much of this land would be in relatively narrow strips connecting existing parks and public open spaces. These connectors would become greenways containing walking/biking paths and spots offering scenic views. The greenway path should be lighted and, where neighboring land uses present potential for unwanted intrusion, the greenway should be protected, perhaps by fencing. It should be possible to walk or bike the entire distance from Swan Creek to Bay View Park. Some segments may require obtaining easements from private owners and some segments may use existing streets or sidewalks.

Public access should be the most important priority and a protected viewshed should be the minimal acceptable improvement. Walking/jogging paths, bikeways, and protected

greenways should be part of the plan’s menu of choices. Ideally, the scenic view sites should be visible from the landside roadway or residential areas for security. Neighborhood access should be created at a series of convenient spots on each side of the river. The more recent development of the downtown waterfront should be further encouraged and expanded.

(68) **Toledo 20/20 recommends a feasibility study to rebuild the public boat dock at Walbridge Park.**

(69) **Toledo 20/20 recommends creation of a park in the area west of the I-75 Bridge in South Toledo.**

Likewise, the waterfront on the east side and also north of downtown should be part of the long-range waterfront plan. While the river will always be a commercial highway, the many areas not needed as port facilities could be part of a reclamation plan.

(70) **Toledo 20/20 recommends that the former “Toledo Looks To The River” waterfront plan be updated.** This good plan has not been fully implemented. It identifies the highest and best use of virtually all of Maumee River waterfront in Toledo. Although some areas may require acquisition, cleanup, and even mitigation of pollutants, the eventual benefit will be worth the cost. Even though the project will have to proceed in stages, and may not be completed for years, it should still be a plan-certain and an unyielding commitment.

(71) **Toledo 20/20 recommends that Grassy Island be connected to Cullen Park by means of a causeway.** Grassy Island should be developed as wildlife preserve and passive recreation area in the near term. A long-range plan for use of the island with fishing piers and boat docks should then be developed.

(72) **Toledo 20/20 recommends, on the west side of the Maumee River north of Downtown, the vacant buildings and obsolescent structures and materials including the salt and aggregate piles be torn down** and the land cleared and planted with appropriate vegetation. Further encroachment by warehouses should be actively resisted.

(73) Within the near future, the waterfront should become, and remain, Toledo’s most recognizable landmark and most appealing attraction for local residents and tourists alike. **Toledo 20/20 recommends the community recognize, protect, and invest in waterways, open space, and habitat corridors as “green infrastructure.”** To that end, a special levy for parks and recreation should be considered.

## Transportation Recommendations

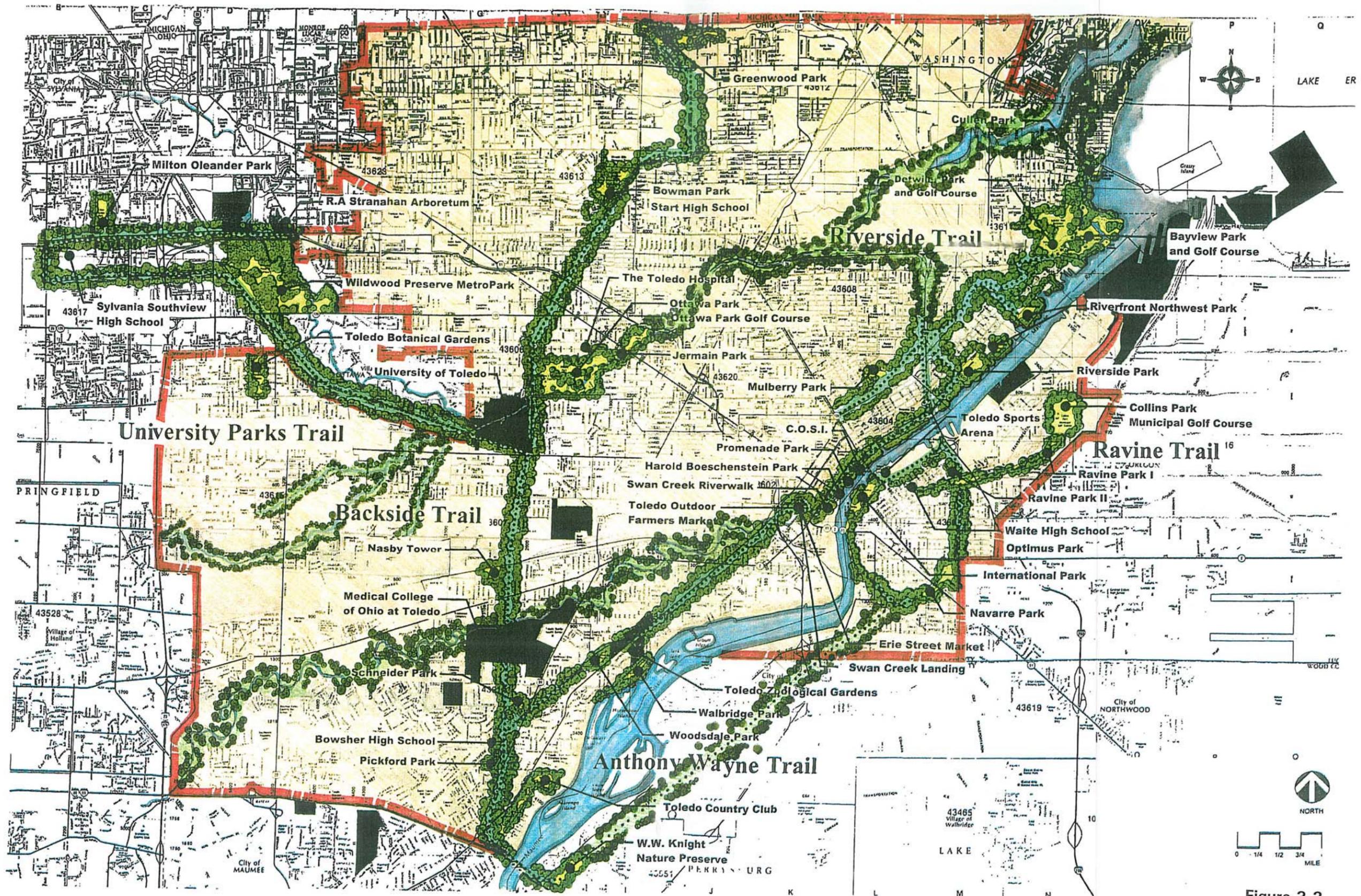
The Toledo Metropolitan Council of Governments has the responsibility to plan for the region’s transportation system. The recommendations presented here provide input for updating TMACOG’s Year 2035 Regional Transportation Plan along with needed local actions and projects.

(74) **Toledo 20/20 recommends that the Year 2035 Regional Transportation Plan, and as amended in the future, be made part of the Toledo 20/20 Plan by reference.**

(75) The movement of people and goods depends on the condition of the streets. The City must ensure the proper maintenance of its streets for economic growth. **Toledo 20/20 recommends re-paving all major streets and residential streets on a regular schedule based on need while recognizing historic pavings.**

- (76) **Toledo 20/20 recommends that local bridges and culverts continue to be inspected annually and critical repairs be made within the next ten years.** The City also must ensure that bridges and culverts are in good condition.
- (77) **Toledo 20/20 recommends improving the traffic network in business and industrial areas by separating delivery from through traffic.**
- (78) **Toledo 20/20 recommends that the City confirm that current improvements to the City’s traffic signalization system are compatible with potential Intelligent Transportation Systems (ITS) programs.**
- TARTA is an important service in reducing automobile travel, providing service to those with no car or on limited budgets, and in revitalizing mature neighborhoods and downtown. TARTA currently serves jurisdictions that participate in funding its services. While this arrangement may now be acceptable for comprehensive bus service, it causes hardships to those living in areas that do not have service.
- (79) **Toledo 20/20 recommends implementation of 24-hour accessibility of public transportation that serves all important destinations regardless of the contribution status of the jurisdiction in which the destination is located.** This would include urban villages as well as other commercial and industrial nodes and districts. By 2020 TARTA should become all-day-round transportation service. The people who can’t afford to have a vehicle must be able to move around the City at any time.
- (80) **Toledo 20/20 recommends that the City and TARTA, within one year of adoption of this plan, develop a program for existing and new businesses to educate workers about the use of public transportation.** This will allow for people of any means and disabilities to work anywhere in the region.
- (81) **Toledo 20/20 recommends that the City encourage TARTA to institute a family-friendly fare on public transportation.** The public transportation system should be available to people of all means. The “family-friendly” fare will make TARTA more affordable.
- (82) **Toledo 20/20 recommends that the City, within three years of its adoption, review all 20/20 objectives, revise traffic projections based on the objectives being implemented, and prioritize the projects contained in the Regional Transportation Plan, prepared by the Toledo Metropolitan Area Council of Governments, to support the 20/20 objectives.**
- (83) **Toledo 20/20 recommends transportation facilities be accessible to all people and that all improvements to the transportation system (traffic, transit, bicycle and pedestrian) in the public right-of-way comply with the Americans With Disabilities Act of 1990.**
- (84) **Toledo 20/20 supports the plan of the Toledo Department of Parks, Recreation and Forestry for expansion of greenways, trails, and hiking/biking paths as displayed on Figure 3-2 and on the Toledo 20/20 Future Land Use Maps. This includes the:**
- "Westside Trail" connecting Bowman Park with the University of Toledo Health Science Campus (UTHSC).
  - Extension of this trail south of the UTHSC across the abandoned railroad bridge north of the Ohio Turnpike bridge to W.W. Knight Nature Preserve;





**Greenways Trail Legend**

-  Greenways Trail
-  City of Toledo Boundary
-  Park Facility/Golf Course
-  Waterway

Figure 3-2

*City of Toledo*

**Greenways Trail Plan**



- Extension of this same path north near the Anthony Wayne Trail to Downtown;
- Loop around East Toledo and the Ravine Park Trail; and,
- Riverside Trail to Bayview Park.

- (85) **Toledo 20/20 recommends that a connector be identified and created between the Riverside Trail and the Backside Trail near Manhattan Boulevard.**
- (86) **Toledo 20/20 supports the Rails-to-Trails Concept Plan of the Toledo Department of Parks, Recreation and Forestry for expansion of trails and hiking/biking paths.** This includes the University Parks Trail, the Airport Highway Trail, the Swan Creek Riverwalk, the Rails-with-Trails Connector, the Zoo Trail, the North Coast Connector Route, the Ravine Park Trail, the North Riverfront Trail, the Buckeye Basin Greenbelt, and the Maumee Bay State Park Connector Route.
- (87) **The Toledo 20/20 Plan recommends that a northside east-west trail connector be identified.**
- (88) **Non-motorized paths are an alternative form of transportation. Providing them will allow travel throughout the city without using an automobile. Toledo 20/20 recommends that the City implement 40 percent of the bike network, as defined by TMACOG, by the year 2010.**
- (89) **And Toledo 20/20 recommends continued, and when possible, increased support of efforts to expand the regional network of bike paths, bike routes, and bike lanes.**

## Accessibility Recommendations

A vision for Toledo 20/20 must include a place where people with disabilities will be

able to move about freely, find gainful employment, live wherever they choose, and enjoy recreational facilities. The City will implement barrier-free design for buildings, neighborhoods, parks, public transit systems, and recreational facilities.

- (90) **Toledo 20/20 recommends that the City incorporate basic accessibility features for multifamily housing projects as provided for in the 1991 Fair Housing Amendments Act and consider the design needs of people with disabilities for other types of structures including single family, commercial, public and recreational.**

## Other Infrastructure Recommendations

- (91) **Toledo 20/20 recommends that the City of Toledo provide increased and dedicated funding for storm water system maintenance and improvements.**
- (92) **Toledo 20/20 recommends implementing, within five years, a Combined Storm Water Outflow (CSO) abatement project to reduce potential water quality impacts.**
- (93) **Toledo 20/20 recommends completion of the flow monitoring currently underway and prioritizing the sub-basins within the city that need further investigation relative to removal of extraneous flow.**
- (94) **Making sure that the storm sewer inlets are bike friendly provides safe pathways that will reduce the amount of traffic and pollution in the city. Toledo 20/20 recommends that the City require that all new storm sewer inlets, within the TMACOG bike network, be bike safe.**

- (95) Inspecting and replacing old sewer and water lines will extend the normal service life of these utilities. Allowing these lines to deteriorate to a dangerous extent will disrupt service and may cause other damage. **Toledo 20/20 recommends continuation of the ongoing efforts to inspect and replace old deteriorated water and sewer lines.**
- (96) By keeping water and sewer rates low, more people and jobs will move to Toledo rather than surrounding cities. **Toledo 20/20 recommends retaining the City’s low water and sewer utility rates relative to other major cities in the Great Lakes area.**
- (97) Deregulating the electric utility will decrease the cost of electricity, encouraging movement back to Toledo. **Toledo 20/20 recommends the aggregation of city customers into electric purchasing pools to maximize the savings under deregulation.**
- (98) To save natural resources, alternative energy sources should be researched and used throughout the region. **Toledo 20/20 recommends that the City shall, within two years of adoption of this plan, identify alternate energy sources for residents and businesses and work with private utilities to encourage the implementation of such alternate energy sources.**
- (99) The city should reduce the number of overhead wires that now diminish the aesthetics of its neighborhoods. **Toledo 20/20 recommends that the City develop and implement a plan to prohibit new overhead wire installation and reduce overhead wires already in place.**
- (100) Likewise, care should be taken to retain the beauty of the neighborhoods when new utility work is being performed. Involving the Department of Parks, Recreation, and Forestry, the Community Development Corporations, and the neighborhoods will aid in coordinating these efforts. **Toledo 20/20 recommends that the City require contact with neighborhoods and government departments before significant utility work is started.**
- (101) **Toledo 20/20 recommends that the City take steps, including using inducements, to encourage private investment in fiber optics and other state-of-the-art communications technologies.**
- (102) **The installation of fiber optics permits classes and meetings to be transmitted across the city while allowing the public to participate with less travel and congestion on the streets. Toledo 20/20 recommends encouraging the use of fiber optics at outlying centers for public use (classes, meetings, etc.).**
- (103) A Geographic Information System (GIS) database should be developed to coordinate public and private utilities and provide a base of information for all future improvement projects in the city. **Toledo 20/20 recommends creating an integrated interdepartmental GIS system within five years of adoption of this plan for all city utilities.**

## Environmental Quality

Environmental quality relates to the quality of the air we breathe, water we drink, food we eat, earth we on live, and species that inhabit our city with us. A vision for Toledo 20/20 includes our waterways to be fishable, healthy to swim in and our toxic waste legacy of the past cleaned up. Environmental concerns must be a high priority when implementing the recommendations of this Plan.

## Downtown

Downtown is being rediscovered. It's a new day as Downtown Toledo takes steps to become the preferred meeting place; a place where entertainment and niche commercial developments wrap around each other; a place where any parking space within the Downtown area is as good as any other because the shuttle transportation is always nearby.

The focus of the Downtown element of Toledo 20/20 is shaped around three major components: **Activity, Access, and Aesthetics.**

**Activity** requires more people and more for them to do. It especially requires more people with spendable income living in, or near, Downtown. The vitality of Downtown will always be a struggle when most users get there by car. Thus, a priority on more Downtown Toledo residential development that has already produced major rehabilitation of former hotel and office buildings must continue and accelerate. Additionally, the development of residential units above storefront retail must be encouraged not discouraged by code regulations.

There are three groups of people that contribute to Downtown activity. The first includes the persons employed in Downtown. They make expenditures for parking and for lunch Monday through Friday and provide some midday shopping activity for retail establishments. This group is familiar with Downtown businesses and will often stay after work or return in the evening for a meal, social function, or for some other recreational or community purpose.

Steps must continue to be taken to draw more workers Downtown...to attract new businesses...and especially to keep those who are Downtown today. Efforts must be

redoubled with more incentives and fewer disincentives.

The second group is those who live in, or near, Downtown. This group is more likely than those who live further away to visit downtown businesses in the evening and on weekends. One key to revitalizing a downtown core is an aggressive plan for increasing the number of downtown residents, especially those with average to above-average spendable income. Aggressive steps must be taken to provide market rate, non-subsidized downtown housing choices. Steps must also be taken to encourage mixed-use zoning where residents and retail share the same buildings. Market rate rentals and purchases must be the order of the day.

The third group is made up of those who live outside Downtown but for whom Downtown is a destination for dining, entertainment, and/or shopping. Because the population residing outside Downtown is large, this market must be tapped to foster sustainable revitalization.

Toledo has quality Downtown attractions. Some of the region's best restaurants are located on each side of the river. Restaurant trips are sometimes part of a downtown event outing, such as a concert. Others have a restaurant as their primary destination. In either case the opportunity for ancillary, or impulse, spending by restaurant-goers at other downtown businesses is relatively small. The downtown restaurants are very good but the competition is great and the options are many.

Special events attract large crowds to Downtown. These present a greater opportunity for spin-off activities. Crowds attending concerts and sports events provide some opportunity for restaurant

business. The construction of a Downtown stadium for the Toledo Mud Hens, and a new arena, will attract additional people and customers from whom spin-off business may be generated. But this stadium/retail interaction must be planned as part of the new stadium development. More opportunities for Downtown businesses will be created if restaurant-goers and special event participants must walk past storefronts with eye-level show windows on their way from parking lots to the stadium. Hopefully, parking can be spread out in several lots and not located on one mammoth piece of blacktop.

A new stadium for the Mud Hens in the Warehouse District will provide an important shot-in-the-arm for Downtown, but spin-off activity will only be significant if the area around the stadium is an integral part of its planning and design. Additionally, a new stadium needs to develop a year-round schedule of activities and events, not just one for baseball, to truly be a Downtown "activity generator."

Another critical "Activity" element in Downtown Toledo of 2020 will be shopping. For Downtown retail and entertainment businesses to succeed it is necessary to establish a solid shopping destination that is unique within the region. It must offer an experience that is not available elsewhere and that can provide several hours of shopping and entertainment.

And the retail outlets must be densely packed to provide for a rewarding walking trip. Initial focus must be on areas no more than three blocks in length. Until a solid three blocks of retail is available Downtown, activity will not be able to hold the attention of pedestrians.

The second focus is **Access**.

Access to downtown from all parts of the region is outstanding. But travel through many downtown streets is too fast. There are too many one-way streets designed for an era when there was a serious congestion problem.

Toledo 2020 recognizes that congestion is a lesser evil than moving traffic fast past storefronts that are begging for attention.

The Downtown transportation system must make retail easily accessible to visitors. It should make the issue of "where you park" less important, and "where you can easily go" more important.

Access to multiple attractions in Downtown must become easy and appealing. Innovative, fun, convenient transportation from Downtown to the Zoo, the Museum of Art, International Park, and other attractions must be attractive in itself.

Access is more than just motorized movement. Cars, buses, and delivery trucks must be accommodated. But walkers using the Riverwalk, bicyclists using local streets and bridges, and anyone wishing to move about Downtown must find the going easy and the path(s) well marked.

Finally, **Aesthetics** must receive attention and investment. Downtown Toledo of 2020 must be unique and uplifting. All who enter Downtown Toledo must instantly know they have arrived. The gateways to Downtown and entries to key downtown areas must be well marked, with attractive landscaping, exciting lighting, and distinctive signage. Downtown's public infrastructure needs to be unique. Downtown buildings must be lit on the exterior and the interior.

Facades must grab the eye and reward the visitor.

There are many projects that have already been developed as part of Toledo's exciting Downtown - but they are separate and sometimes isolated.

- Fifth Third Stadium and the Huntington Center
- The fabulous opportunity presented by Erie Street Market with nearby residential such as the Bakery Building.
- The exciting concept of Huron Street Village.
- The emergence of Adams Street with the Valentine Theater and the Library expansion as bookends.
- Imagination Station.
- The Owens Corning Headquarters.
- New downtown residential in the Commodore Perry, the LaSalle Apartments, Bartley Building, and the Triangle Building.
- Promenade Park.
- International Park and its restaurants.

These must be stitched together to make one identifiable downtown fabric. The stitching will require careful attention to the movement of pedestrians and vehicles, the densifying of current growth blocks, and the beautification of the pieces of this quilt.

It requires **Activity, Accessibility, and Aesthetics**. This also requires Toledo 20/20 as the blueprint. The goal is to have 10,000 residents by the year 2020 in a vibrant Downtown with a successful blend of retail, office, and entertainment activities.

- (104) To aid in achieving this goal, **Toledo 20/20 recommends the construction of**

**residential, preferably condominium, buildings in the Downtown area.**

Downtown needs more residents and more housing options for those interested in up-scale (\$200,000 and above) housing. They will create a greater emphasis on Downtown living and on Downtown as a desirable address. It may require the creation of an incentive package that could consist of tax breaks or discounted land costs, for example.

- (105) **Toledo 20/20 also recommends developing an additional 150 residential units in Downtown** during the next five years.
- (106) **Toledo 20/20 recommends a strategy to establish Downtown museums.**
- (107) **Toledo 20/20 recommends a concentrated area of Downtown as the location of niche retail that is something unique and not available at regional shopping malls.**
- (108) **Toledo 20/20 recommends that a new baseball stadium for the Toledo Mud Hens be built in the Warehouse District.** The stadium should take advantage of the parking spaces in the Downtown area that will be within walking distance and available for use when most baseball games are played – at night.
- (109) **Toledo 20/20 recommends that the people attending stadium events be encouraged by the placement of parking to walk a short distance through Downtown.** These parts of Downtown should be well lighted and have attractive eye-level display windows. (The retailers should be prohibited from using exterior roll-up grates as security protection)
- (110) Toledo is a city with many neighborhoods enhanced by parks, trees, and boulevards. However, this condition is not uniform throughout the community. **Toledo 20/20**

**recommends that over the next 20 years these arterial streets should become lined with trees and plantings that are well chosen and carefully maintained.**

They provide an ambience that speaks of civic pride to resident and visitor alike.

- (111) Downtown Toledo needs a “sense of place.” To do so, **Toledo 20/20 recommends that coordinated streetscape design should become a standard for all streets between Michigan and the river and from Cherry to Swan Creek.** Consistent streetlights, functional and well-designed street furniture, and banners and signs of a complementary style are essential.
- (112) **Toledo 20/20 recommends that the Downtown street system be returned to a two-way** pattern as resources permit. Roadway capacities are adequate to do so. This will ensure traffic calming and more opportunity for window-shopping. It will also produce a friendlier pedestrian environment.
- (113) **Toledo 20/20 recommends the creation of a gateway marker system at key points along roadways entering Downtown.** Ideally, the marker should have a water theme or a water feature in keeping with Toledo's identity as a water city. The markers should be lighted. It is recommended that the marker locations include (Figure 3-3):
  - Adams at Ashland;
  - Summit at Cherry;
  - Cherry near Spielbush;
  - Washington near 11th Street;
  - Anthony Wayne Trail at Erie Street and Lafayette;
  - Summit at Clayton; and,
  - Monroe at 17th.
- (114) **Toledo 20/20 recommends that an attractive gateway be created on**

**Monroe at Collingwood.** Appropriate landscaping and irrigation must be provided.

- (115) **Toledo 20/20 recommends the conversion of Monroe from one-way westbound back to two-way operation from Summit to Collingwood and Washington from one-way eastbound to two-way from Dorr/17th Street to Summit.** Monroe is part of a two-way pair with Washington being the eastbound arterial. Monroe has ample capacity to handle this conversion. At Dorr, westbound Washington traffic could turn either north or south (west). Washington could remain one-way eastbound from 22nd Street to 17th Street.
- (116) **Toledo 20/20 recommends that this section of two-way Monroe be redesigned to have a landscaped, irrigated median** on Monroe from Summit to Collingwood. This will improve the appearance of this important gateway into Downtown Toledo. Phase II could include the section of Monroe from Collingwood to Central Avenue.
- (117) **Toledo 20/20 recommends that a shuttle bus be operated in the Downtown area** to provide convenient access to current and prospective retail and entertainment sites. The type of system (*e.g.*, rubber tired trolley, fixed guideway, elevated or surface) should be determined by an ongoing TMACOG study.

Shuttle vehicles (Figure 3-4) should have routes that provide access to within one block of most downtown attractions. They should be easily identifiable. In addition to regular daytime service, shuttles should run from 6:00 p.m. until 1:00 a.m. on Fridays and Saturdays on a four to six minute headway. They should be coordinated with any downtown special event, *i.e.* shuttles should be available at

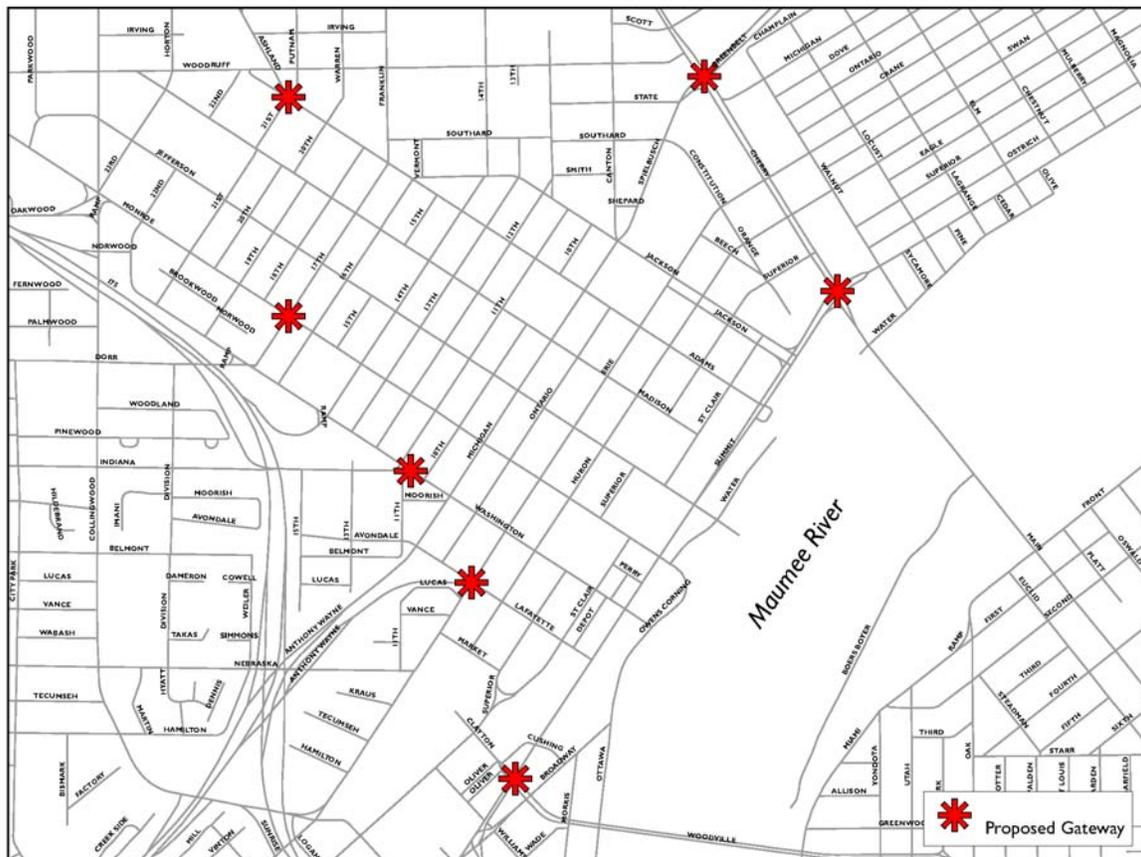
the time when the event crowd is expected to leave.

- (118) **Toledo 20/20 recommends that, within two years, signs be placed within the Downtown area as part of an overall streetscape program and which will provide direction and bus route information to specific destinations, such as The Toledo Zoo, Art Museum, and other attractions like restaurants.** The signs should also be incorporated into the message kiosks being considered for downtown Toledo. Wayfinding and transit information signs will attract travelers to the more desirable sites in Toledo. They will be able to know quickly how to get to these places. People will be able to park their car once, yet visit several attractions.

- (119) **Toledo 20/20 recommends the creation of safer, more secure bicycle parking in the Downtown area.** A long-range plan should be developed to identify potential locations and funding sources for additional downtown bike parking.

- (120) **Toledo 20/20 recommends that the City make helicopter service available at the Downtown helipad for commercial service to Toledo Express and Detroit Metro Airports.**

Figure 3-3  
 Proposed Downtown Gateways





## Neighborhoods

A vision of the Toledo 20/20 Plan is for Toledo to be known as a city with unique and vibrant neighborhoods. This section of the plan starts by grouping the city into types of neighborhoods and considers general recommendations. Recommendations are then made for each Council District and for neighborhood areas within. Examples of how smaller areas of the City can and do function as “urban villages” concludes this section.

Toledo’s 24 neighborhood planning areas can be divided into three general types: urban, traditional, and suburban. Fort Industry is an industrial area. A listing as traditional or suburban is a generalization. There are areas that are a blend or have characteristics of both neighborhood types.

Traditional neighborhoods have a mixture of land uses and density, and were generally developed before 1929. Suburban neighborhoods became popular in the 1920s with a greater separation of land uses, larger lots and off-street parking. The urban designation in Toledo is limited to the Downtown area of dense development.

Traditional	Suburban	Urban
Birmingham	Beverly/	Downtown (CBD, Warehouse and Uptown)
East Toledo	Harvard	
Five Points/ Library Village	DeVeaux	
Lagrange	Franklin Park	
North River	Glendale-	
Old Towne/ Warren	Heatherdowns	
Sherman	North Towne	
Old West End	Ottawa*	
ONYX	Reynolds	
Point Place	Corners	
Englewood	Scott Park	
South Side	Southwyck	
	Westgate	
	Whitmer-Trilby	

\*Ottawa consists of: Westmoreland, Indian Hills, Kenwood-Sheridan, Bancroft Hills, BUMA, and Auburndale-Delaware.

The change from traditional to suburban style neighborhoods reflected the growing use of the automobile in the first half of the 20<sup>th</sup> Century. The regulations of the 1959 Zoning Code dictated that only suburban style neighborhoods could be built in Toledo.

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.

An arrangement of unique, vital, interconnected neighborhoods throughout Toledo will attract and retain long-term residents and businesses and ensure residential quality and economic vitality. To secure this condition Toledo 20/20 recommends:

- (121) **Developing a comprehensive plan for each neighborhood and, once complete, having the City encourage redevelopment, where needed, on a block-by-block basis through a combination of public and private investments.**
- (122) **Preparing land use and transportation plans for key corridors throughout the city.**
- (123) **Preventing the deterioration of existing structures through code enforcement.**
- (124) **Promoting neighborhood diversity and security by encouraging a diversity in age, income, race and ethnic background within the City’s neighborhoods.**
- (125) **Protecting neighborhood historic structures by reusing them and integrating new development with respect to existing character.**
- (126) **Promoting self-sufficient neighborhoods by providing**

- necessary amenities, services and retail establishments within a reasonable distance.
- (127) **Improving neighborhood cohesiveness by facilitating information sharing and involving neighborhood groups, property owners and others.**
- (128) **Reinforcing the role of Community Development Corporations and other community and faith-based organizations in all neighborhood activities.**
- (129) **Toledo 20/20 recommends creating community-based design and development standards for commercial nodes and districts, the urban village areas, all conservation overlay and historic overlay districts, large or significant commercial buildings, as well as neighborhoods that develop their own plan as a follow-up to the 20/20 Plan.** These standards will enhance a community's environmental attributes including, building facades, lighting, security and parking for business and commercial districts.
- (130) **Toledo 20/20 recommends that an Urban Design Center be established to assist with creating a set of acceptable design guidelines for neighborhoods and districts and large or significant commercial buildings in Toledo.**
- (131) There are some community developed streetscape plans that have been generated by CDCs and others. The Old West End Streetscape Plan and the Lagrange Streetscape Plan are among these. **Toledo 20/20 recommends that community streetscape plans be adopted and used as a guide for future improvements.**
- (132) **Toledo 20/20 recommends improving circulation patterns to reduce through traffic in residential areas.**
- (133) **Toledo 20/20 recommends that plans be made to establish additional boulevards in existing neighborhoods through the cooperation of CDCs and other neighborhood groups.**
- (134) As the new Maumee River Crossing is completed, replacing the current I-280 bridge is important and **the Toledo 20/20 Plan recommends that the land that will be surplus resulting from the demolition of the existing bridge ramps be maintained as community-serving space. A pedestrian and non-motorized connection between the neighborhoods north and south of the new bridge ends would also aid in community cohesiveness.**
- (135) The absence of sidewalks to access neighborhood gathering places discourages the type of pedestrian activity that Toledo 20/20 advocates for Toledo's neighborhoods. Wherever and whenever possible, **Toledo 20/20 recommends that libraries, schools, churches, and neighborhood shopping areas, for example, be made accessible from the surrounding neighborhoods by pedestrians and non-motorized vehicles.**
- (136) Sidewalks in disrepair are a disincentive to developing the neighborhood/pedestrian level quality of life that is preferred by many Toledoans. **Toledo 20/20 recommends that the residential city sidewalk program maintenance ordinance be enforced and violators be cited.** The City should establish a separate account to provide initial funding for sidewalk replacement by setting aside at least \$200,000 per year for five consecutive years. This account would be refunded by the property owners through property taxes or direct payments by the property owners.
- (137) **Toledo 20/20 recommends that a revolving loan fund be established to assist with sidewalk repairs.** The loan fund can provide low- or no-interest loans. The loans could be forgiven if the homeowner lives in the home for five years following repair. Special-needs persons

should be eligible for the most favorable loan treatment. Rental property may not be eligible for loan assistance.

- (138) Some neighborhoods have the necessary density, street design, and other amenities to encourage walking but are hampered by inadequate lighting to provide a feeling of security after dark. **Toledo 20/20 recommends a citywide program to improve neighborhood lighting.**
- (139) **Toledo 20/20 recommends encouraging fiber optic links within the neighborhood and urban village centers so that citizens can communicate without leaving the area.**
- (140) Retail uses are struggling in several areas. **Toledo 20/20 recommends that a retail "void analysis" be conducted to determine areas in need of retail opportunities (e.g., supermarket, laundromat, restaurant/deli) and the results communicated to appropriate business investors. The analysis would also identify if there were excess commercial square footage.**
- (141) **Toledo 20/20 recommends that supermarkets be placed in several central city neighborhoods (e.g., Ottawa, Englewood, ONYX, North River) and be fully accessible by transit.**
- (142) **To reduce strip commercial development, Toledo 20/20 recommends that certain intersections be designated as Planned Concentrated Retail Nodes and the limits of retail uses should be 650' from the intersection along each of the intersecting streets.** Land lying outside these boundaries should be designated for non-retail uses compatible with surrounding land uses. This should commonly include multi-family residential and/or professional offices.  
  
**Two types of zones will be candidates for this treatment. First, those that currently have excess retail space**
- because they are part of older neighborhoods that no longer have the demand for commercial activity that originally gave rise to their development; and, second, those that are now developing and could, without control, become more unacceptable commercial strips. Identification of such intersections rests with the Plan Commission staff.**
- (143) **Toledo 20/20 recommends amending the zoning code to limit the number and location of adult bookstores to enhance the neighborhood quality of life.**
- (144) **Toledo 20/20 recommends prohibiting street front parking on commercial lots in neighborhood commercial districts where sidewalks currently exist and in specified areas where a return to more pedestrian level activity is part of a larger neighborhood plan.** Parking should be placed in the rear and, when adjacent to residential property, require buffering to minimize light and sound intrusion on the residential area.
- (145) **Toledo 20/20 recommends developing strong, economically viable and diverse neighborhood commercial areas** that help to provide entry-level jobs, offer quality products/services and entrepreneurial opportunities, and help to improve the city's economic development and growth. Urban villages present opportunities for such development.
- (146) **Toledo 20/20 recommends the creation of standards and guidelines for the construction of larger scale stores adjacent to existing neighborhoods.** This construction must meet strict standards for such elements as design, parking, lighting, hours of service, landscaping, and signage, among others. The standards should be consistent with the surrounding neighborhood to promote a satisfying living environment.
- (147) **Toledo 20/20 recommends that open space be inserted as a buffer between residential areas and brownfields.**

## Neighborhoods by Council District

In addition to the above citywide neighborhood recommendations, the Toledo 20/20 Plan looks at 24 neighborhood planning areas grouped by council districts. These areas were determined by using Community Development Corporation service areas and real estate listing boundaries. Each area is briefly described and key recommendations made reflecting information obtained from public meetings and community leaders. This brief survey shows the diversity of our neighborhoods and the need for future detailed neighborhood studies.

### Council District 1

#### Overview

An overview of the future land use pattern in Council District 1 shows the development of a greenway/bike trail along the western edge of the District running along the former Conrail railroad track from Bowman Park to Ottawa Park and then continuing south to the University of Toledo Health Science Campus. District 1 contains some of Toledo's finest parkland and as part of the emphasis of this Plan, the parks in Toledo will be connected, wherever possible, with greenway/bike trails providing continuity of access by non-motorized means.

Further study is required to develop a responsive plan specific to the Kiel farm at Reynolds and Hill.

- (148) **The Toledo 20/20 plan recommends in District 1 controlling the spread of strip commercial along Dorr Street, Byrne Road, and Monroe Street in an effort to make better use of the available land for residential development without intrusion.**
- (149) **The currently congested and somewhat disorganized intersection of Detroit and**

**Monroe is recommended for improvement following a more detailed study. There are far too many unused or underused commercial buildings in this area and traffic makes pedestrian access hazardous.**

- (150) **The Plan also recommends protection of existing single-family residential uses and adding traffic calming to many single-family residential neighborhoods.** There must be more flexibility in constructing rear yard garages close to property lines as well as better utilization of vacant lots, both for infill and for the expansion of lot size for adjacent property owners.
- (54) Recommendations for improved neighborhood lighting also will assist in adding to the security and comfort of neighborhood residents in District 1. Given the relatively large percentage of rental housing in some neighborhoods **Toledo 20/20 recommends amending the Housing Code to permit tenants to file complaints and request inspections of these often poorly kept properties even though they may not be current with their rent.**
- (140) **Toledo 20/20 recommends conducting a retail "void analysis" to determine areas in need of retail opportunities (e.g., supermarket, laundromat, restaurant/deli).** This would make it possible to select target sites for specific types of commercial uses to better serve residents with limited mobility. This will support the ongoing work by the University of Toledo for commercial buildings along Dorr Street.

The recommendation that sidewalks need to be improved in a planned and well-supported fashion is also included and should have an impact in several neighborhoods throughout District 1.

Better utilization of the University of Toledo resources for the transferring new and emerging technologies into the private sector marketplace also are recommended

as part of Toledo 20/20. This will assist in creating jobs in and around these two institutions.

The District 1 neighborhood planning areas are:

**Ottawa**

*(Council District 1 and part of Council District 5)*

Ottawa is a conglomerate of diverse neighborhoods with a unifying characteristic: Ottawa Park. These neighborhoods are Ottawa: Auburn-Delaware, Bancroft Hills, Kenwood-Sheridan, Indian Hills, BUMA, and Westmoreland.

The western portion of Ottawa includes the University of Toledo Main Campus. There is a relatively high student population in this geographical area due to its proximity to the University.

The numerous neighborhoods of Ottawa provide a wide variety of housing types and street layouts. Westmoreland, for example, has curvilinear streets, rolling hills, and large estate-type lots.

Ottawa has good recreation and leisure options with Ottawa Park, which has both active and passive recreational features including a golf course, a nature area, an amphitheater, and an ice rink.

**(151) Toledo 20/20 recommends for Ottawa:**

- **Cleaning and revitalizing the Monroe Street Business Corridor from Central Avenue to Collingwood.**
- **Providing quality, affordable housing.**
- **Providing a supermarket.**
- **Strictly enforcing historic overlay zoning.**

**Englewood**

Englewood, just west of downtown Toledo is an area of moderate to large-sized homes on similarly-sized lots with a grid system of streets. This area contains

several smaller and identifiable neighborhoods.

Forest Avenue, running through the center of Englewood, is a boulevard with a median featuring a large park area. Though small in size, Englewood contains extensive park space including Smith Park and Robinson Park. Commercial districts serving the residential population of Englewood can be found along Dorr Street as well as at Swayne Field Shopping Center.

**(152) Toledo 20/20 recommends for Englewood:**

- **Cleaning and revitalizing the Monroe Street Business Corridor from Central Avenue to Collingwood.**
- **Providing quality, affordable housing.**
- **Providing a supermarket.**

**Scott Park**

*(Council District 1 and part of Council District 2)*

Scott Park includes the Secor Gardens neighborhood and several homeowners associations, Del-Haven, Greenhills, Independence Road, Inverness Village, Sleepy Hollow, Estateway, and Ottawa Hillside.

Homes in Scott Park vary greatly in style, with many sitting on a curvilinear street system. This neighborhood's close proximity to both campuses of the University of Toledo make it an attractive housing site for students.

There are many nearby commercial areas, including Westgate Shopping Center and Southland Shopping Center.

**(153) Toledo 20/20 recommends for Scott Park:**

- **Developing a plan for the Dorr Street Corridor.**
- **Encouraging a high percentage of owner-occupied housing.**
- **Dedicating funding of stormwater improvements.**

## Council District 2

### Overview

Among the significant features in City Council District 2 is the Beverly/Harvard neighborhood centered around Harvard School. This area currently has a walkable mix of retail uses at Glendale and the Anthony Wayne Trail.

Toledo 20/20 calls for continuing the greenspace/bike trail development proposed by the Toledo Department of Parks, Recreation and Forestry near Anthony Wayne Trail and crossing the Maumee River at the southern border of the Beverly neighborhood. Additional focus on the waterfront, especially in the area of Walbridge Park, would add more recreational opportunities to this neighborhood.

This district is marked by an east-west highway, Airport Highway, that will require capacity expansion over the next 20 years to continue the mobility that is presently available in and around Toledo.

- (154) **Toledo 20/20 recommends protecting and expanding multi-family development north and south of Arlington Avenue west of UTHSC.**
- (150) **Toledo 20/20 recommends protecting the single-family residential pattern south of Swan Creek Metropark in the Glendale/Heatherdowns neighborhood.**
- (155) **Toledo 20/20 also recommends that the area south of Resurrection Cemetery in the Reynolds Corners neighborhood be considered as a possible office/industrial park.**

Limiting the spread of commercial uses along such corridors as Reynolds Road and Holland-Sylvania Road will protect the valuable surrounding residential neighborhoods and still offer good shopping service to those residents.

The District 2 neighborhood planning areas are:

### Beverly/Harvard

This neighborhood, along the Maumee River in southernmost Toledo, contains homes ranging from those built in 1880 to the present time.

Scenic ravines and hillsides along Delaware Creek and the Maumee River enhance the Beverly/Harvard area. With extensive parklands and open space, Beverly is the home to the world-renowned Toledo Zoo as well as Walbridge Park, Copland Park, Pickford Park, River Road Park, and Beverly Park. It is also the home of the Toledo Country Club developed more than 100 years ago.

The Anthony Wayne Trail offers a landscaped entry into downtown Toledo and to I-75 and I-475.

- (156) **Toledo 20/20 recommends for Beverly/Harvard:**
  - **Expanding greenways, trails and hiking/biking paths along the Anthony Wayne Trail and former railroad rights-of-ways.**
  - **Enforcing the housing code aggressively.**
  - **Encouraging a high percentage of owner-occupied housing.**

### Glendale/Heatherdowns

South of Swan Creek, the Glendale/Heatherdowns neighborhood is typical of post-World War II suburban development. It features curvilinear streets, broad lawns, and moderately sized one to two-story homes with garages.

The neighborhood contains a large amount of green space including golf courses and Swan Creek Preserve Metropark.

This neighborhood is also home to the University of Toledo Health Science Campus (UTHSC) where a number of residents of Glendale/Heatherdowns are employed. A program to encourage UTHSC employees to purchase homes in the area will ensure long-term stability of the area.

- (157) **Toledo 20/20 recommends for Glendale/Heatherdowns:**
- **Aggressive street maintenance, tree trimming and housing code enforcement.**
  - **Expanding greenways, trails and hiking/biking paths along the Swan Creek and former railroad right-of-ways as part of the City's Greenways Trail Plan.**
  - **Creating at certain intersections planned, concentrated retail nodes.**
  - **Initiate a joint program with the University of Toledo Health Science Campus to promote and encourage UTHSC employees to purchase homes in the area.**

Reynolds Corners  
*(Council Districts 1 and part of Council District 2)*

Reynolds Corners is on Toledo's western boundary that includes significant regional commercial and multi-family development along Airport Highway. The name comes from the pre-annexation settlement at Reynolds Road and Dorr Street.

The Reynolds Corners area includes the Swan Creek Preserve Metropark, which is an area of unspoiled wilderness on the Swan Creek Basin along Airport Highway. Reynolds Corners is also the home of the Inverness Country Club, a world-famous golf course, and nearby the 57 acres of meadows and gardens comprising the Toledo Botanical Garden.

The Reynolds Corners area would benefit from an economic enhancement strategy. A retail void analysis to determine retail opportunities should be part of this strategy along with an ongoing business association and continued streetscape program for Reynolds Road. There is also interest in establishing an urban village for this area.

- (158) **Toledo 20/20 recommends for Reynolds Corners:**
- **Limiting commercial development along Holland-Sylvania to neighborhood (not regional) commercial.**
  - **Developing a greenway corridor along Heldman Ditch to connect with major parks as part of the City's Greenways Trail Plan.**
  - **Conducting a retail void analysis to determine retail opportunities for vacant buildings.**
  - **Establish Reynolds Corners as a new urban village.**

### Southwyck

One of the newer areas, Southwyck is on Toledo's southwestern edge bounded by the Ohio Turnpike, Holland-Sylvania Road, Swan Creek, and nearby golf courses. Homes in Southwyck generally sit on large lots on long, winding streets with limited entryways onto major streets. Although the neighborhood has the Cass-Ryan-Eastgate Park, and Swan Creek Preserve Metropark, much of the open space feel of Southwyck is afforded by very large yards.

This area is the home of the Toledo Stranahan Theater, which is often the host to famous guest speaker forums, theater productions, and concerts.

The former Southwyck Mall site offers a large parcel for development in this neighborhood. Reynolds Road on the

eastern edge of Southwyck contains significant amounts of regional and general commercial shopping-

There is significant multi-family housing in the Southwyck neighborhood, especially in the southeastern portions.

- (159) **Toledo 20/20 recommends for Southwyck:**
- **Conducting a retail void analysis on Reynolds Road.**
  - **Creating at certain intersections planned, concentrated retail nodes.**
  - **Expanding greenways, trails and hiking/biking paths along the Swan Creek corridor as part of the City's Greenways Trail Plan.**
  - **More aggressive enforcement of the housing code to preserve the high quality of housing stock in the area.**
  - **Aggressive maintenance and improvements to the former Southwyck Mall site and peripheral streets.**

### Council District 3

#### Overview

Note: Two major developments located in Council District 3, the Casino and the Marina District, occurred subsequent to the preparation of the 20/20 Plan in 2000 and will be addressed in detail in a future update.

City Council District 3 covers both sides of the Maumee River and offers a number of opportunities for significant improvements in quality of life amenities to its residents. In particular, two urban villages are proposed in District 3 in the Main-Front area and Broadway-South.

The supporting neighborhoods have a grid street system with a network of sidewalks to facilitate pedestrian activity. They also have an interesting mix of uses including viable neighborhood markets, taverns, public and parochial schools, and a

village-scale library. Both on-street parking and mature street trees provide the pedestrian with a "safe" environment between the moving traffic and the houses fronting on the street.

Other proposed improvements in District 3 include the extension of a greenway/bikeway across the Maumee River into the southern part of east Toledo accessing Navarre Park. Additional East Toledo recommendations include identifying and acquiring unused industrial land along the Maumee River and making plans to convert it, over the 20-year horizon of the plan, into Maumee River access for neighborhoods within East Toledo. The plan also encourages upgrading Navarre Park with the addition of benches, trash receptacles, bicycle racks, and improved lighting.

- (160) In the Southside neighborhood planning area, **Toledo 20/20 recommends a home improvement program to upgrade residences in the urban village centered on Broadway at South Avenue.**
- (161) **Toledo 20/20 also recommends a facade improvement program on Broadway between Segur and Crittenden along with plantings to provide better pedestrian/vehicular separation at Broadway and Western.**

Another proposal to create community-based design and development standards should serve to protect the appearance and character of this neighborhood.

The District 3 neighborhood planning areas are:

#### Birmingham

Birmingham is located on the east side of the Maumee River and is a major port and rail hub for lake transportation.

Birmingham’s diverse ethnic history and small town feel is associated locally and nationally with the landmark Tony Packo’s Café.

- (162) **Toledo 20/20 recommends for Birmingham:**
- **Enforcing the housing code aggressively.**
  - **Introducing more service businesses in the area.**
  - **Ensuring infill development is consistent with the scale and character of existing neighborhood.**

#### Eastside

The area originally known as Utah, Eastside was late to develop because of a lack of convenient bridge access across the Maumee River. Eastside neighborhoods center around their elementary schools; Oakdale, Navarre, East Side Central, Raymer, Franklin and Garfield.

Working class families who wished to live close to their place of employment constructed homes in the Eastside neighborhood. There are several neighborhood commercial districts scattered through the Eastside area and major industrial land uses occupy much of the area.

Significant pieces of the Eastside lie along the Maumee River and should be studied further for higher and more beneficial use of the scenic riverfront area.

- (163) **Toledo 20/20 recommends for Eastside:**
- **Enforcing the housing code aggressively.**
  - **Encouraging infill housing, where appropriate.**
  - **Expanding greenways, trails and hiking/biking paths.**

#### Southside

*(Council District 3 and part of Council District 2)*

Also referred to as the Historic South End, Southside is an area of late 19th and early 20th Century homes.

The Southside area is viewed as being a location where urban village development could be initiated and enhanced with success in improving the quality of life for residents of this area. The neighborhoods here have many options for recreation and leisure including Danny Thomas Park, Highland Park, and the Toledo Zoological Gardens, which lies just south of Southside.

- (164) **Toledo 20/20 recommends for Southside:**
- **Enforcing the housing code aggressively.**
  - **Encouraging infill housing, where appropriate.**
  - **Developing strong, economically viable and diverse neighborhood commercial activity along Broadway.**

#### Council District 4

##### Overview

Council District 4 is unique in that it includes the “Downtown” neighborhood of Toledo. There are a wide variety of recommendations being made for this core business district ranging from the new stadium and arena on its south side to extensive new residential development. One of the critical elements for the success of Downtown is the establishment of a “trolley” that would offer fare-free and easy transportation throughout the area.

- (165) Extensive new residential development is a main recommendation with upscale housing being proposed as well as 150 residential units of housing to be developed in the near future. **Toledo 20/20 recommends that by 2020 adequate (supply, type, price)**

**housing be provided for 10,000 residents to live in the Downtown.**

The Plan recommends that the Downtown street system be returned to a two-way pattern as soon as possible.

- (166) **Toledo 20/20 recommends that adjacent neighborhoods be better connected with Scott High School and that the school become one of the focal gathering points for the community.**
- (72) **Toledo 20/20 recommends that on the Maumee River north of Downtown the vacant buildings and structures (including materials such as the salt and aggregate piles) be removed and the land cleared and planted with appropriate vegetation.**
- (69) **In property abutting the Lagrange and North River neighborhoods Toledo 20/20 recommends that the surplus land resulting from construction of a new bridge and the abandonment of right-of-way be maintained as community-serving open space.**
- (131) **Toledo 20/20 recommends using the Old West End Streetscape Plan for future improvements in the Old West End.**

The District 4 neighborhood planning areas are:

**Downtown**

Downtown, or the Central Business District, is made up of three distinct sections: the core business area, the Warehouse District, and the Uptown District.

Although just 2,500 people called Downtown home in 1990, it is estimated that this number is now larger.

The Warehouse District, the southernmost section of downtown, has seen conversion of several of its unused buildings to lofts, condominiums, and apartments.

(167) **Toledo 20/20 recommends for the Downtown:**

- **Converting Monroe and Washington to two-way with landscaping.**
- **Creating entertainment and niche commercial development.**
- **Enforcing aggressively the commercial building code.**
- **Encouraging educational facilities downtown.**
- **Changing the street system to two-way streets**
- **Encouraging more museums.**

**NorthRiver**

Lying between Lagrange and the Maumee River, NorthRiver's Vistula is the oldest neighborhood in Toledo.

In 1837, the towns of Vistula and Port Lawrence consolidated to form the city of Toledo. The Port Lawrence portion of Toledo grew to become the Central Business District, and Vistula, whose expansion was limited by the proximity to the Buckeye Basin, remained primarily a residential area.

Many older elegant homes in this area require improvements and some rehabilitation in order to form a foundation of important historic dimensions. The size of homes range from stately mansions to smaller, modest homes built for factory workers. The residential portion of North River is just four or five blocks wide and a couple of miles in length.

(168) **Toledo 20/20 recommends for North River:**

- **Enforcing aggressively the housing code.**

- **Expanding retail businesses to include a grocery, dry cleaners, service station, and hair salon.**
- **Reducing crime/prostitution.**

Old West End

The Old West End neighborhood is one of the most recognizable areas to Toledoans. Its name conjures up architecturally designed mansions and a diverse neighborhood. Anchored by the Toledo Museum of Art, it contains one of the first historic districts in the City to be listed on the National Register of Historic Places.

The area attracts residents wishing to return more to the central city and live in a neighborhood of large, older, refurbished homes.

(169) **Toledo 20/20 recommends for the Old West End:**

- **Creating niche retail in the Delaware and Collingwood corridors.**
- **Clean up and redevelopment of Swayne Field and adjacent triangle.**
- **Improve the gateways into the area at Collingwood/Monroe, Collingwood/ Cherry and at Swayne Field.**
- **Continue loan pool, rental rehab and other home ownership programs.**
- **Improve transit linkage to downtown.**

ONYX

South of Dorr Street, ONYX is a neighborhood named after its Community Development Corporation, Organized Neighbors Yielding Excellence.

While much of the area is residential, there is major industrial development on the southern margins of the ONYX

neighborhood. Hamilton Park and Gunckel Park offer recreational amenities for the neighborhood. The University of Toledo/Scott Park Campus lies just to the west of ONYX.

(170) **Toledo 20/20 recommends for ONYX:**

- **Introducing a supermarket.**
- **Introducing more service businesses in the area.**
- **Providing additional police protection.**
- **Eliminating garbage in streets/alleys.**

TOTCO/Warren-Sherman

Old Towne was developed on the Adams Street streetcar line in the 1860s. It was originally home for many of Toledo's upper-middle class businessmen and professionals who built homes for their families that rival even the great mansions of the Old West End. The Toledo Old Towne Community Development Organization is currently undertaking housing restoration projects.

There are few parks in the Old Towne neighborhood; large lots with long front lawns give the area a park-like setting. The neighborhood is served by a number of small commercial nodes and has immediate access to the adjacent downtown area.

A very small area, Warren-Sherman is located south of Cherry Street between Downtown Toledo and the Old Towne neighborhood.

As families moved to the suburbs, many of the homes in Warren-Sherman became vacant and blighted and some of them were demolished to make way for expanding St. Vincent's Medical Center. There has been significant revitalization in recent years and there is a mixture of old

and new in the Warren-Sherman neighborhood.

- (171) **Toledo 20/20 recommends for TOTCO/Warren-Sherman:**
  - **Introducing more service businesses in the area.**
  - **Enforcing aggressively the housing code.**
  - **Improving the schools.**

### Council District 5

#### Overview

City Council District 5 occupies the far northwest corner of the City of Toledo with the Michigan state line its northern boundary. The northern portion of this Council District lies west of the major industrial development at the new Jeep Plant and in the center of the District is the Westfield Franklin Park Mall and the intersection of Monroe and Secor.

- (172) **Toledo 20/20 recommends maintaining and protecting the existing residential character of this district from intrusion by tightening commercial development along such thoroughfares as Tremainsville Road and Sylvania Avenue.** The plan suggests that there are several intersections that would benefit from placing limitations on commercial growth to 650 feet from the intersection. These locations will be identified at a later date by the Plan Commissions staff.

- (173) In the DeVeaux neighborhood, **Toledo 20/20 recommends that a two-lane section of Sylvania between Secor and Monroe be reviewed for widening to five lanes.** A variety of other recommendations are aimed at stabilizing and maintaining the quality of residential housing in Toledo and ensuring that a higher percentage of that housing is owner-occupied in 2020 than is the case today.

The creation of a high-quality greenway/bike trail connecting Bowman Park with Ottawa Park and continuing on to the University of Toledo Heath Science Campus is also part of the plan.

The District 5 neighborhood planning areas are:

#### DeVeaux

The DeVeaux area is in northwest Toledo, north of I-475. It contains a mixture of pre- and post-World War II homes with lots ranging from moderate to large in size.

DeVeaux is primarily a single-family residential area with a commercial district on Sylvania and another on Laskey Road. Recreational space in DeVeaux is found mainly in Bowman Park, with other recreational facilities provided by the YMCA.

- (174) **Toledo 20/20 recommends for DeVeaux:**
  - **Conducting a traffic study of the Monroe-Secor-Sylvania corridor.**
  - **Widening of Sylvania from Monroe to Secor.**
  - **Enforcing aggressively the housing code.**

#### Franklin Park

On the far northwest corner of Toledo, Franklin Park lies at the Monroe-Sylvania-Talmadge triangle and forms Toledo's boundary with Sylvania Township.

Franklin Park has experienced major growth since its annexation some 40 years ago. The majority of the homes were built between 1950 and 1980. The lot sizes are some of Toledo's largest. Just west of Westfield Franklin Park is the Wildwood Metro Park, a natural setting on

the Ottawa River offering a variety of cultural and recreational amenities.

The southern boundary of Franklin Park along Monroe Street features the large Westfield Franklin Park Mall and Toledo's most prosperous commercial corridor, while there are a variety of smaller strip commercial districts lying along such streets as Secor Road, Alexis Road, and Tremainsville Road that support the extensive residential development throughout the rest of Franklin Park.

(175) **Toledo 20/20 recommends for Franklin Park:**

- **Preventing deterioration through code enforcement.**
- **Establishing commercial design standards.**
- **Identifying lots for infill housing.**

**Westgate**

Westgate is a residential neighborhood, with desirable, neighborhood-oriented amenities already in place. Westgate has one notable open space, Grove Patterson Park, which has good recreational amenities.

Lincolnshire, a unique neighborhood within Westgate, has a network of curvilinear streets. The homes sit on large lots with broad front yards and carefully trimmed lawns, giving the area a park-like setting.

There is regional shopping at Westgate Shopping Center along with significant amounts of office space in the area. Redevelopment of underutilized parcels at Secor and Central could lead to this area becoming an "urban village" with residential and commercial mixed uses.

(176) **Toledo 20/20 recommends for Westgate:**

- **Improving the storm drainage systems in the area.**
- **Creating a mixed-use "urban village" at Central and Secor.**
- **Designating Central/Cheltenham and Bancroft/Middlesex as neighborhood commercial nodes.**

**Whitmer-Trilby**

*(Council District 5 and part of Council District 6)*

Whitmer-Trilby is bounded on the north by the Michigan state line and lies centrally along the east-west Alexis Road corridor in north Toledo.

Large lots with many trees are common in Whitmer-Trilby while streets are arranged in a curvilinear pattern with limited access to major arteries. The area is home to many parks including Greenwood, Jackman, and Trilby, each of which offers active recreational opportunities.

Shopping is convenient for residents of Whitmer-Trilby with neighborhood commercial districts along Alexis Road, Secor Road, and Tremainsville Road.

(177) **Toledo 20/20 recommends for Whitmer-Trilby:**

- **Identifying lots for infill housing.**
- **Conducting a retail void analysis along Alexis Road.**
- **Creating at certain intersections planned, concentrated retail nodes.**

**Council District 6**

**Overview**

City Council District 6 covers the north and northeast portions of Toledo extending to the Michigan state line. This district includes Point Place, which is the site of Maumee Bay, the exit point of the Maumee River as it flows into Lake Erie. The major feature of City Council District 6 is the large industrial development taking place in and around the Jeep Plant, which

is west and north of I-75 as it passes between Point Place and Fort Industry.

- (69) **Toledo 20/20 recommends that Grassy Island be connected to Cullen Park by means of a causeway and that the island be developed for passive recreation and wildlife preserve uses initially with the possibility of adding some more active recreational uses in the future.**

Toledo 20/20 proposes two neighborhoods for possible urban village treatment. The first of these is the neighborhood around Central and Lagrange. This area has many active retail operations in a walkable core and has several neighborhood commercial buildings located on residential street corners. There are also a number of well used small parks and public spaces and high quality housing stock including many brick homes.

The second urban village could be located in and around Lewis and Sylvania. This area has exceptionally high-quality housing and potentially good pedestrian-level shopping although the width of and traffic speeds on Sylvania Avenue at some points act as deterrents to safe pedestrian movement. The library and church facing Homeville Circle Park along Sylvania contribute to making this an aesthetically pleasing urban village.

Other industrial uses along Alexis Road could probably grow over the next 20 years, but there are no recommendations for removing the bulk of the residential areas. In fact, this plan recommends protecting that residential by tightening the commercial uses along Alexis Road so they do not interfere with residential properties either north or south of Alexis.

The District 6 neighborhood planning areas are:

**Lagrange**  
(Council District 4 and part of Council District 6)

Originally settled as an outlying area of Toledo in the late 19th Century, Lagrange is now adjacent to the Central Business District and just minutes from most destinations in the downtown area.

The Birckhead Place neighborhood was originally designed in 1906 to assure privacy for its residents. The neighborhood reflects the practical, industrial attitude of Toledo in the architectural style of its housing with simple designs such as Craftsman and Colonial structures.

Several small parks can be found in the Lagrange neighborhood area including Joe E. Brown Park, with baseball diamonds and tennis courts.

In the center of the Lagrange area is Polish Village, a commercial shopping area along Lagrange Street.

- (178) **Toledo 20/20 recommends for Lagrange:**
  - **Aggressively increase targeted city services to maximize impact on the 250 residential block area that makes up the Lagrange neighborhood through intensified maintenance and renewal of all public property including alleys, sidewalks and curbs, sewers, and tree trimming.**
  - **Create a pilot Main Street project along the Lagrange Street Business District including financing for major streetscape, façade improvements and business loans in accordance with the adopted Economic Enhancement Strategy. Financing for these projects could come from bonds issued by the City or Port Authority with repayments through the capital improvement budget and other sources.**

**Five Points/Library Village**  
(Council District 6 and part of Council District 1)

Five Points/Library Village area is one of the older sections of West Toledo with two five-way intersections along Sylvania Ave. The Library Village section is set on a street system unique in Toledo featuring diagonal running streets mixed with long north-south and short east-west streets which meet to form a circular parkway.

The existing mix of uses and community facilities gives this area many characteristics of an urban village. However, the commercial district along Sylvania Ave. would benefit from a specific economic enhancement strategy.

(179) **Toledo 20/20 recommends for Five Points/Library Village:**

- **An aggressive sidewalk-replacement program.**
- **An economic enhancement strategy, including community-based design standards, for Sylvania Ave.**
- **Connecting Bowman Park with other major parks as part of the City's Greenways Trail Plan.**

**North Towne**

Lying along the Michigan border, North Towne was annexed into the City of Toledo in the 1960s.

Mayfair Park and Fort Meigs Sertoma Park provide significant recreational amenities in this area. North Towne is also the home of Raceway Park, a place where Toledoans can enjoy harness horse races.

A relatively small percentage of North Towne is devoted to residential uses with significant amounts of regional and general commercial shopping, as well as light industrial uses. The area just east of North Towne is the site of the new Jeep manufacturing plant.

(180) **Toledo 20/20 recommends for North Towne:**

- **Conducting a retail void analysis along Alexis Road to identify commercial opportunities.**
- **Expanding greenways, trails and hiking/biking paths.**
- **Limiting adult bookstores in the area.**

**Point Place**

(Council District 6 and parts of Council District 4)

Point Place is a neighborhood occupying the peninsula overlooking the Ottawa River and Maumee Bay. Originally a location of summer vacation homes with beaches, amusement parks, and dance halls, the area has become a neighborhood of year-round housing with much activity and many of the residents focusing on the water for recreational activity. This neighborhood is the home for many of Toledo's yacht clubs and marinas.

Cullen Park and Detwiler Park offer major recreational activities in Point Place including public boat launching and golf courses. Smaller parks such as Community Park, Friendship Park, Kleis Park, Ottawa River Park, and Riviera Park also help the recreational image of this neighborhood.

The vast majority of the Point Place neighborhood is residential with some significant recreational and open space areas, especially near the water. There is good opportunity for the development of an improved urban village concept, probably along Summit with perhaps a nautical theme.

(181) **Toledo 20/20 recommends for Point Place:**

- **Supporting and encouraging environmental clean-up and maintenance activities and programs to preserve the Ottawa**

**River and Maumee Bay as an important local natural resource.**

- **Examining traffic calming and pedestrian improvements.**
- **Creating a riverwalk around both sides of the Ottawa River.**
- **Providing public transit connections to other areas than just Downtown.**
- **A nautical theme gateway into the area on Summit Street.**

### Fort Industry

This section of Toledo lying between North Towne and Point Place includes the site of the new Jeep Plant. It has relatively light residential development and will continue to be an industrial district in the foreseeable future. It is the most likely location for future industrial development in support of the Jeep Plant.

(182) **Toledo 20/20 recommends for Fort Industry:**

- **Designating several large parcels of land as future business or industrial parks.**
- **Aggressively utilizing and marketing brownfields.**

## Examples of Urban Villages

Nestled within several of Toledo's traditional neighborhoods is a unique type of environment – urban villages. Urban village is a term from the “new urbanism” movement and is a neighborhood in a village-like setting. Urban villages have five essential design features:

- They have a definable center which is typically a public gathering place like a school, library, or park. The center can even consist of commercial buildings such as a neighborhood tavern or restaurant. Edges consist of logical physical features which easily define limits. These can be roads, rivers, creeks, railroad tracks, or open space.
- They are walkable. A general rule of thumb is that they have a radius of about 1,000 feet. This equates to roughly a five-minute walk.
- They have mixes of land uses which consist of nonresidential activities at corners as well as various housing densities throughout the area. Diversity in land use and population is a key neighborhood feature.
- They have a balance between the automobile and the pedestrian. Streets are "calmed" by narrow pavements, on-street parking, and landscape features. Conversely, sidewalks are wider and curb radii are shorter to give more "welcome" space to the person who chooses to walk in the neighborhood.
- They have important public spaces in the form of parks, schools, libraries, and/or churches. These are well maintained, giving a presence of "community" in the neighborhood.
- They are efficiently served by public transit through development and use of transit centers and nodes.

Several urban villages may comprise a traditional neighborhood. The neighborhood can have a prominent market area at the intersection of two collector or arterial streets. This market area can have local employment centers as well as public and commercial buildings which serve a broader population than just the neighborhood.

Toledo 20/20 recognizes the values of the traditional neighborhood and identifies, by quadrant and in the core, five urban villages as examples. Toledo 20/20 makes a series of development proposals for these five example urban villages which set the tone for all of its neighborhoods to enhance their attractiveness.

### North

**The Proposed Lagrange-Central Urban Village** fits the classic form of the urban village. The supporting neighborhoods whose edges form the intersection of Lagrange and Central have a grid street system, a mix of higher and lower density housing interspersed throughout, a system of sidewalks to connect the pedestrian to the street, housing that is oriented to the street rather than the back yard, and important public spaces.

(183) **Toledo 20/20 recommends that code enforcement play a key role to maintain the current housing stock.** Infill development must be built at a scale which reflects the size and the character of the existing neighborhood.

(184) **Toledo 20/20 recommends loft development be explored for providing housing on the second floors of businesses on Lagrange.** Sidewalks and streets should be maintained to demonstrate the public investment that the City is willing to make in established areas such as this.

South

**The Proposed Broadway-South Urban Village** is centered on the commercial corridor along Broadway between Western and Prouty. This area consists of some small and unique stores, a grocery store and pharmacy. A post office and a library are examples of the public investments, along with the Dale Stone Park and the Aurora Gonzales Community Center. These are traditional neighborhoods which support this urban village, all of which have the grid street system and housing which is oriented to the street. The streets are calmed by the presence of on-street parking. There is also an interesting mix of land uses dispersed throughout the neighborhoods.

- (185) **Toledo 20/20 recommends that the relationship and connection between the adjacent residential development and the commercial market area be strengthened.**
- (186) **Toledo 20/20 recommends that pedestrian crossings on Broadway/South and Broadway/Western be enhanced by reducing the crossing distance and enhancing the mid-block crossing point.** The installation of “bump-outs” would reduce the effective crossing distance from six to four lanes without material loss of parking. “Bump-outs” are extension of the sidewalk into the parking lanes on each side of the six-lane thoroughfare.
- (187) **Toledo 20/20 recommends aggressive code enforcement to maintain both the commercial building and current housing stock and the initiation of design standards to ensure that infill development is consistent with scale and the character of the existing neighborhood.**

East

The Proposed Main-Front Urban Village is centered on the intersection of Main and Front Streets. The supporting neighborhoods have a grid street system with a network of sidewalks to facilitate pedestrian activity. They also have an interesting mix of uses including viable neighborhood markets, taverns, public and parochial schools, and a village-scale library. Both on-street parking and mature street trees provide the pedestrian with a “safe” environment between the moving traffic and the houses fronting on the street.

- (188) **Toledo 20/20 recommends that infill housing be encouraged and promoted in this urban village area and be designed to the scale and character of the existing residential development.** There are a number of vacant lots interspersed throughout the neighborhoods, such that any substantial increase in residential demolition will begin to challenge the neighborhood fabric. Some thought should also be given to putting higher density housing on corner lots within the neighborhood. Such units would be alternatives for elderly residents who do not wish to maintain a single-family house but wish to remain as part of the culture of the neighborhood. This recommendation encourages continued use of the neighborhood elementary schools (both public and private) as well as the continued use of the neighborhood library.
- (136) **Toledo 20/20 also recommends an aggressive code enforcement and sidewalk replacement program in the neighborhoods supporting the proposed Main-Front Urban Village.**

West

**The Proposed Sylvania-Lewis Urban Village** has two clear focal points. The first is the intersection of Sylvania and

Lewis. This supports a market place of attractive retail businesses that are accessible to pedestrians. The second is the intersection of Willys Parkway and Sylvania. This contains a small pocket park, a transit stop, neighborhood commercial development, a church, and a public library. This proposed village is supported by neighborhood developments which still maintain some of the characteristics of the traditional neighborhood, such as a grid street system. The Whittier Elementary School is an example of public space essential to the fabric of the village.

- (189) **Toledo 20/20 recommends that Sylvania Avenue be examined for traffic calming and pedestrian enhancement.** It is currently a five-lane thoroughfare which can be difficult for a pedestrian to cross. This detracts from the intimacy that a pedestrian or shopper has with the street.
- (190) **The plan also recommends that some urban design feature be explored to anchor and/or link the Sylvania Street frontage between Lewis and Willys Parkway.**

### Central

**The Proposed Delaware/Collingwood-Bancroft/Ashland Urban Village** is marked by a strong sense of community. The market area is more diffuse than some of the proposed urban villages discussed in this section, although the design of the commercial corner at Delaware and Collingwood has all of the physical ingredients of a classic traditional neighborhood commercial center. This community still meets the criteria of being very walkable with a diversity of housing styles and densities which add to the neighborhood experience.

- (191) **Toledo 20/20 recommends an aggressive housing code program be initiated in this area.** Deteriorating building conditions represent one of the biggest threats to the stabilization of this area.
- (192) **Toledo 20/20 recommends increasing the density in selected structures.** This includes exploring housing potential for the second story of existing commercial structures. Continued care must be given to the design of infill development to ensure that buildings fit into the character of the area. This applies to residential and nonresidential structures.
- (193) **Toledo 20/20 recommends design and facade assistance to some of the commercial buildings in the area.**





# Chapter 4 Next Steps

## Introduction

The plan described in the earlier sections of this report is now available for action by the Toledo City Plan Commission, the City Council, and the Mayor. Their endorsement will lead to the next steps in implementing the 193 recommendations of Toledo 20/20.

Success through implementation will allow the Toledo housing stock to become more stable; create more jobs than residents to exist in Toledo over the next 20 years; permit downtown to flourish once again; cause the Maumee River to be the area's number one recreational attraction; result in Toledo's population approaching 400,000 with 10,000 people living in the downtown; cause the city to be a showplace of clean streets and allow attractive neighborhoods; and, allow Toledo to have an educational system with demonstrated performance and a quality, caring environment such that its schools will be a significant reason for families to locate in Toledo By Choice!

All of this doable by using Toledo 20/20 as a guide. Several additional recommendations to be considered in implementing Toledo 20/20 are described below.

## Legislative-related Actions

Two pieces of legislation should be pursued at the state level, *i.e.*, Ohio and, likely, in Michigan as well. The first is a statute to allow a regional compact to be developed. This in turn will allow a more

cooperative approach in Northwest Ohio to developing a long-range regional land use plan. That effort then should be complemented by state legislation that addresses urban sprawl. In this latter area, care must be taken to avoid the pitfall of allowing a serious effort in containing growth to produce exclusionary zoning, thereby limiting the opportunities of young and otherwise upwardly mobile people from achieving a quality living environment.

Federal legislation should be the focus of a cooperative regional effort. This includes legislation that may increase the number of Empowerment Zones so that Toledo can once again apply for such status. Changes in transportation and infrastructure legislation, such as the evolution of the Transportation Efficiency Act of the 21<sup>st</sup> Century (TEA-21), must be carefully monitored. Newly evolving legislation that is complementary to TEA-21, known as AIR-21, will affect airport and air service developments of the future. Toledo will benefit by playing a major role in how that legislation is shaped. Other areas of action at the federal level include the initiatives that focus on smart growth and environmental quality.

Finally, efforts should be focused on creating/using federal tax credits. This is particularly true in redeveloping brownfields, revitalizing historic districts and properties, and re-energizing core cities, like Toledo.

Several steps are suggested that may require ordinances passed by City Council and endorsed by the Mayor. These



include expansion of Joint Economic Development Zones to new jurisdictions. City Council also should consider ordinances and changes in codes that will encourage:

- The rehabilitation of historic districts and structures;
- An improved sign ordinance;
- Creation of a program to cover the initial cost of environmental assessments of soon-to-be-used brownfields; and,
- An amended housing code that will permit tenants to file complaints and request inspections even though they may not be current with their rent.

In the area of zoning, three changes are suggested. First, zoning districts should be adjusted to conform with the future land use map that is an integral part of the Toledo 20/20 Plan. Next, zoning and land use regulations should be amended to permit appropriate density in residential districts consistent with the fabric of the neighborhood. Third, the zoning code should be expanded to include design standards in overlay districts. Help from the staff of the planning commissions will be essential in these areas.

## Economic Incentives

Like most urban centers, Toledo's continuing strength is directly affected by its competitiveness. In today's environment, that means providing economic incentives to the private sector. For the downtown area, three issues should receive focus:

1. The development of more residential units in the downtown area.
2. The development of regional entertainment, cultural and recreational uses.

3. The development of unique retail shopping clusters as well as everyday-type stores to serve the people who live Downtown.

Clearly, the private sector will have the major role in these areas but some government "seed money" will be essential.

Other economic incentives may be needed to promote the development of vacant infill sites that are not brownfields. A revolving-loan pool should be created to cover the initial costs of environmental assessments and other costs related to the redeveloping brownfields themselves.

Toledo should increase entrepreneurial opportunities in cooperation with the private sector by expanding the risk/venture capital pools available. The city should pursue, also in cooperation with the private sector, "demonstration" projects in areas designated in the future land use plan.

The city is called upon to develop a program to offer builders/developers in selected infill neighborhoods some protection against deal-breaking "surprise costs." In addition, to improve the quality of life in these revitalized neighborhoods, the city should create a revolving-loan fund to assist with sidewalk repairs and to improve neighborhood lighting.

## Neighborhoods

The challenge for Toledo over the next decade and more, and the special challenge of this plan, is to recommend policies, regulations, investments, and programs that will be able to retain the population presently in Toledo and attract new residents to move to the city, whether from surrounding suburbs or from outside the region.

Success requires that Toledo become more attractive to those who can afford to live elsewhere. Older neighborhoods are unique in character with features that produce a quality of life that is not as readily available in the auto-dependent sprawling suburbs. Enhancement of these city neighborhoods will take public action to initiate change so that private investment can follow. Regulations to control the quality of the housing stock are essential and an emphasis on more inspection to enforce the regulations already on the books is imperative. Several other key steps to be taken to enhance Toledo's neighborhoods are:

- Reinforcing the role of the community development corporation's in all neighborhood activities.
- Developing overlay zoning districts for each traditional neighborhood.
- Developing comprehensive plans for each neighborhood and, once complete, encouraging development on a block-by-block basis, where needed, through a combination of public and private investments.
- Preparing land use and transportation plans for key corridors connecting neighborhoods throughout the city.
- Preparing plans to establish additional boulevards in existing neighborhoods.
- Promoting self-sufficiency in neighborhoods by providing necessary amenities, services, and retail establishments within walking distance.
- Improving neighborhood cohesiveness by facilitating information sharing and involving neighborhood groups, property owners, and others in this effort.
- Conducting retail void analysis to determine areas in need of retail opportunities (e.g. grocery, laundromat, restaurant/deli), and

making the results of that analysis known to the private sector.

- Placing supermarkets in several inner city neighborhoods (e.g., Ottawa, Englewood, ONYX, North River) and making them fully accessible by public transportation.
- Designating certain intersections as concentrated retail nodes.

## Design Standards and Overlay Districts

"Toledo By Choice" is the underlying theme of this plan. However, this slogan will only carry implementation of the plan so far. Once some successes are achieved, then they must be institutionalized, protected and built upon. The mechanisms to achieve this end include establishing overlay districts and using design standards.

Overlay zoning districts should be prepared for each traditional neighborhood. Ordinances and codes should be designed to encourage rehabilitation of the historic districts and structures. The results of these efforts should encourage more houses to be restored each year than are demolished.

Protecting each neighborhood's historic fabric while integrating new development requires establishing community-based design and development standards. This task could be guided by a newly created Urban Design Center. Standards would cover streetscape plans (such as the Old West End streetscape plan and the Lagrange streetscape plans as guidance);

The construction of larger scale stores adjacent to existing neighborhoods; and, construction of all structures over 50,000 square feet anywhere in the city and all structures located on a waterway.

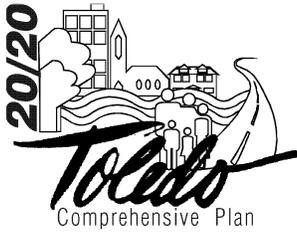
Neighborhood-compatible landscaping plans should be developed with particular focus on all demolition sites owned by either the public or private sector. The Urban Design Center could make a landscape manual available for this purpose.

The public sector must take an active role in acquiring sections of land along the Maumee riverfront and the extended waterfront that includes tributaries of Swan Creek and the Ottawa River. Creating public access should be an important priority and a protected viewshed should be the minimal acceptable improvement along these waterways. To create a consistent theme in this area, the waterfront plan known as "Toledo Looks to the River" should be updated promptly. Over the next 20 years, Toledo must recognize, protect, and invest in waterways and habitat corridors as "green infrastructure." Two strategic activities to be undertaken in this area are connecting Grassy Island to Cullen Park by means of a causeway and removing, on the west side of the Maumee River north of downtown, vacant buildings, obsolete structures and materials, including the salt and aggregate piles.

## Conclusion

Are all of these items doable? Yes! Starting when? Now...with Toledo 20/20 as the guide. Nothing is more important to start facing the critical challenge of improving the quality of primary and secondary education. Establishing a standing committee of business and civic leaders, parents, and teachers to work with the public and private school systems is essential. The group's work must include increasing graduation rates; reducing absenteeism; increasing academic standards; encouraging smaller schools and class sizes; and, expanding the function of school buildings for use as community centers throughout the entire day.

Last but not least, schoolchildren (especially in their early school years) will need the support and guidance of people who have had the advantages of a good education. Churches, schools, and civic organizations must adopt small groups of children and offer these kids and their parents a very special level of support. Educational opportunity must extend beyond the classroom day and provide support and encouragement in the home, the neighborhood, and the streets. Toledo 20/20 will make the home, the neighborhood, and the streets better. In the year 2020, residents, businesses, and visitors will all agree that they are in "Toledo By Choice."



# Appendix A

## Funding and Implementation Plan

### Introduction

The Toledo 20/20 Plan, “Toledo by Choice,” is the result over two years of soliciting and condensing community input to define the vision and desires of the community for Toledo in the year 2020. In order to ensure that the commitment of those who volunteered their time and energy to participate in the development of this Plan is realized, the Toledo 20/20 Comprehensive Plan must have a means to carry out the broad policy goals and evaluate the implementation of the 193 specific recommendations of the Plan.

Recognizing that conditions and priorities can change over time, the Toledo 20/20 Comprehensive Plan recommends the establishment of a Plan Implementation Standing Committee charged with the responsibility for the review and updating of the Plan and the establishment of priorities for implementation. To assume that all 193 of the recommendations of this Plan can and should be implemented by the year 2020 is unrealistic.

What should be expected is a semi-annual report by the Committee to the community, the Toledo City Plan Commission, the Mayor and City Council on the progress of the Plan's implementation and a discussion of the recommendations which, due to changing conditions or priorities, should be modified or discarded. The Committee should act as a source of guidance to the City Plan Commission (which must, by law, provide on the proposed City Capital Improvements and Municipal Arts Programs) and to the Mayor and City Council.

Appendix A of the Toledo 20/20 Plan is designed to provide the framework for the mission and responsibilities of the Plan Implementation Standing Committee. The Committee must be provided with available expertise from the Mayor's administrative staff to identify potential funding sources for the implementation of the Plan. In addition, many of the recommendations are changes in policy or law that can be implemented without significant cost. A major function of the Committee will be the prioritization of these policy and legal revisions and the development of a strategy to ensure implementation.

### Funding Sources

#### City Sources

A variety of funding sources is available to carry out the recommendations of the Plan. In addition to the City's annual Capital Improvements Program, which provides for infrastructure needs of the City including streets, bridges, buildings, and parks, the City has Water and Sewer funds available to construct and replace these segments of the City's infrastructure system.

Some of the Plan recommendations will require funding for the City's general operating budget. Examples include conducting workshops to increase public awareness of planning and zoning issues (Recommendation #22) and development of a landscaping manual for use by developers (Recommendation #24). The Plan Implementation Standing Committee must be a participant in the City's annual budget preparation and review process to ensure that proper resources are devoted to these operational needs.

Other City programs are carried out through property assessments (such as the tree trimming and alley cleaning services of Recommendation #30 or the sidewalk repair program of Recommendation #136). The Committee must be provided with information from the Mayor's staff to assist in the evaluation of funding for the prioritization of these assessment-funded recommendations.

### Federal Sources

The City of Toledo receives financial support from the federal government in a variety of ways to include the annual Community Development Block Grant (CDBG) program, which funds many of the activities of the City's Department of Neighborhoods along with Neighborhood Planning activities of the Plan Commission staff. Examples of other federal financial assistance include federal highway funds channeled to the City through the Ohio Department of Transportation (ODOT) and the Toledo Metropolitan Area Council of Governments (TMACOG) and HOME funds from the department of Housing and Urban Development.

The Committee needs to have information updates on a semi-annual basis on the availability and funding levels for these programs to assist in the evaluation of priorities and the monitoring of progress in achieving the Plan recommendations.

### State of Ohio Sources

The State of Ohio operates on a biennial budget cycle with the adoption of a state Capital Budget by July of each even numbered year. In response to criticism from former Governor Voinovich that Northwest Ohio and the greater Toledo area was not speaking with one voice when requesting capital assistance from Columbus, a regional "White Paper" process was established, coordinated by the Chamber of Commerce.

The Capital Budget is a significant source of funds for major improvement projects. Examples of recent requests for items contained in the Toledo 20/20 Plan include funding for a new Mud Hens Stadium in the Warehouse District (Recommendation #108) and funding for the Riverwalk (Recommendation #86).

In addition to the state Capital Budget, a variety of state assistance is available to fund highway improvements, park acquisition and the arts, just to name some examples. Again, the Committee needs to have information updates on a semi-annual basis on the availability and funding levels for these programs to assist in the evaluation of priorities and the monitoring of progress in achieving the Plan recommendations.

## Estimated Costs for Implementation

The recommendations of the Toledo 20/20 Plan are to be implemented over the next twenty years. An important element of the Plan's implementation will be establishing priorities based on the desires of the community and elected officials and the availability of funding sources.

Recognizing that the priorities will change over time, the Toledo 20/20 Plan does not attempt to list which of the 193 recommendations should be enacted first or place a price tag on the recommendations. Many of the recommendations can be implemented in phases and such implementation will depend on the priorities established for the recommendations. The Plan Implementation Standing Committee should be charged with gathering all of the information on available funding and use this as a basis for developing annual implementation recommendations to the City Plan Commission, City Council and the Mayor. The Mayor's staff must work closely

with the Committee to provide the necessary information for this analysis.

## Policy Issues

The Toledo 20/20 Plan contains numerous recommendations for changes in policy to promote regional cooperation, revise zoning codes, establish design standards, and urban beautification. In addition to its role of prioritizing funding recommendations, the Committee must provide policy-makers (The City Plan Commission, City Council and the Mayor) with advice on how best to implement these policy recommendations.

## Summary of the Recommendations

To assist those responsible for implementing and monitoring the 193 recommendations of the Toledo 20/20 Plan the recommendations have been summarized in Appendix B of the Plan by Region, City-wide (further subdivided by Neighborhood and Commercial Land Use, Community Design, Marketplace, Housing, Recreation and Transportation/Other Infrastructure), Downtown and for the six City Council Districts.

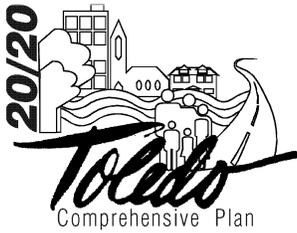
## Establishment of the Plan Implementation Standing Committee

The Plan Implementation Standing Committee should consist of a representative for each one of the six City Council Districts along with persons representing neighborhood groups, business, labor, education, the arts, recreation, transportation, housing and other categories to ensure broad-based representation of the community.

The Committee should be established by Ordinance of City Council to serve as an advisory group to the City Plan Commission, City Council and the Mayor with the responsibility for semi-annual reporting to these three entities (and the community as a whole) on the progress of plan implementation and recommendations for near term funding of recommendations. Terms of the members should be staggered to provide for continuity of the Committee.

The Toledo City Plan Commission should formulate a recommended composition for the Committee for review and approval by City Council and the Mayor.





# Appendix B

## Recommendations by Region, City-wide, Downtown, and Council Districts

### Introduction

The success of any Comprehensive Plan is measured by its implementation. Appendix B is designed to categorize the Toledo 20/20 Comprehensive Plan's 193 recommendations for those charged with monitoring the implementation of the plan and the decision-makers who must formulate and approve programs and projects consistent with the Plan. Appendix B is a checklist that those responsible for all phases of the plan's implementation can use to both plan for and to evaluate the recommendations contained in the Plan.

The 193 recommendations in the Toledo 20/20 Comprehensive Plan have been categorized in this Appendix using the major sections of the Plan, along with a listing of specific recommendation for each of the six City Council Districts. The number shown next to each recommendation is provided to track recommendations throughout this plan.

### Regional Recommendations

Toledo is the vibrant heart and nucleus of the Northwest Ohio Region. It is important that Toledo develop and promote regional cooperation, a sense of regional identity, and a common or shared mission. The tendency toward destructive regional competition must be eliminated. To achieve this goal, Toledo 20/20 contains the following recommendations for regional cooperation:

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|---|---|
| (2) Toledo 20/20 recommends regional interests and cooperation be sought and fostered.  | (5) Toledo 20/20 recommends that a program be formed to foster leadership, cooperation, and initiatives at the regional level.  |
| (3) Toledo 20/20 recommends that a long-range regional (multi-county) smart growth strategy be prepared to improve all aspects of the region's economic health. | (6) Toledo 20/20 recommends coordinating adequate and efficient design and placement of utilities, telecommunications, and storm water drainage with land use planning in the region. |
| (4) Toledo 20/20 recommends establishing a regional compact to implement a cooperative approach that produces a long-range regional land use plan.              |   |



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|---|---|
| <p>(7) Toledo 20/20 recommends that Joint Economic Development Zones be formalized and expanded to other suburban jurisdictions.</p> <p>(8) Toledo 20/20 recommends supporting legislation at all levels of government to limit sprawl.</p> <p>(9) Toledo 20/20 recommends that Toledo's water system be extended only to identified growth areas cited in the regional plan.</p> <p>(10) Toledo 20/20 recommends establishing policies to ensure that the cost of expansion and increases in water system capacity are borne appropriately by new development.</p> | <p>(11) Toledo 20/20 recommends that the City continue to participate in the regional watershed approach to encourage proper storm water management for both quantity and quality issues.</p> <p>(12) Toledo 20/20 recommends that the City work through TMACOG to cooperate in the regional ITS program.</p> <p>(13) Toledo 20/20 recommends that TARTA extend its service to all important destinations in Toledo and surrounding areas, even in non-participating jurisdictions.</p> |
|---|---|

## City-Wide Recommendations

Realizing the role of Toledo in the region - its heart and nucleus, and with the vision shaped by the community during the Toledo 20/20 process - this Plan establishes a number of recommendations that apply to the City as a whole.

This section of Appendix B summarizes the specific Plan recommendations using the following categories: Overall Policy, Neighborhood and Commercial Land Use, Community Design, Marketplace (to include industrial land use), Housing, Recreation, and Transportation/Other Infrastructure.

Also, the Plan calls for the promotion and encouragement of the Urban Village concept - a neighborhood-based mixture of commercial and residential uses with five common elements: a definable center, walkable distance between residences and businesses, mixed and diverse land spaces that provide a sense of community to the neighborhood. Toledo 20/20 contains recommendations for some urban villages, with a recommendation that this "New Urbanism" concept be expanded.

### **Overall Policy Recommendations**

- |  |   |
|--|---|
| (1) Toledo 20/20 recommends establishing a standing committee of business and civic leaders, parents, and teachers to work with the public and private school systems.   | (29) Toledo 20/20 recommends that the City participate actively in the Congress of New Urbanism, American Planning Association, Ohio Planning Conference, and other national and state planning groups. |
| (14) Toledo 20/20 recommends that a standing committee be established to review and update elements of the comprehensive plan and set priorities on a semi-annual basis. | (30) Toledo 20/20 recommends that the City improve its neighborhood services such as tree trimming, alley cleaning, and curb repair.  |
| (16) Toledo 20/20 recommends that all zoning applications be reviewed for compatibility and consistency with the 20/20 Plan.   | (36) Toledo 20/20 recommends that the City access/develop financial tools to promote the development of vacant infill sites that are not brownfields.   |
| (17) Toledo 20/20 recommends that zoning districts be adjusted to conform with the Future Land Use Maps that are an integral part of the 20/20 Plan.                     | (40) Toledo 20/20 recommends amending the zoning ordinance to permit live/work units in mixed-use areas.  |
| (18) Toledo 20/20 recommends that overlay zoning districts be developed for each Traditional Neighborhood.   | (44) Toledo 20/20 recommends that a more timely procedure be established to expedite the Land Banking Program.  |
| (19) Toledo 20/20 recommends that commercial and industrial zoning standards be amended to require greater intensity of development.                                     | (61) Toledo 20/20 recommends that abandoned structures or incompatible uses scattered in neighborhoods be identified by inspectors and placed on a list for remedial action.                            |
| (20) Toledo 20/20 recommends that ordinances and codes be designed to encourage rehabilitation of historic districts/structures.   | (70) Toledo 20/20 recommends that the former "Toledo Looks To The River" waterfront plan be updated.  |
| (22) Toledo 20/20 recommends the City conduct workshops to increase public understanding of the planning and rezoning process.   | (103) Toledo 20/20 recommends creating an integrated interdepartmental GIS system within five years of adoption of this plan for all city utilities.  |
| (28) Toledo 20/20 recommends that the full-time staff of the Toledo Plan Commission be maintained at approximately 1 professional per 26,000 residents.                  | (123) Toledo 20/20 recommends preventing the deterioration of existing structures through code enforcement.   |



- (124) Toledo 20/20 recommends promoting neighborhood diversity and security by encouraging diversity in age, income, race and ethnic background within the City's neighborhoods.
- (127) Toledo 20/20 recommends improving neighborhood cohesiveness by facilitating information sharing and involving neighborhood groups, property owners and others.
- (128) Toledo 20/20 recommends reinforcing the role of Community Development Corporations and other community and faith-based organizations in all neighborhood activities.

***Neighborhood and Commercial Land Use Recommendations***

- (21) Toledo 20/20 recommends that areas be identified by the Plan Commissions staff for mixed-use development and that flexible zoning standards be applied to these target areas.
- (55) Toledo 20/20 recommends that zoning and land division regulations be amended to permit appropriate density in residential zoning districts consistent with the fabric of the neighborhood.
- (56) Toledo 20/20 recommends that Toledo minimize impacts of new higher-density in-fill housing and redevelopment on existing neighborhoods through design standards and housing maintenance programs and continuing historic preservation and neighborhood planning programs.
- (57) Toledo 20/20 recommends multi-family and group homes for seniors in areas of the City where appropriate services are available.
- (58) Toledo 20/20 recommends that rear yard and side yard detached garages be permitted to be built one foot from the property lines in older neighborhoods with lots less than 40 foot wide.
- (59) Toledo 20/20 recommends that some vacant lots be split and assigned by purchase to the adjoining properties for use as a driveway and garage to accomplish this same goal.
- (60) Toledo 20/20 recommends permitting a second unit within present single-family units when one unit is owner-occupied.
- (121) Toledo 20/20 recommends developing a comprehensive plan for each neighborhood and, once complete, having the City encourage redevelopment, where needed, on a block-by-block basis through a combination of public and private investments.
- (125) Toledo 20/20 recommends protecting neighborhood historic structures by reusing them and integrating new development with respect to existing character.
- (122) Toledo 20/20 recommends preparing land use and transportation plans for key corridors throughout the city.
- (125) Toledo 20/20 recommends protecting neighborhood historic structures by reusing them and integrating new development with respect to existing character.

- (126) Toledo 20/20 recommends promoting self-sufficient neighborhoods by providing necessary amenities, services and retail establishments within a reasonable distance.
- (134) Toledo 20/20 Plan recommends that the land that will be surplus resulting from the demolition of the existing bridge ramps be maintained as community-serving space.
- (135) Toledo 20/20 recommends that libraries, schools, churches, and neighborhood shopping areas, for example, be made accessible from the surrounding neighborhoods by pedestrians and non-motorized vehicles.
- (142) Toledo 20/20 recommends that certain intersections be designated as Planned Concentrated Retail Nodes and the limits of retail uses should be 650' from the intersection along each of the intersecting streets.
- (143) Toledo 20/20 recommends amending the zoning code to limit the number and location of adult bookstores to enhance the neighborhood quality of life.
- (144) Toledo 20/20 recommends prohibiting street front parking on commercial lots in neighborhood commercial district where sidewalks currently exist and in specified areas where a return to more pedestrian level activity is part of a larger neighborhood plan.
- (145) Toledo 20/20 recommends developing strong, economically viable and diverse neighborhood commercial areas.
- (146) Toledo 20/20 recommends the creation of standards and guidelines for the construction of larger scale stores adjacent to existing neighborhoods.
- (147) Toledo 20/20 recommends that open space be inserted as a buffer between residential areas and brownfields.

### ***Community Design Recommendations***

- (15) Toledo 20/20 recommends that design review should be required from an appointed Urban Design Committee prior to being approved by the City for all structures of 50,000 square feet or more and all structures located on a waterway.
- (23) Toledo 20/20 recommends that developers of new residential subdivisions be encouraged to create boulevards.
- (24) Toledo 20/20 recommends a landscaping manual be prepared for use by developers.
- (25) Toledo 20/20 recommends that, by 2020, all of Toledo's public boulevards be irrigated.
- (26) Toledo 20/20 recommends that the City's sign ordinance be carefully reviewed and rewritten to reflect the goals of this plan.
- (27) Toledo 20/20 recommends that as part of the City sign code rewrite that tighter control or prohibition of billboards be considered.



- (62) Toledo 20/20 recommends neighborhood-compatible landscaping of all demolition sites.
- (130) Toledo 20/20 recommends that an Urban Design Center be established.
- (110) Toledo 20/20 recommends that over the next 20 years these arterial streets should become lined with trees and plantings that are well chosen and carefully maintained.
- (131) Toledo 20/20 recommends that community streetscape plans be adopted and used as a guide for future improvements.
- (129) Toledo 20/20 recommends creating community-based design and development standards for commercial nodes and districts, the urban village areas, all conservation overlay and historic districts, large or significant commercial buildings, as well as neighborhoods that develop their own Plan as a follow-up to the 20/20 Plan.
- (133) Toledo 20/20 recommends that plans be made to establish additional boulevards in existing neighborhoods.

***Marketplace Recommendations***

- (31) Toledo 20/20 recommends a “targeted” industry-based approach to economic development.
- (35) Toledo 20/20 recommends that a revolving loan pool be created to cover initial assessment costs including a Phase I Environmental Assessment.
- (32) Toledo 20/20 recommends the median household income (in constant dollars) be increased by targeting economic development efforts at industries that create wealth.
- (37) Toledo 20/20 recommends that the City implement, on vacant industrial sites, the installation of all utilities required for the anticipated use of that land by 2015.
- (33) Toledo 20/20 recommends increasing entrepreneurial opportunities to boost economic development by expanding risk/venture capital pools for local business and pursuing entrepreneurs.
- (38) Toledo 20/20 recommends that several large parcels of land be designated as future business and industrial parks.
- (34) Toledo 20/20 recommends that the City continue to aggressively utilize and market brownfields as potential business sites. The City should access/develop financial tools to promote the assessment, cleanup, and redevelopment of brownfields.
- (39) Toledo 20/20 recommends that efforts to strengthen the economy and provide family-wage jobs should contain strategies that focus principally on creation of small, local businesses.
- (41) Toledo 20/20 recommends that bedding and truck farming remain an important agribusiness within Toledo whose existence and expansion should be encouraged.

- (66) Toledo 20/20 recommends that the Toledo Plan Commission participate in the Main Street Program and provide a Certified Main Street Program Manager for the City.

### ***Housing Recommendations***

- (42) Toledo 20/20 recommends 65 percent owner-occupied homes by 2020.
- (43) Toledo 20/20 recommends an increase in support of local programs that effectively increase owner-occupancy home ownership.
- (45) Toledo 20/20 recommends that the participants in the Land Banking Program identify lots that might be appropriate for home sites.
- (46) Toledo 20/20 recommends that the City planning staff, and the City Department of Neighborhoods identify at least six sites for upscale single-family housing development and that they market and promote those sites to developers.
- (47) Toledo 20/20 recommends that a program be developed to offer builders in select infill neighborhoods some protection against deal-breaking “surprise” costs.
- (48) Toledo 20/20 encourages more employers to follow the lead of those who assist employees with home purchases.
- (49) Toledo 20/20 recommends that the City provide a program to help low-income homeowners do maintenance work.
- (50) Toledo 20/20 recommends creation and maintenance of a computer-based tracking system to monitor owner and property violations in housing court.
- (51) Toledo 20/20 recommends that an ordinance be adopted requiring that all property being rented or conveyed pursuant to a land installment contract be inspected and certified as fit for occupancy with appropriate penalties.
- (52) Toledo 20/20 recommends that the housing court judge handle only housing cases.
- (53) Toledo 20/20 recommends establishing and funding a Code Enforcement Advocate position to assist in handling housing court cases.
- (54) Toledo 20/20 recommends that the Housing Code be amended to permit tenants to file complaints and request inspections even though they may not be current with their rent.
- (63) Toledo 20/20 recommends City-owned houses be rehabilitated when feasible and that the pace of demolition of structures that are beyond rehabilitation keep up with demand.
- (64) Toledo 20/20 recommends that rehabilitation of historic houses be encouraged to the extent that more houses are restored each year than are demolished.
- (65) Toledo 20/20 recommends that the staff of housing inspectors be increased over the three years following adoption of this plan to at least 16 inspectors.

(90) Toledo 20/20 recommends that the City incorporate basic accessibility features for multifamily housing projects as provided for in the 1991 Fair Housing Amendments Act and consider the design needs of people with disabilities for other types of structures including single-family commercial, public and recreational.

### ***Recreation Recommendations***

(67) Toledo 20/20 recommends public sector involvement in the acquisition of major sections of land along the Maumee Riverfront.

(68) Toledo 20/20 recommends a feasibility study to rebuild the public boat dock at Walbridge Park.

(69) Toledo 20/20 recommends creation of a park in the area west of the I-75 Bridge in South Toledo presents a high-return alternative.

(71) Toledo 20/20 recommends that Grassy Island be connected to Cullen Park by means of a causeway.

(73) Toledo 20/20 recommends the community recognize, protect, and invest in waterways, open space, and habitat corridors as “green infrastructure.”

### ***Transportation/Other Infrastructure Recommendations***

(74) Toledo 20/20 recommends that the Year 2025 Regional Transportation Plan, and as amended in the future, be made part of the Toledo 20.20 Plan by reference.

(75) Toledo 20/20 recommends re-paving all major streets and residential streets on a regular schedule based on need while recognizing historic pavings.

(165) Toledo 20/20 recommends that by 2020 adequate (supply, type, price) housing be provided for 10,000 residents to live in the Downtown.

(84) Toledo 20/20 supports the plan of the Toledo Department of Parks, Recreation and Forestry for the expansion of greenways, trails, and hiking/biking paths.

(85) Toledo 20/20 recommends that a connector be identified and created between the Riverside Trail and the Backside Trail near Manhattan Boulevard.

(86) Toledo 20/20 supports the Rails-to-Trails Concept Plan of the Toledo Department of Parks, Recreation and Forestry for expansion of trails and hiking/biking paths.

(87) Toledo 20/20 Plan recommends that a northside east-west trail connector be identified.

(76) Toledo 20/20 recommends that local bridges and culverts continue to be inspected annually and critical repairs be made within the next ten years.

(77) Toledo 20/20 recommends improving the traffic network in business and industrial areas by separating delivery from through traffic.

- (78) Toledo 20/20 recommends that the City confirm that current improvements to the City's traffic signalization system are compatible with potential intelligent Transportation Systems (ITS) programs.
- (79) Toledo 20/20 recommends implementation of 24-hour accessibility of public transportation that serves all important destinations regardless of the contribution status of the jurisdiction in which the destination is located.
- (80) Toledo 20/20 recommends that the City and TARTA, within one year of adoption of this plan, develop a program for existing and new businesses to educate workers about the use of public transportation.
- (81) Toledo 20/20 recommends that the City encourage TARTA to institute a family-friendly fare on public transportation.
- (82) Toledo 20/20 recommends that the City within three years of its adoption, review all 20/20 objectives, revise traffic projections based on the objectives being implemented, and prioritize the projects contained in the Regional Transportation Plan, prepared by the Toledo Metropolitan Area Council of Governments, to support the 20/20 objectives.
- (83) Toledo 20/20 recommends transportation facilities be accessible to all people and that all improvements to the transportation system (traffic, transit, bicycle and pedestrian) in the public right-of-way comply with the Americans With Disabilities Act of 1990.
- (88) Toledo 20/20 recommends that the City implement 40 percent of the bike network, as defined by TMACOG, by the year 2010.
- (89) Toledo 20/20 recommends continued, and when possible, increased support of efforts to expand the regional network of bike paths, bike routes, and bike lanes.
- (91) Toledo 20/20 recommends that the City of Toledo provide increased and dedicated funding for storm water system maintenance and improvements.
- (92) Toledo 20/20 recommends implementing, within five years, a Combined Storm Water Outflow (CSO) abatement project to reduce potential water quality impacts.
- (93) Toledo 20/20 recommends completion of the flow monitoring currently underway and prioritizing the sub-basins within the city that need further investigation relative to removal of extraneous flow.
- (94) Toledo 20/20 recommends that the City require that all new storm sewer inlets, within the TMACOG bike network, be bike safe.
- (95) Toledo 20/20 recommends continuation of the ongoing efforts to inspect and replace old deteriorated water and sewer lines.
- (96) Toledo 20/20 recommends retaining the City's low water and sewer utility rates relative to other major cities in the Great Lakes area.
- (97) Toledo 20/20 recommends the aggregation of city customers into electric purchasing pools to maximize the savings under deregulation.
- (98) Toledo 20/20 recommends that the City, shall, within two years of adoption of this plan, identify alternate energy sources for residents and businesses and work with private utilities to encourage the implementation of such alternate energy sources.

- (99) Toledo 20/20 recommends that the City develop and implement a plan to prohibit new overhead wire installation and reduce overhead wires already in place.
- (100) Toledo 20/20 recommends that the City require contact with neighborhoods and government departments before significant utility work is started.
- (101) Toledo 20/20 recommends that the City take steps, including using inducements, to encourage private investment in fiber optics and other state-of-the-art communications technologies.
- (102) Toledo 20/20 recommends encouraging the use of fiber optics at outlying centers for public use (classes, meeting, etc.)
- Downtown Recommendations***
- (104) Toledo 20/20 recommends the construction of residential, preferably condominium, buildings in the Downtown area.
- (105) Toledo 20/20 recommends developing an additional 150 residential units in Downtown.
- (106) Toledo 20/20 recommends a strategy to establish Downtown museums.
- (107) Toledo 20/20 recommends a concentrated area of Downtown as the location of niche retail that is something unique and not available at regional shopping malls.
- (108) Toledo 20/20 recommends that a new baseball stadium for the Toledo Mud Hens be built in the Warehouse District.
- (132) Toledo 20/20 recommends improving circulation patterns to reduce through traffic in residential areas.
- (136) Toledo 20/20 recommends that the residential city sidewalk program maintenance ordinance be enforced and violators be cited.
- (137) Toledo 20/20 recommends that a revolving loan fund be established to assist with sidewalk repairs.
- (138) Toledo 20/20 recommends a citywide program to improve neighborhood lighting.
- (139) Toledo 20/20 recommends encouraging fiber optic links within the neighborhood and urban village centers so that citizens can communicate without leaving the area.
- (109) Toledo 20/20 recommends that the people attending stadium events be encouraged by the placement of parking to walk a short distance through Downtown.
- (111) Toledo 20/20 recommends that coordinated streetscape design should become a standard for all streets between Michigan and the river and from Cherry to Swan Creek.
- (112) Toledo 20/20 recommends that the Downtown street system be returned to a two-way pattern.
- (113) Toledo 20/20 recommends the creation of a gateway marker system at key points along roadways entering Downtown.
- (114) Toledo 20/20 recommends that an attractive gateway be created on Monroe at Collingwood.

- (115) Toledo 20/20 recommends the conversion of Monroe from one-way westbound back to two-way operation from Summit to Collingwood and Washington from one-way eastbound to two-way from Dorr/17<sup>th</sup> Street to Summit.
- (116) Toledo 20/20 recommend that this section of two-way Monroe be redesigned to have a landscaped, irrigated median.
- (117) Toledo 20/20 recommends that a shuttle bus be operated in the Downtown area.
- (118) Toledo 20/20 recommends that, within two years, signs be placed within the Downtown area as part of an overall streetscape program and which will provide direction and bus route information to specific destinations, such as The Toledo Zoo, Art Museum, and other attractions like restaurants.
- (119) Toledo 20/20 recommends the creation of safer, more secure bicycle parking in the Downtown area.
- (120) Toledo 20/20 recommends that the City make helicopter service available at the Downtown helipad for commercial service to Toledo Express and Detroit Metro Airports.
- (165) Toledo 20/20 recommends that by 2020 adequate (supply, type, price) housing be provided for 10,000 residents to live in the Downtown.

## Recommendations by Council District

Although the Toledo 20/20 Comprehensive Plan is not intended to be a substitute for detailed neighborhood studies of present and future land use there were, nevertheless, various recommendations that came out of the numerous neighborhood meetings that Toledo's citizens, based upon their nearly two years of plan input validated in a series of meetings held in the community in October of 1999.

These recommendations are summarized by Council District and are included for two reasons. First, and most importantly, these are the concerns that the citizens who participated in the 20/20 Plan process wanted to see included in the Plan for their specific neighborhoods. Second, these recommendations should be the beginning of discussion with neighbors for future, neighborhood-based land use studies designed to carry out the specific goals of Toledo 20/20 Comprehensive Plan.

### ***District 1***

- (140) Toledo 20/20 recommends that a retail "void analysis" be conducted to determine areas in need of retail opportunities (e.g., supermarket, laundromat, restaurant/deli)
- (141) Toledo 20/20 recommends that supermarkets be placed in several central city neighborhoods (e.g., Ottawa, Roosevelt, and ONYX) and be fully accessible by transit.
- (148) Toledo 20/20 recommends in District 1 controlling the spread of strip commercial along Dorr Street, Byrne Road, and Monroe Street in an effort to make better use of the available land for residential development without intrusion.
- (149) Toledo 20/20 recommends the currently congested and somewhat disorganized intersection of Detroit and Monroe for improvement following a more detailed study.
- (150) Toledo 20/20 recommends protection of existing single-family residential uses and adding traffic calming to many single-family residential neighborhoods.
- (151) Toledo 20/20 recommends for Ottawa:
- Cleaning and revitalizing the Monroe Street Business Corridor from Central Avenue to Collingwood.
  - Providing quality, affordable housing.
  - Providing a supermarket
  - Strictly enforcing historic overlay zoning.
- (152) Toledo 20/20 recommends for Roosevelt:
- Cleaning and revitalizing the Monroe Street Business Corridor from Central Avenue to Collingwood.
  - Providing quality, affordable housing.
  - Providing a supermarket.
- (153) Toledo 20/20 recommends for Scott Park:
- Developing a plan for the Dorr Street Corridor.
  - Encouraging a high percentage of owner-occupied housing.
  - Dedicating funding of stormwater improvements.

## **District 2**

- (68) Toledo 20/20 recommends a feasibility study to rebuild the public boat dock at Walbridge Park.
- (154) Toledo 20/20 recommends protecting and expanding multi-family development north and south of Arlington Avenue west of UTHSC.
- (155) Toledo 20/20 also recommends that the area south of Resurrection Cemetery in the Reynolds Corners neighborhood be considered as a possible office/industrial park.
- (156) Toledo 20/20 recommendations for Beverly/Harvard:
- Expanding greenways, trails and hiking/biking paths along the Anthony Wayne Trail and former railroads rights-of-ways.
  - Enforcing the housing code aggressively.
  - Encouraging a high percentage of owner-occupied housing.
- (157) Toledo 20/20 recommends for Glendale/Heatherdowns:
- Aggressive street maintenance, tree trimming and housing code enforcement.
  - Expanding greenways, trails and hiking/biking paths along the Swan Creek and former railroad right-of-ways as part of the City's Greenways Trail Plan.
  - Creating at certain intersections planned, concentrated retail nodes.
  - Initiate a joint program with the Medical College of Ohio to promote and encourage UTHSC. employees to purchase homes in the areas.
- (158) Toledo 20/20 recommends for Reynolds Corners:
- Limiting commercial development along Holland-Sylvania to neighborhood (not regional) commercial.
  - Developing a greenway corridor along Heldman Ditch to connect with major parks as part of the City's Greenways Trail Plan.
  - Conducting a retail void analysis to determine retail opportunities for vacant buildings.
  - Establish Reynolds Corners as a new urban village.
- (159) Toledo 20/20 recommends for Southwyck:
- Conducting a retail void analysis on Reynolds Road.
  - Creating at certain intersections planned, concentrated retail nodes.
  - Expanding greenways, trails, and hiking/biking paths along the Swan Creek corridor as part of the City's Greenways Trail Plan.
  - More aggressive enforcement of the housing code to preserve the high quality of housing stock in the area.
  - Aggressive maintenance and improvements to former Southwyck Mall site and peripheral streets.

### **District 3**

- (69) Toledo 20/20 recommends creation of a park in the area west of the I-75 Bridge in South Toledo.
- (160) Toledo 20/20 recommends a home improvement program to upgrade residences in the urban village centered on Broadway at South Avenue.
- (161) Toledo 20/20 recommends a façade improvement program on Broadway between Segur and Crittenden along with plantings to provide better pedestrian/vehicular separation at Broadway and Western.
- (162) Toledo 20/20 recommends for Birmingham:
- Enforcing the housing code aggressively.
  - Introducing more service businesses in the area.
  - Ensuring infill development is consistent with the scale and character of existing neighborhood.
- (163) Toledo 20/20 recommends for Eastside:
- Enforcing the housing code aggressively.
  - Encouraging infill housing, where appropriate.
  - Expanding greenways, trails and hiking/biking paths.
- (164) Toledo 20/20 recommends for Southside:
- Enforcing the housing code aggressively.
  - Encouraging infill housing, where appropriate.
  - Developing strong, economically viable and diverse neighborhood commercial activity along Broadway.

***District 4 - (also see separate Downtown Recommendations)***

- (72) Toledo 20/20 recommends, on the west side of the Maumee River north of Downtown, the vacant buildings and obsolescent structures and materials including the salt and aggregate piles be torn down.
- (85) Toledo 20/20 recommends that a connector be identified and created between the Riverside Trail and the Backside Trail near Manhattan Boulevard.
- (141) Toledo 20/20 recommends that supermarkets be placed in several central city neighborhoods (e.g. NorthRiver) and be fully accessible by transit.
- (166) Toledo 20/20 recommends that adjacent neighborhoods be better connected with Scott High School and that the school become one of the focal gathering points for the community.
- (167) Toledo 20/20 recommends for the Downtown:
- Converting Monroe and Washington to two-way with landscaping.
  - Creating entertainment and niche commercial development.
  - Enforcing aggressively the commercial building code.
  - Encouraging educational facilities downtown.
  - Changing the street system to two-way streets.
  - Encouraging more museums.
- (168) Toledo 20/20 recommends for North River:
- Enforcing aggressively the housing code.
  - Expanding retail businesses to include a grocery, dry cleaners, service station, and hair salon.
  - Reducing crime/prostitution.
- (169) Toledo 20/20 recommends for the Old West End:
- Creating niche retail in the Delaware and Collingwood corridors.
  - Clean up and redevelopment of Swayne Field and adjacent triangle.
  - Improve the gateways into the area at Collingwood/Monroe, Collingwood/Cherry and at Swayne Field.
  - Continue loan pool, rental rehab and other home ownership programs.
  - Improve transit linkage to downtown.
- (170) Toledo 20/20 recommends for ONYX:
- Introducing a supermarket.
  - Introducing more service businesses in the area.
  - Providing additional police protection.
  - Eliminating garbage in streets/alleys.
- (171) Toledo 20/20 recommends for TOTCO/Warren-Sherman:
- Introducing more service businesses in the area.
  - Enforcing aggressively the housing code.
  - Improving the schools.

**District 5**

- (172) Toledo 20/20 recommends maintaining and protecting the existing residential character of this district from intrusion by tightening commercial development along such thoroughfares as Tremainsville Road and Sylvania Avenue.
- (173) Toledo 20/20 recommends that a two-lane section of Sylvania between Secor and Monroe be reviewed for widening to five lanes.
- (174) Toledo 20/20 recommends for DeVeaux:
- Conducting a traffic study of the Monroe-Secor-Sylvania corridor.
  - Widening of Sylvania from Monroe to Secor.
  - Enforcing aggressively the housing code.
- (175) Toledo 20/20 recommends for Franklin Park:
- Preventing deterioration through code enforcement.
  - Establishing commercial design standards.
  - Identifying lots for infill housing
- (176) Toledo 20/20 recommends for Westgate:
- Improving the storm drainage systems in the area.
  - Creating a mixed-use “urban village” at Central and Secor.
  - Designating Central/Cheltenham and Bancroft/Middlesex as neighborhood commercial nodes.
- (177) Toledo 20/20 recommends for Whitmer-Trilby:
- Identifying lots for infill housing.
  - Conducting a retail void analysis along Alexis Road.
  - Creating at certain intersections planned, concentrated retail nodes.

## **District 6**

- (71) Toledo 20/20 recommends that Grassy Island be connected to Cullen Park by means of a causeway.
- (178) Toledo 20/20 recommends for Lagrange:
- Aggressively increase targeted city services to maximize impact on the 250 residential block area that makes up the Lagrange neighborhood through intensified maintenance and renewal of all public property including alleys, sidewalks and curbs, sewers, and tree trimming.
  - Create a pilot Main Street project along the Lagrange Street Business District including financing for major streetscape, façade improvements and business loans in accordance with the adopted Economic Enhancement Strategy. Financing for these projects could come from bonds issued by the City of Port Authority with repayments through the capital improvement budget and other sources.
- (179) Toledo 20/20 recommends for Five Points/Library Village:
- An aggressive sidewalk-replacement program.
  - An economic enhancement strategy, including community-based design standards, for Sylvania Avenue.
  - Connecting Bowman Park with other major parks as part of the City's Greenways Trail Plan.
- (180) Toledo 20/20 recommends for North Towne:
- Conducting a retail void analysis along Alexis Road.
  - Expanding greenways, trails and hiking/biking paths.
  - Limiting adult bookstores in the area.
- (181) Toledo 20/20 recommends for Point Place:
- Supporting and encouraging environmental clean-up and maintenance activities and programs to preserve the Ottawa River and Maumee Bay as an important local natural resource.
  - Examining traffic calming and pedestrian improvements.
  - Creating a riverwalk around both sides of the Ottawa River.
  - Providing public transit connections to other areas than just Downtown.
  - A nautical theme gateway into the area on Summit Street.
- (182) Toledo 20/20 recommends for Fort Industry:
- Designative several large parcels of land as future business or industrial parks.
  - Aggressively utilizing and marketing brownfields.

## Urban Villages

The 20/20 Comprehensive Plan contains recommendations for five example urban villages, which are designed to set the tone for expansion of this concept to other neighborhoods in the City. Specific Plan recommendations include:

### ***Lagrange-Central***

- (183) Toledo 20/20 recommends that code enforcement play a key role to maintain the current housing stock.
- (184) Toledo 20/20 recommends loft development be explored for providing housing on the second floors of businesses on Lagrange.

### ***Broadway-South***

- (185) Toledo 20/20 recommends that the relationship and connection between the adjacent residential development and the commercial market area be strengthened.
- (186) Toledo 20/20 recommends that pedestrian crossings on Broadway/South and Broadway/Western be enhanced by reducing the crossing distance and enhancing the mid-block crossing point.
- (187) Toledo 20/20 recommends aggressive code enforcement to maintain both the commercial building and current housing stock and the initiation of design standards to ensure that infill development is consistent with scale and the character of the existing neighborhood.

### ***Main-Front***

- (136) Toledo 20/20 recommends that the residential city sidewalk program maintenance ordinance be enforced in Main-Front and violators be cited.
- (188) Toledo 20/20 recommends that infill housing be encouraged and promoted in this urban village area and be designed to the scale and character of the existing residential development.

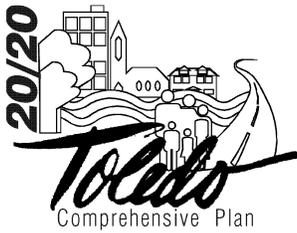
### ***Sylvania-Lewis***

- (189) Toledo 20/20 recommends that Sylvania Avenue be examined for traffic calming and pedestrian enhancement.
- (190) Toledo 20/20 recommends that some urban design feature be explored to anchor and/or link the Sylvania Street frontage between Lewis and Willys Parkway.

***Delaware/Collingwood and Bancroft/Ashland***

- (191) Toledo 20/20 recommends an aggressive housing code program be initiated in this area.
- (192) Toledo 20/20 recommends increasing the density in selected structures.
- (193) Toledo 20/20 recommends design and façade assistance to some of the commercial buildings in the area.





# Appendix C Ordinances

## General Amendments

**827-00** – Adoption of Toledo 20/20 Comprehensive Plan and Toledo 20/20 Implementation Committee

**099-08** – Revision to number of members involved with the Toledo 20/20 Implementation Committee

**367-11** – Minor revisions to the Toledo 20/20 Comprehensive Plan

## Future Land Use Map Amendments

**042-09** – Approval of Franklin Park Neighborhood Future Land Use Plan

**114-09** – Approval of East Toledo (Eastside) Neighborhood Future Land Use Plan

**182-09** – Approval of Birmingham Neighborhood Future Land Use Plan

**254-09** – Approval of TOTCO / Warren Sherman Neighborhood Future Land Use Plan

**334-09** – Approval of Lagrange Neighborhood Future Land Use Plan

**394-09** – Approval of Northriver Neighborhood Future Land Use Plan

**451-09** – Approval of Fort Industry Neighborhood Future Land Use Plan

**452-09** – Approval of Point Place Neighborhood Future Land Use Plan

**555-09** – Approval of Northtowne Neighborhood Future Land Use Plan

**598-09** – Approval of Whitmer – Trilby Neighborhood Future Land Use Plan

**092-10** – Approval of Scott Park Neighborhood Future Land Use Plan

**209-10** – Approval of South Side Neighborhood Future Land Use Plan

**210-10** – Approval of Deveaux Neighborhood Future Land Use Plan

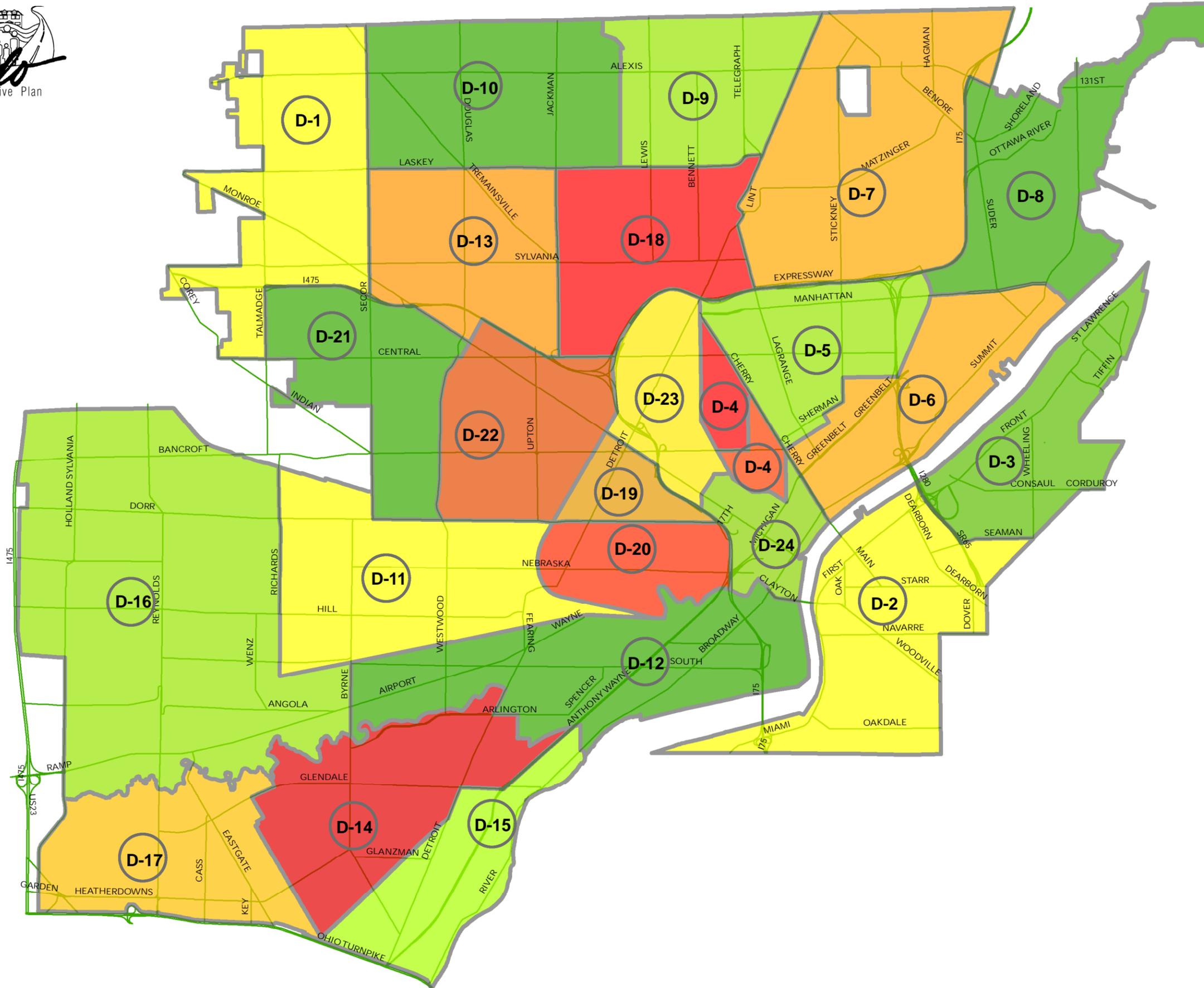
**280-10** – Approval of Glendale – Heatherdowns Neighborhood Future Land Use Plan

- 281-10** – Approval of Beverly – Harvard Neighborhood Future Land Use Plan
- 344-10** – Approval of Reynolds Corners Neighborhood Future Land Use Plan
- 459-10** – Approval of Five Points / Library Village Neighborhood Future Land Use Plan
- 460-10** – Approval of Reynolds Corners Neighborhood Future Land Use Plan
- 577-10** – Approval of Englewood Neighborhood Future Land Use Plan
- 578-10** – Approval of ONYX Neighborhood Future Land Use Plan
- 625-10** – Approval of Ottawa Neighborhood Future Land Use Plan
- 626-10** – Approval of Westgate Neighborhood Future Land Use Plan
- 669-10** – Approval of Old West End Neighborhood Future Land Use Plan
- 054-11** – Approval of Downtown Neighborhood Future Land Use Plan
- 095-11** – Removal of Original Future Land Use maps and references

## Plan Amendments

- 745-01** – Summit Street Redevelopment Plan
- 241-02** – Neighborhood Study for Dorr Street and Richards Road
- 280-02** – Downtown Toledo Master Plan
- 368-03** – Monroe Street Corridor Design & Livability Plan
- 534-05** – Toledo Vacant Industrial Land Use Report
- 252-09** – Connecting the Pieces Plan
- 597-09** – North Toledo Quality of Life Plan
- 668-10** – Dorr Street Corridor Vision Plan
- 055-11** – Cherry Street Legacy Plan

# Appendix D Neighborhood Future Land Use Maps



- D-1 FRANKLIN PARK
- D-2 EAST TOLEDO (EASTSIDE)  
 - IRONWOOD
- D-3 BIRMINGHAM
- D-4 TOTCO  
 - WARREN SHERMAN
- D-5 LAGRANGE  
 - THE VILLAGE  
 - BIRCKHEAD
- D-6 NORTHRIVER  
 - VISTULA
- D-7 FORT INDUSTRY
- D-8 POINT PLACE
- D-9 NORTH TOWNE
- D-10 WHITMER - TRILBY
- D-11 SCOTT PARK  
 - SECOR GARDENS
- D-12 SOUTH SIDE  
 - HERITAGE SOUTH  
 - ARLINGTON
- D-13 DEVEAUX  
 - ELMHURST  
 - HAMPTON PARK
- D-14 GLENDALE - HEATHERDOWNS
- D-15 BEVERLY - HARVARD
- D-16 REYNOLDS CORNERS
- D-17 SOUTHWYCK
- D-18 FIVE POINTS - LIBRARY VILLAGE
- D-19 ENGLEWOOD
- D-20 ONYX
- D-21 WESTGATE  
 - LINCOLNSHIRE  
 - OLD ORCHARD
- D-22 OTTAWA  
 - BANCROFT HILLS  
 - BUMA  
 - OLD FAIRGROUNDS  
 - INDIAN HILLS  
 - WESTMORELAND  
 - KENWOOD SHERIDAN  
 - THE COLONY
- D-23 OLD WEST END
- D-24 DOWNTOWN  
 - WAREHOUSE  
 - UPTOWN  
 - COLLINGWOOD SPRINGS



## **LEGEND**

**Heavy Industrial District** - 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.

**Institutional Campus District** - Accommodates large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses.

**Light Industrial District** - 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.

**Manufacturing Housing District** - Primarily intended to create a desirable residential environment for residents of manufactured housing parks.

**Multiple Family Residential District** - Large multiple family residential development or a large area of contiguous small to medium scale multiple family residential development. The district is intended to create, maintain and promote higher density housing opportunities in areas with good transportation access.

**Neighborhood Commercial District** - Predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included.

**Office District** - A large concentration of office uses. The district is also intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods.

**Parks and Open Space District** - Intended to preserve and enhance major open space and recreational areas. The 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.

**Regional and General Commercial District** – Predominantly large-scale commercial uses intended to accommodate auto-oriented development. (e.g.: malls, big box retail stores, & mixed use developments) Offices and multiple family residential developments may also be interspersed within these districts.

**Single Family Residential District** - Intended to accommodate the development of single 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.

**Urban Agriculture** – Intended to accommodate moderate sized farming operations. Includes gardens, hoop houses, green houses, orchards, fish farms, and livestock.

**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.

**Utilities** - Infrastructure services provided by a private or public agency that includes water, sanitary, electricity, natural gas, telephone, airports, and landfills.

### ***Special Neighborhood Specific Districts (Map Specific)***

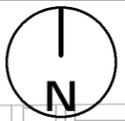
**Downtown Commercial** - Intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. Accommodates mixed-use pedestrian oriented development. Special District for Downtown Neighborhood.

**Office Research / Large Lot Residential** – Research Facilities or Large Lot Residential. Special District for Scott Park Neighborhood.

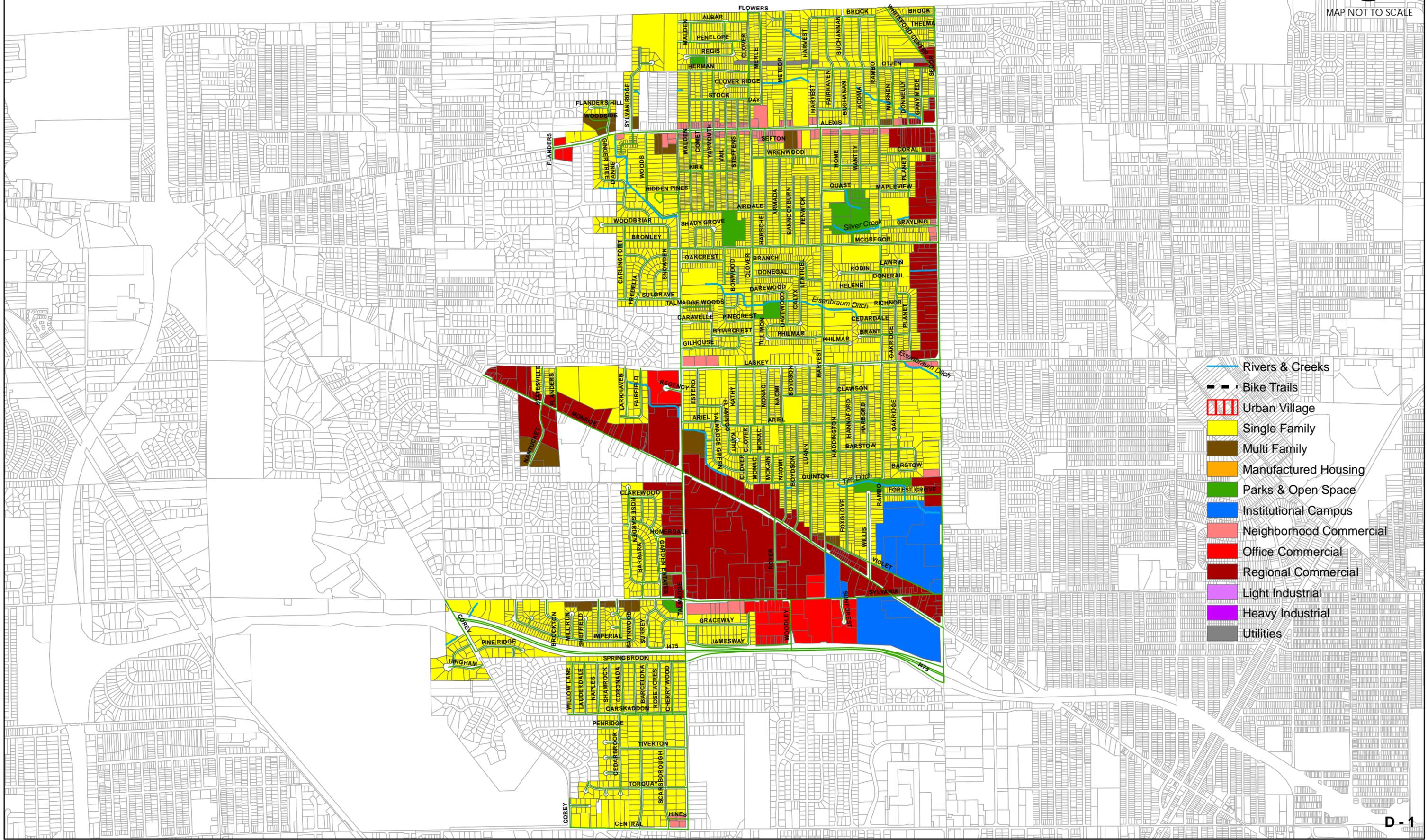


# 20/20 Plan: Franklin Park

## Future Land Use Map



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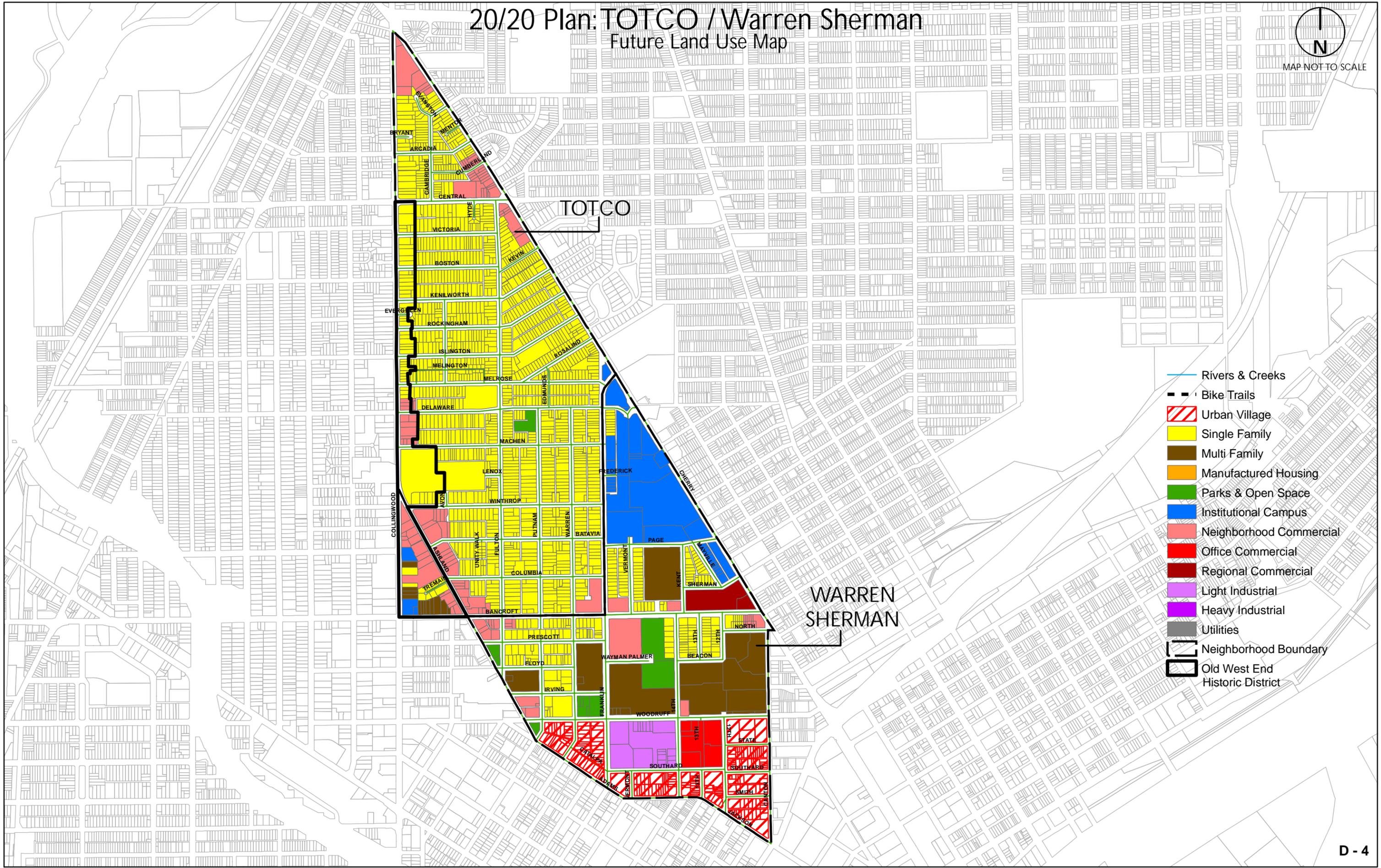


- Rivers & Creeks
- Bike Trails
- Urban Village
- Single Family
- Multi Family
- Manufactured Housing
- Parks & Open Space
- Institutional Campus
- Neighborhood Commercial
- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities



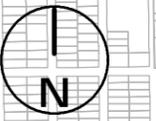


# 20/20 Plan: TOTCO / Warren Sherman Future Land Use Map

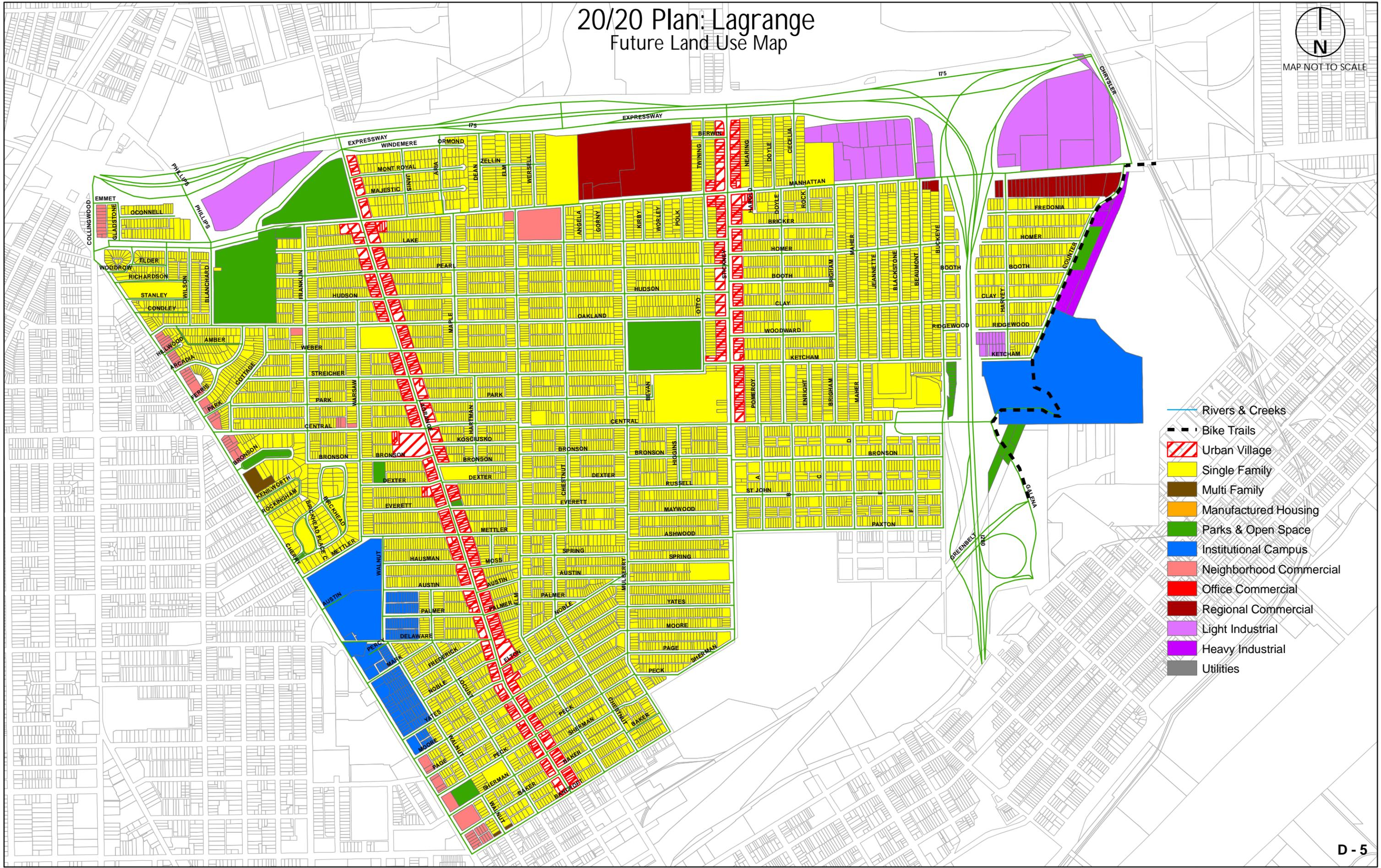


- Rivers & Creeks
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- Urban Village
- Single Family
- Multi Family
- Manufactured Housing
- Parks & Open Space
- Institutional Campus
- Neighborhood Commercial
- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Neighborhood Boundary
- Old West End Historic District

# 20/20 Plan: Lagrange Future Land Use Map



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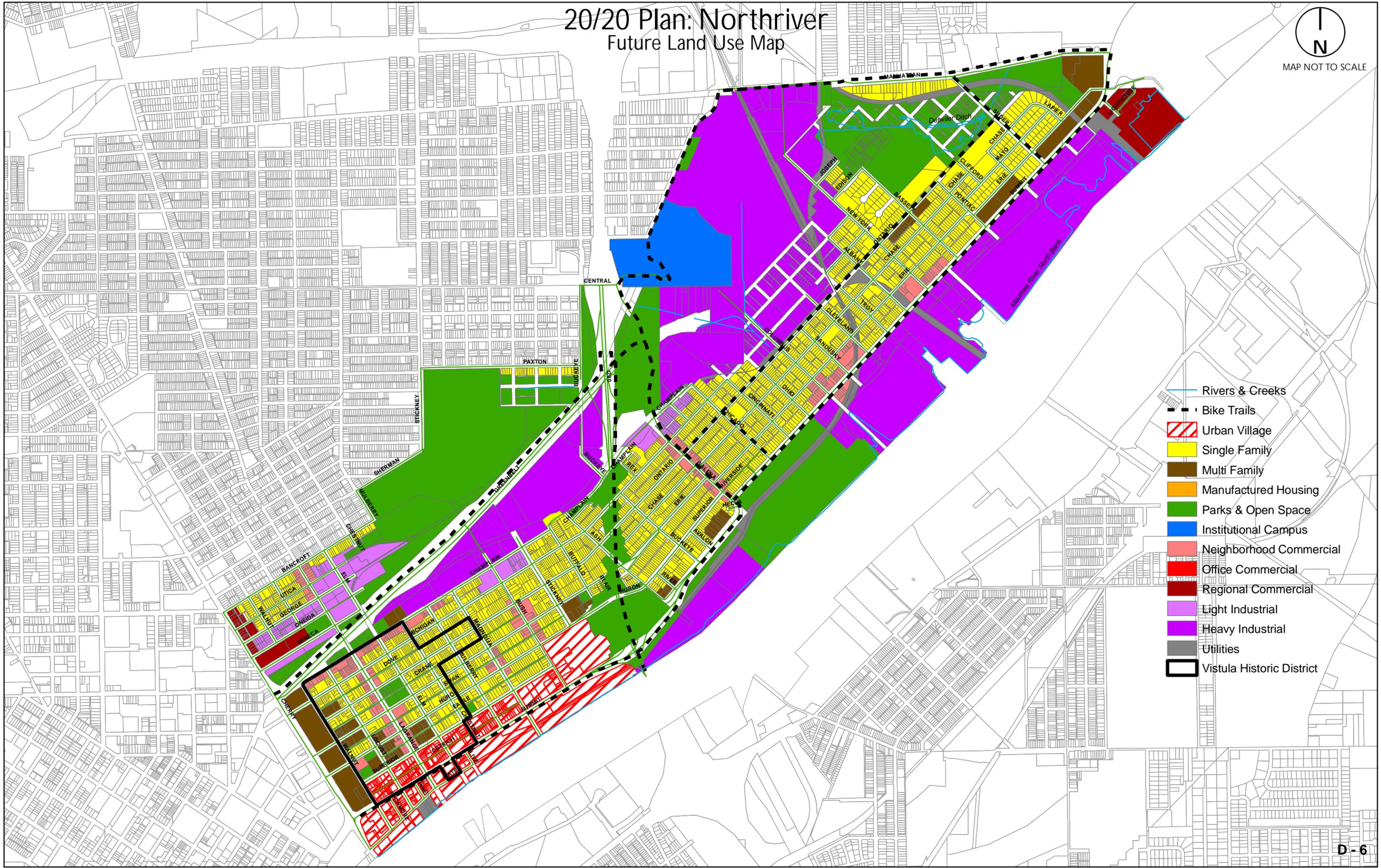


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# 20/20 Plan: Northriver Future Land Use Map



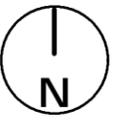
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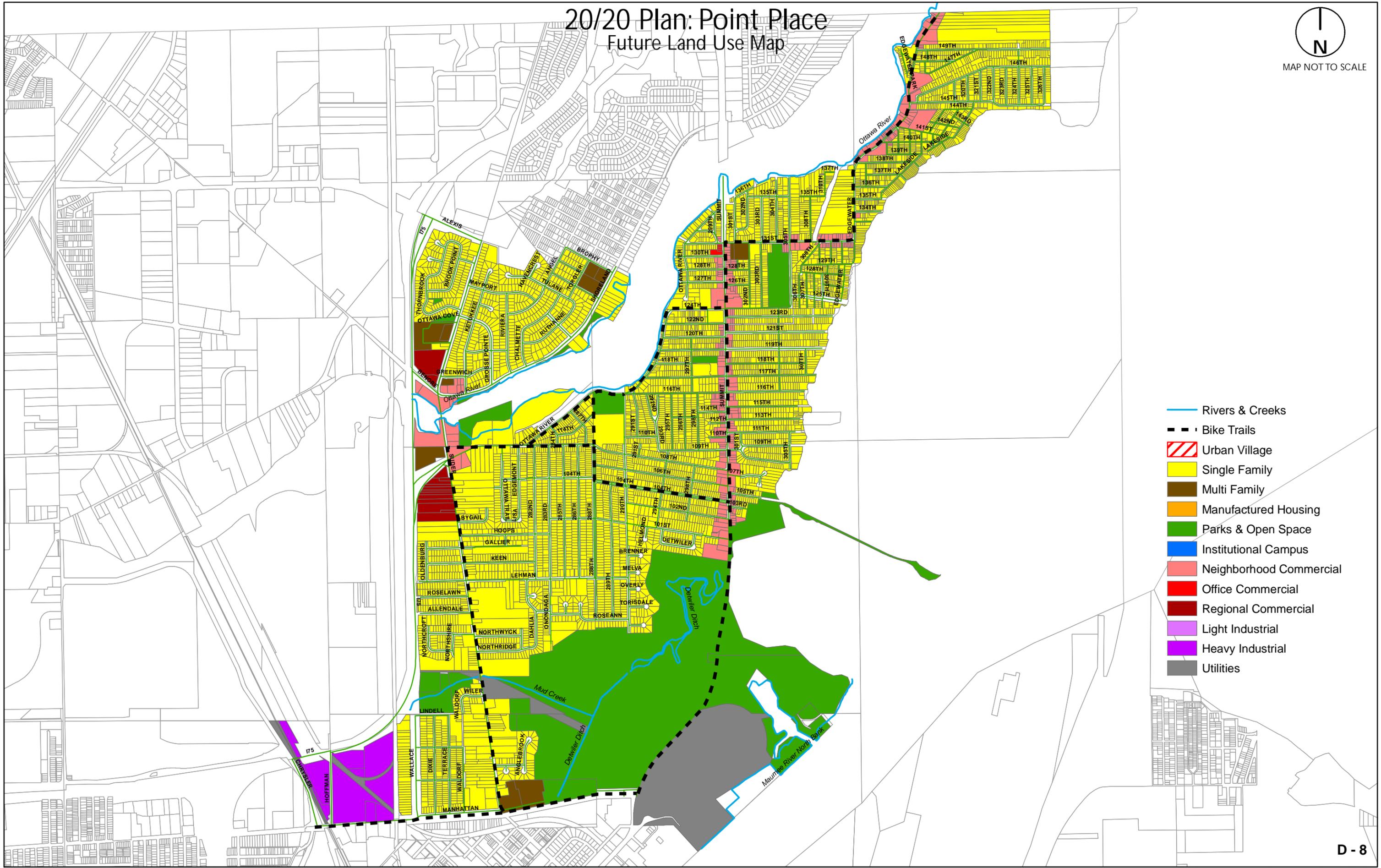
- Rivers & Creeks
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- Multi Family
- Manufactured Housing
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- Institutional Campus
- Neighborhood Commercial
- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Vistula Historic District



# 20/20 Plan: Point Place Future Land Use Map

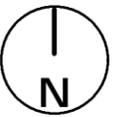


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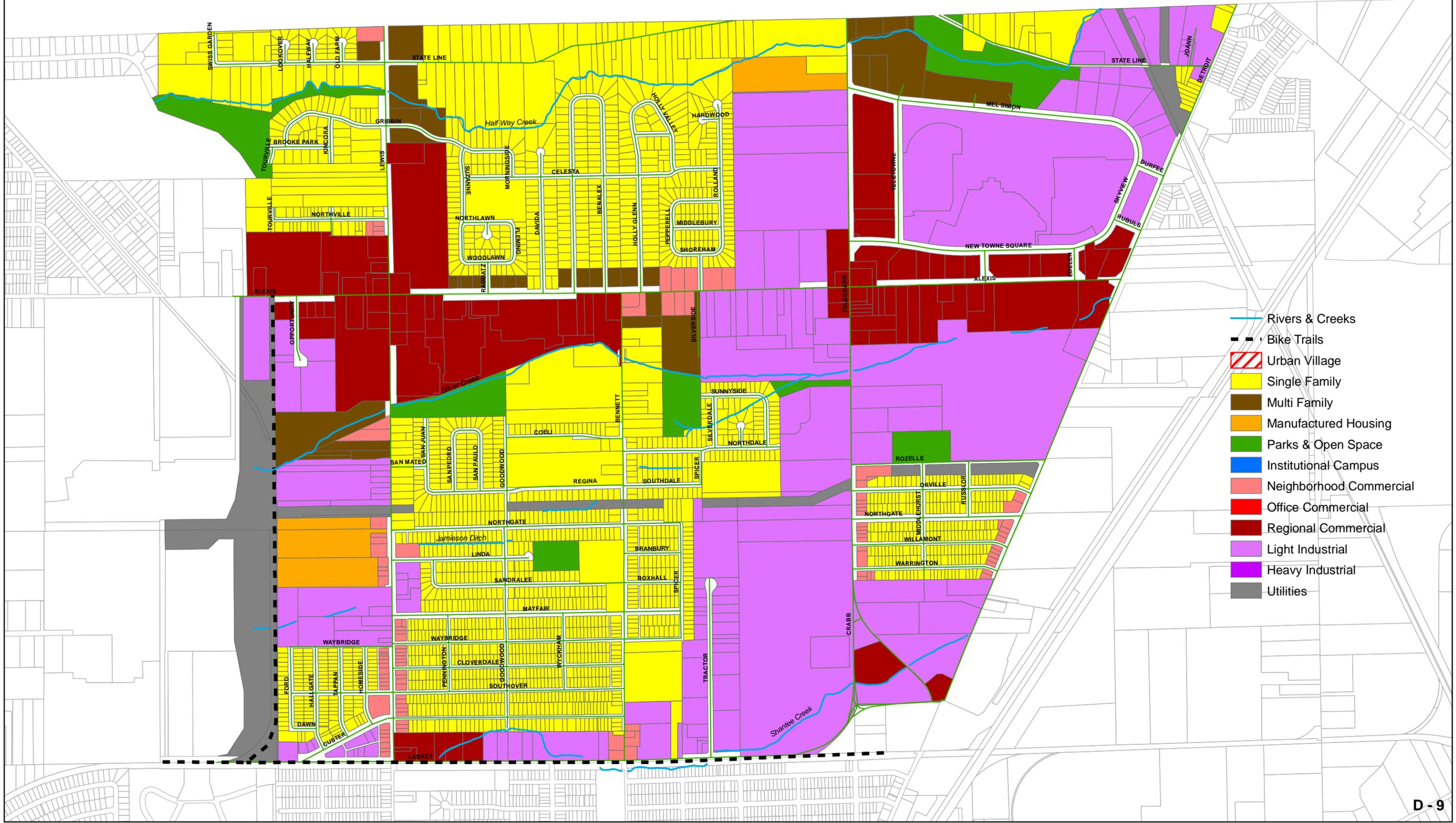


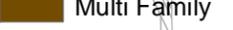
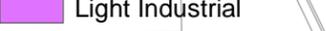
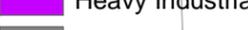
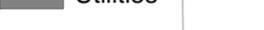
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- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities

# 20/20 Plan: North Towne Future Land Use Map



MAP NOT TO SCALE



-  Rivers & Creeks
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-  Multi Family
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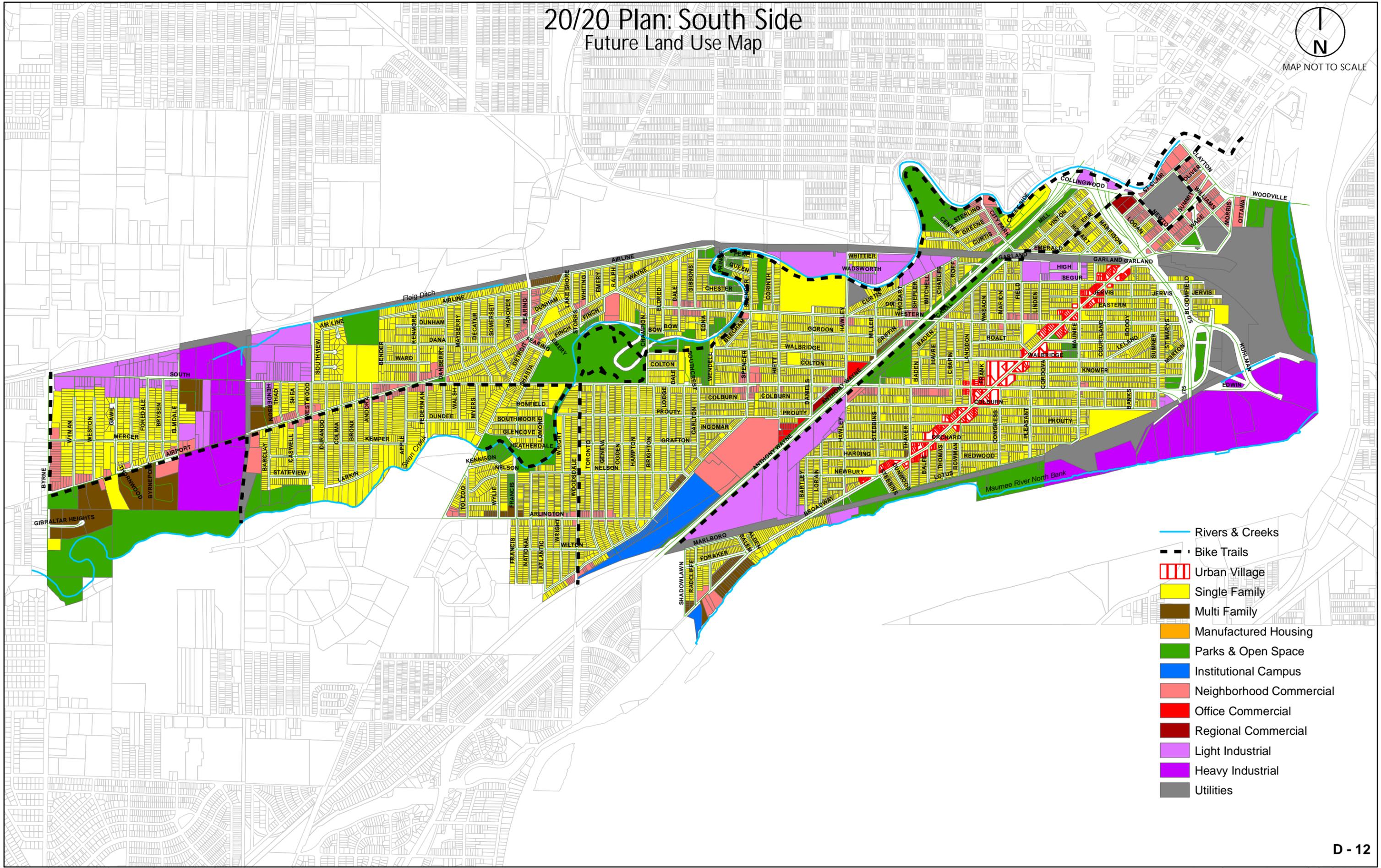




# 20/20 Plan: South Side Future Land Use Map



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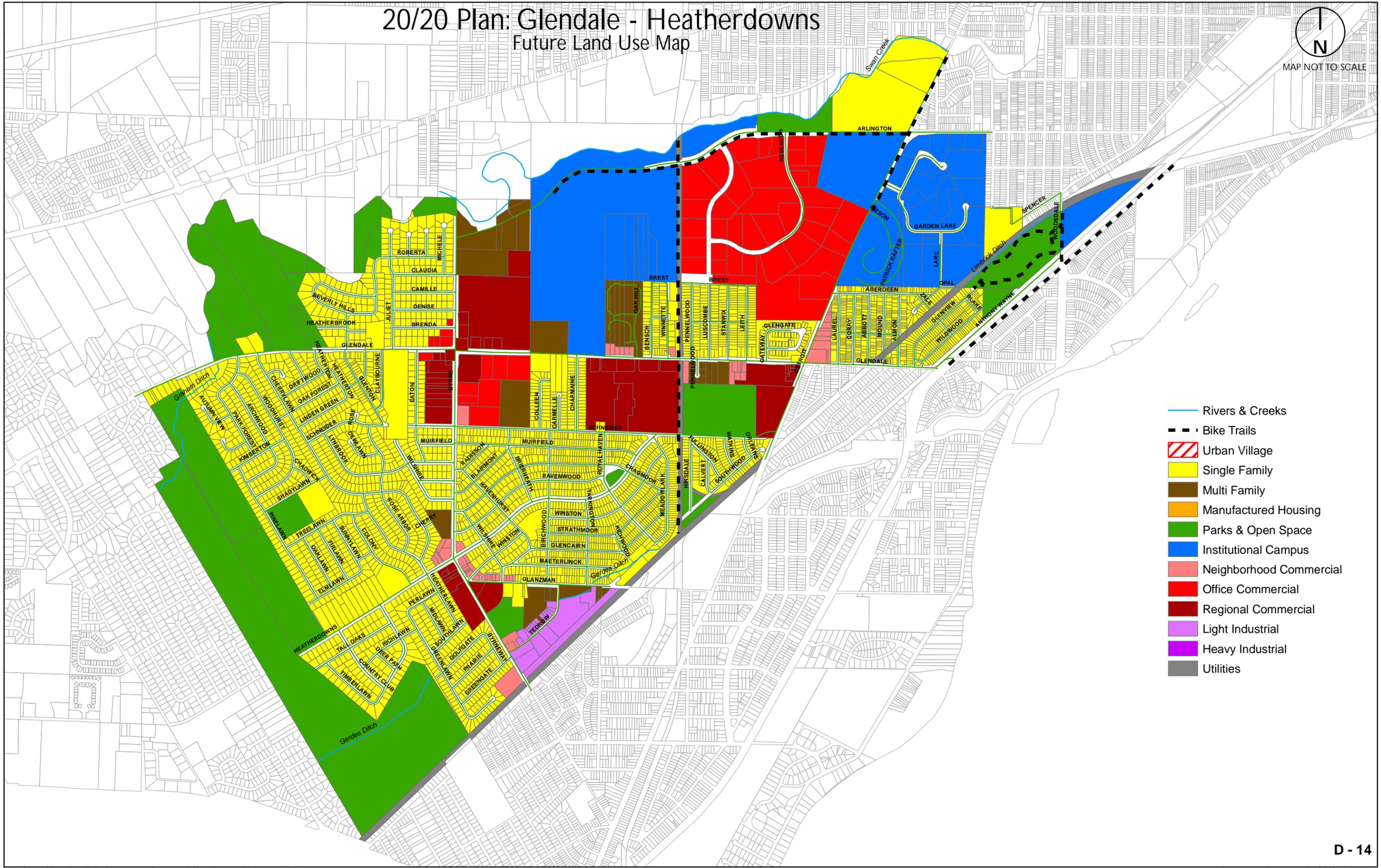


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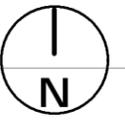
# 20/20 Plan: Glendale - Heatherdowns

## Future Land Use Map

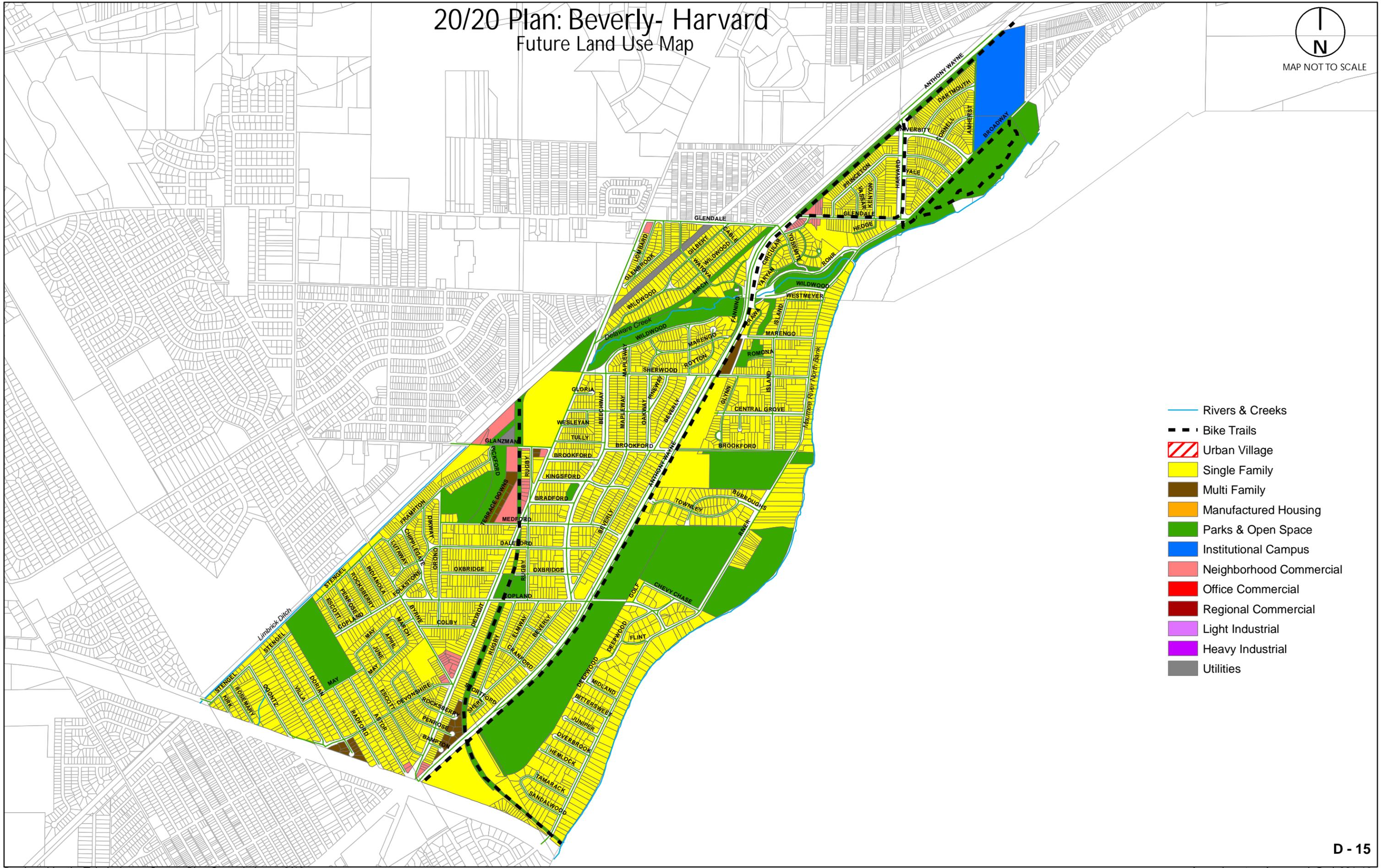


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# 20/20 Plan: Beverly- Harvard Future Land Use Map



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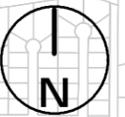


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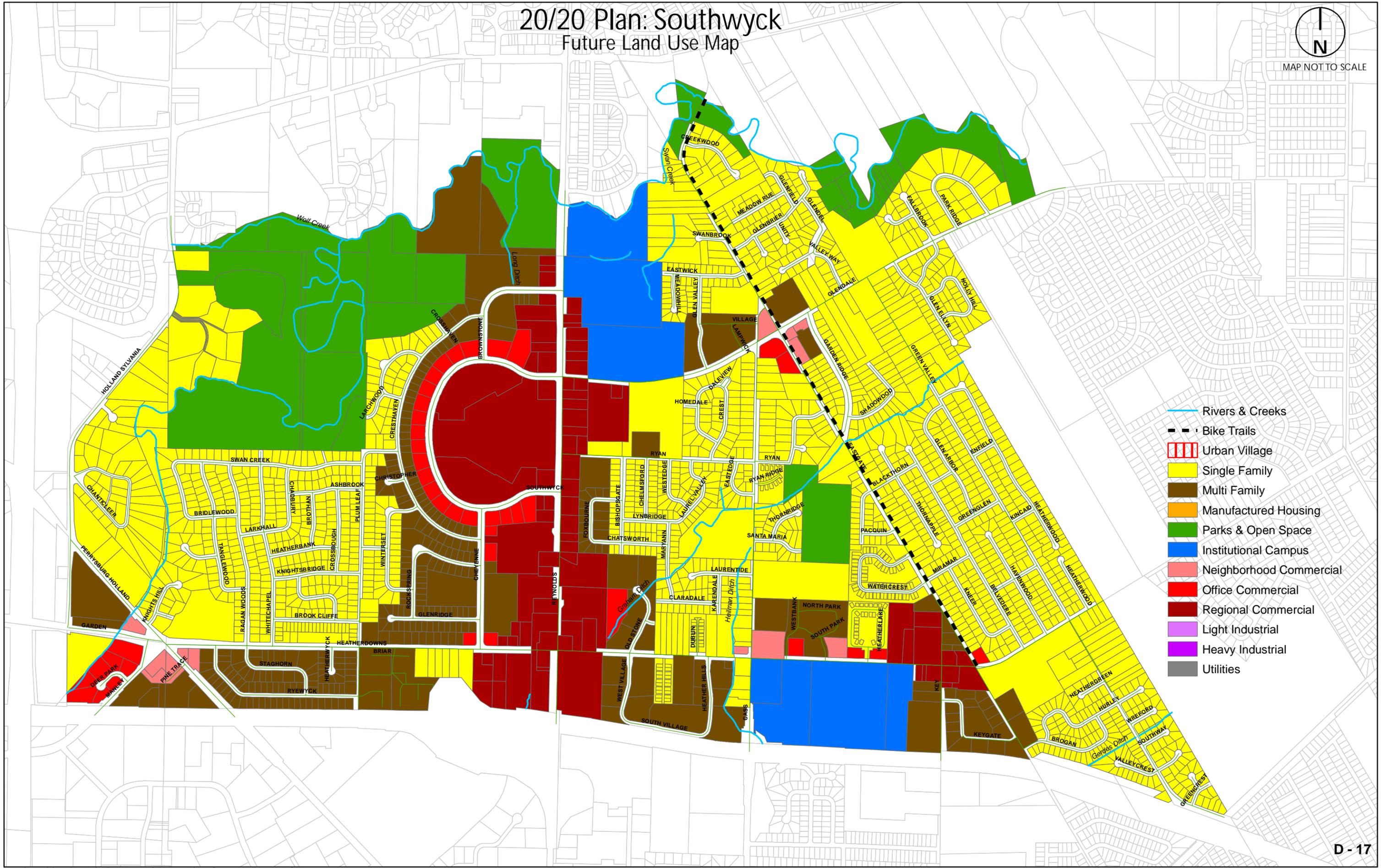


# 20/20 Plan: Southwyck

## Future Land Use Map

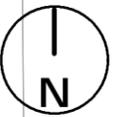


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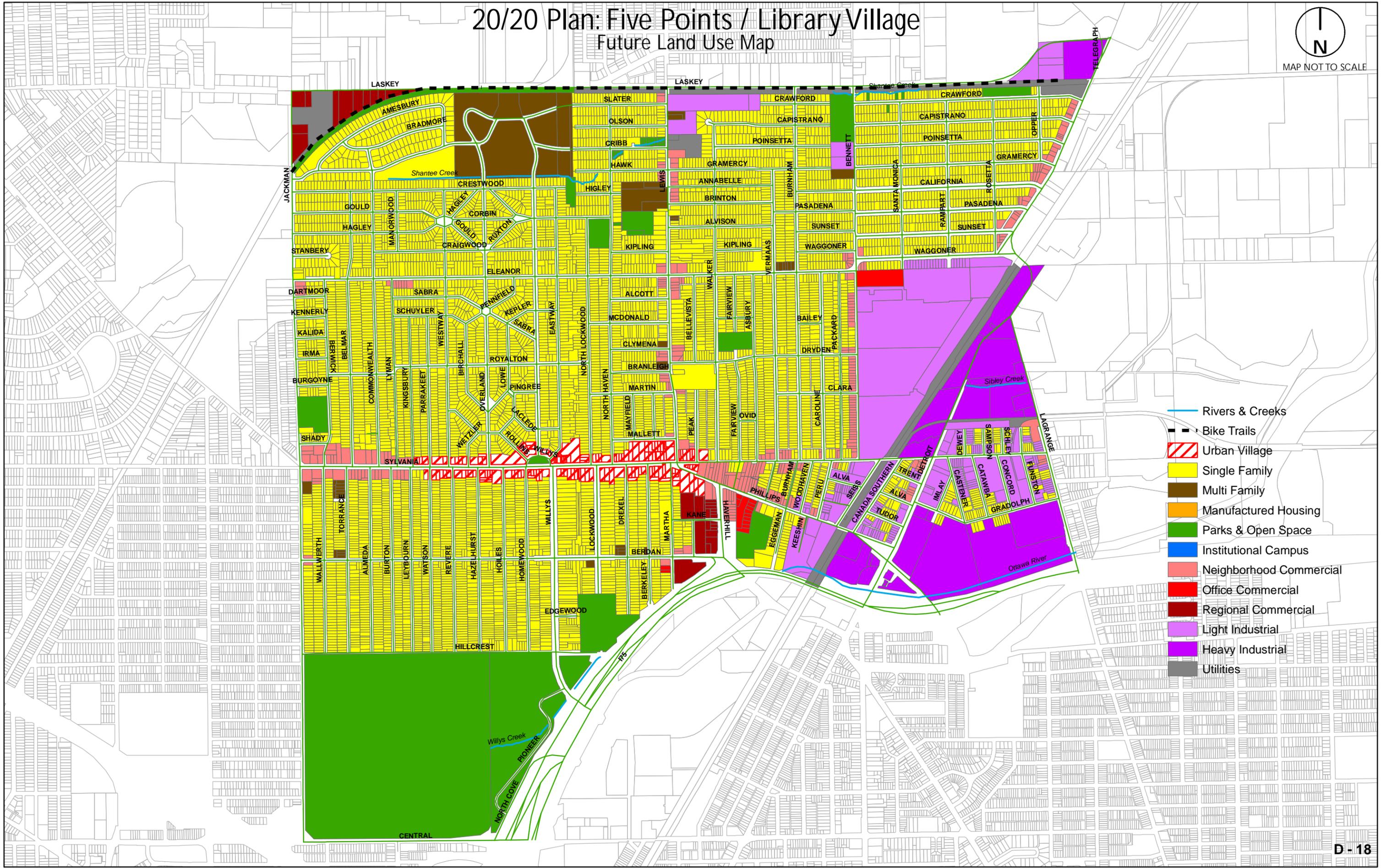


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# 20/20 Plan: Five Points / Library Village Future Land Use Map



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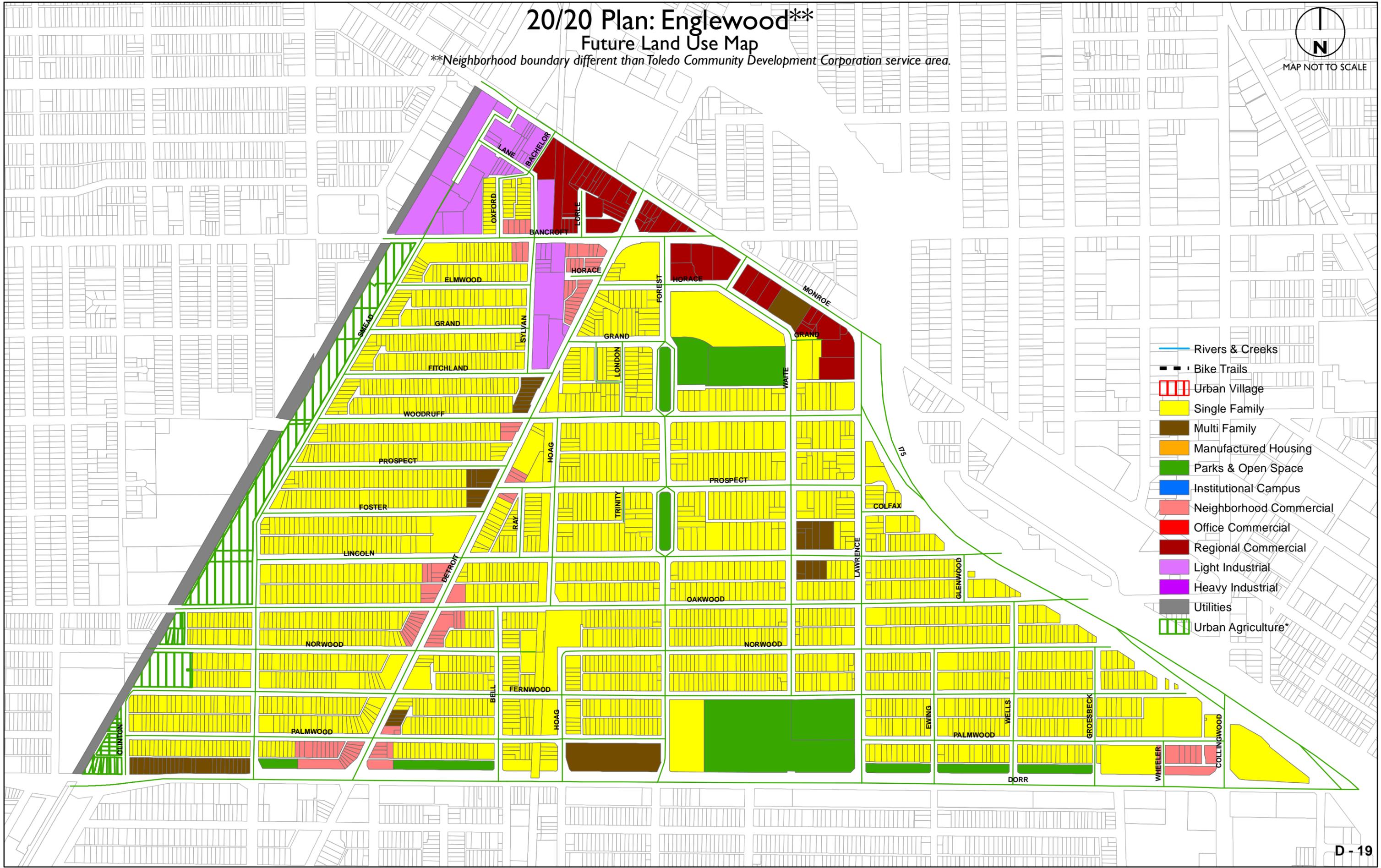
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# 20/20 Plan: Englewood\*\* Future Land Use Map

\*\*Neighborhood boundary different than Toledo Community Development Corporation service area.



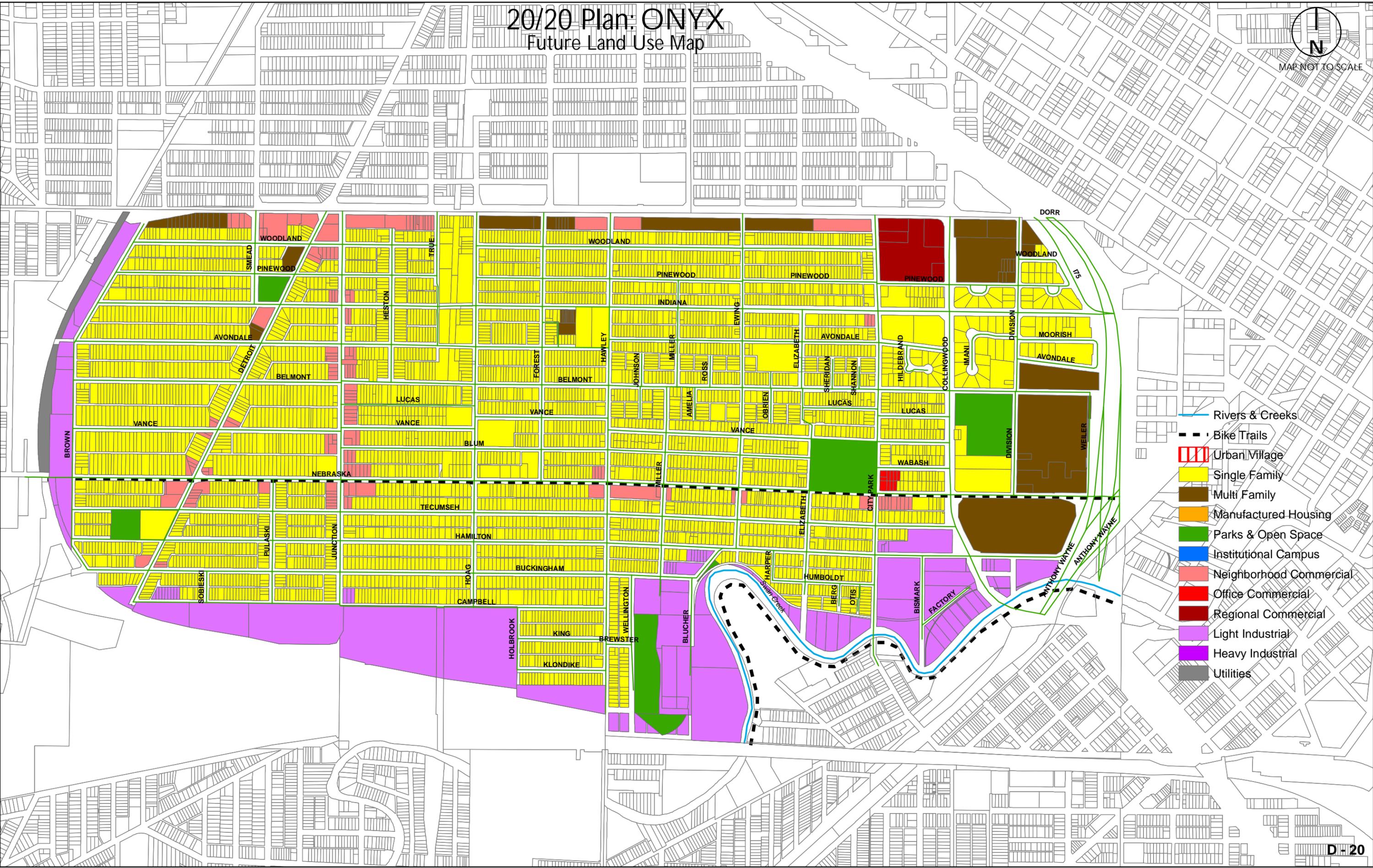
MAP NOT TO SCALE



- Rivers & Creeks
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- Multi Family
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- Parks & Open Space
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- Neighborhood Commercial
- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Urban Agriculture\*

# 20/20 Plan: ONYX

## Future Land Use Map

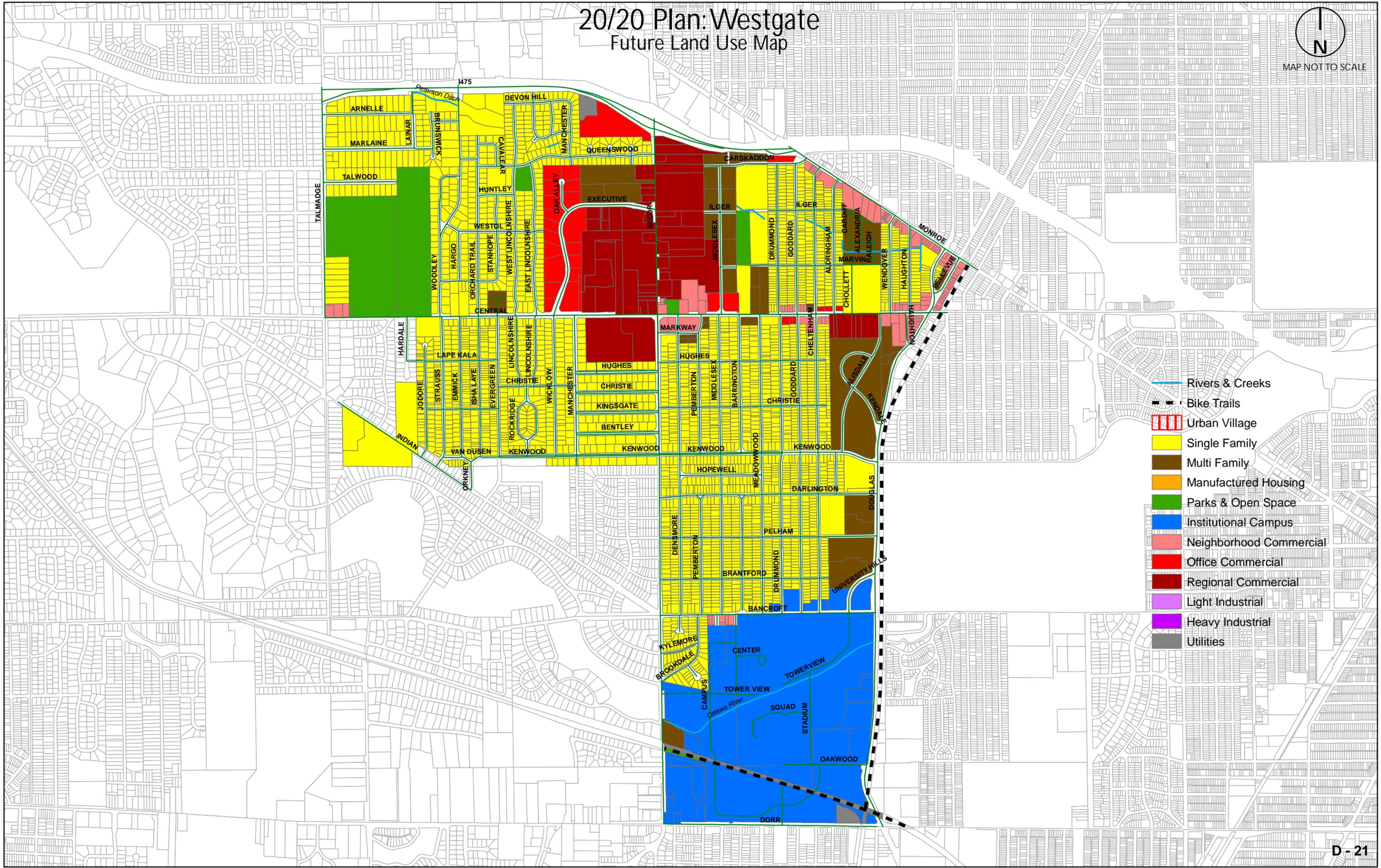


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# 20/20 Plan: Westgate Future Land Use Map

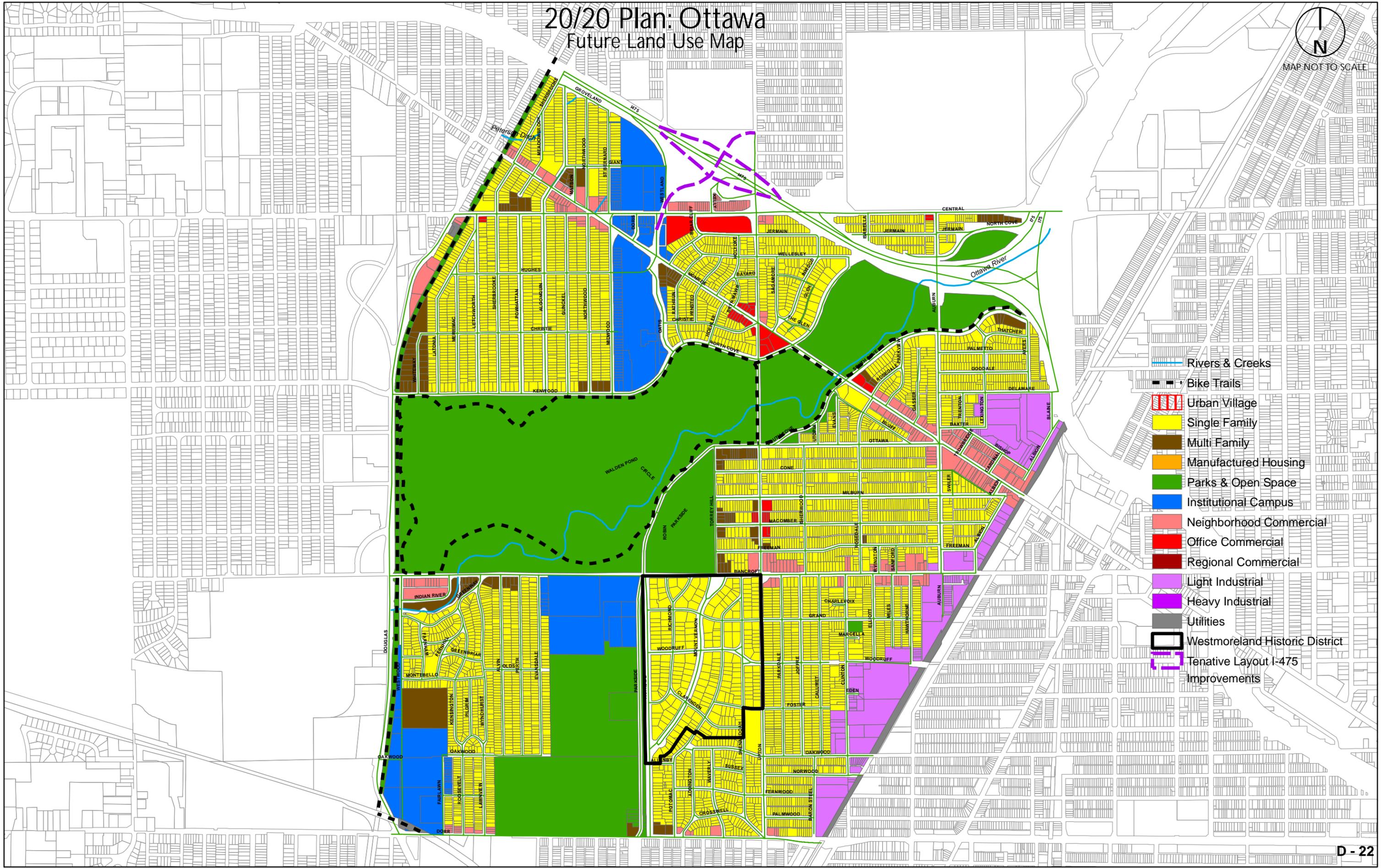


MAP NOT TO SCALE



-  Rivers & Creeks
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-  Utilities

# 20/20 Plan: Ottawa Future Land Use Map

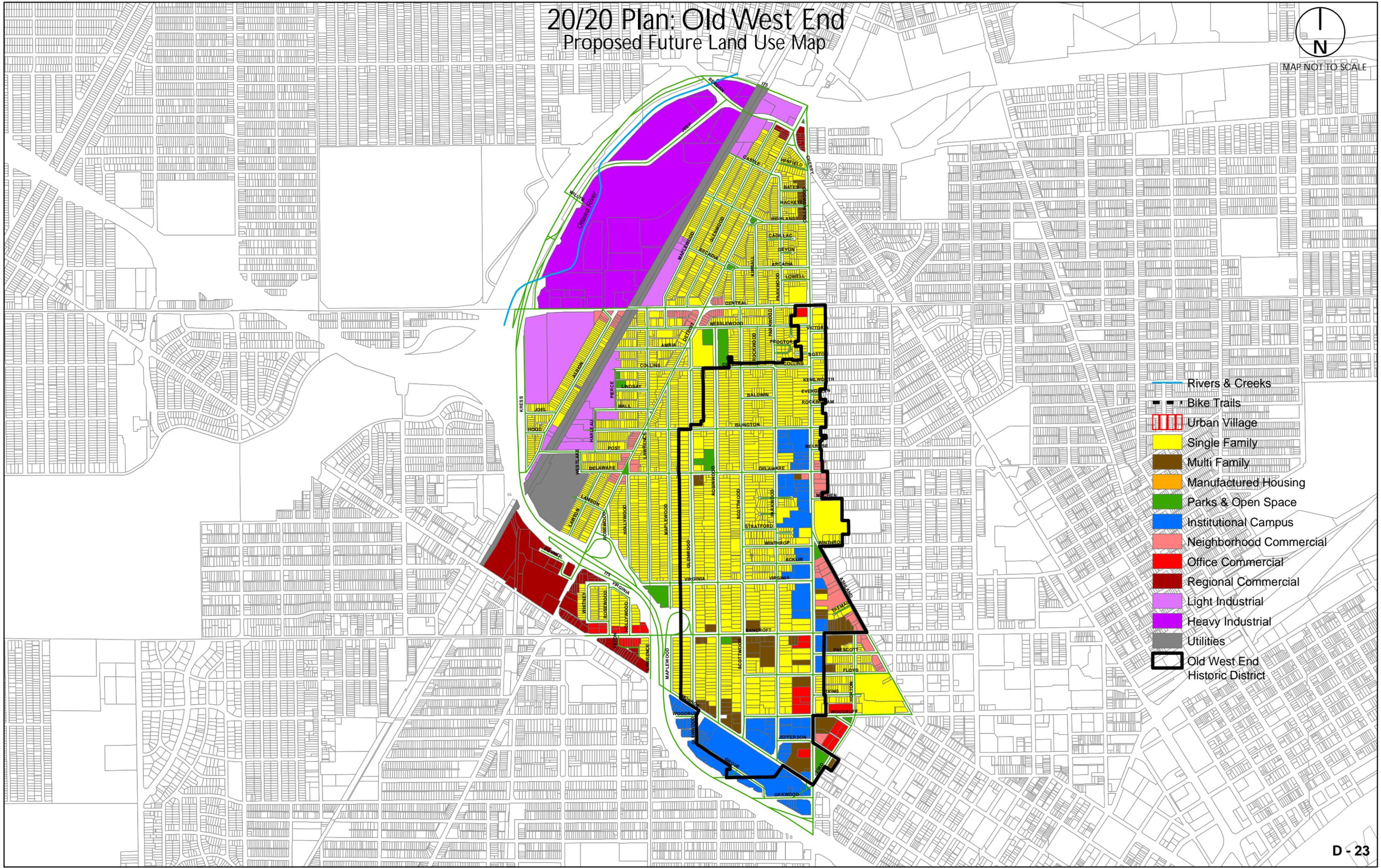


- Rivers & Creeks
- Bike Trails
- Urban Village
- Single Family
- Multi Family
- Manufactured Housing
- Parks & Open Space
- Institutional Campus
- Neighborhood Commercial
- Office Commercial
- Regional Commercial
- Light Industrial
- Heavy Industrial
- Utilities
- Westmoreland Historic District
- Tentative Layout I-475 Improvements

# 20/20 Plan: Old West End Proposed Future Land Use Map



MAP NOT TO SCALE



- Rivers & Creeks
- Bike Trails
- Urban Village
- Single Family
- Multi Family
- Manufactured Housing
- Parks & Open Space
- Institutional Campus
- Neighborhood Commercial
- Office Commercial
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- Light Industrial
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