

*TOLEDO CITY
PLAN COMMISSION
REPORT
JANUARY 10, 2013*

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2013**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION			
November 27	December 21	December 28	January 10
January 2	January 28	February 1	February 14
January 28	February 25	March 1	March 14
February 25	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 27	May 31	June 13
May 27	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 30	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 7
October 21	November 18	November 22	December 5
COUNTY PLANNING COMMISSION			
December 10	January 7	January 11	January 23
January 14	February 11	February 15	February 27
February 11	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20
November 4	December 2	December 6	December 18

* County deadlines are for Preliminary Drawings

**Conversion Table
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

*The Heritage South and Lagrange C-6 Standards remain unless repealed

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

January 10, 2013

2:00 p.m.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER
AT JACKSON BOULEVARD AND ERIE STREET
IN COUNCIL CHAMBERS
ON THE FOLLOWING CASES

AGENDA

ROLL CALL - Toledo City Plan Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

ITEM
NO.

CASE DESCRIPTION

- | | |
|------------------|---|
| 1. M-13-12: | Review of 2013-2017 CIP (tg) |
| 2. SPR-55-12: | Major Site Plan Review for new Promedica Office Building at 2070 W. Central Avenue (gp) |
| 3. M-5-12: | Warehouse District Neighborhood Plan (tg) |
| 4. Z-11009-12: | Zone change from RM36 to CR at 1048 Woodville Road (bh) |
| 5. SUP-11008-12: | Special Use Permit for used auto sales at 5014 Lewis Avenue (bh) |

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Review of the 2013-17 Capital Improvement Program (CIP) for the Impact on the Master Plan
- Applicant - Michael P. Bell, Mayor
One Government Center
Suite 2200
Toledo, OH 43604

Applicable Plans and Regulations

- Toledo 20/20 Comprehensive Plan “Toledo by Choice” adopted by Ordinance 827-00.
- Toledo Municipal Code (TMC) Chapter 165, Capital Improvement Program

CIP Process

- TMC Chapter 165 provides for referral of the CIP from City Council to the City Plan Commission for review of the impact on the Master Plan.

STAFF ANALYSIS

The 2013-2017 City of Toledo Capital Improvement Program (CIP) has been forwarded to the Toledo City Plan Commission for review and recommendation pursuant to Toledo Municipal Code Chapter 165 - Capital Improvement Program. Although the 2013-2017 CIP includes capital expenditures from a variety of funding sources, the primary focus of this CIP review and analysis will be the “Traditional” (income tax-funded) portion of the Capital Improvement Program. Given the challenging economic struggles that the City of Toledo is facing, the CIP has been pared down to reflect basic maintenance.

Toledo’s Income Tax consists of two components, a permanent 1½% tax and a ¾% tax subject to renewal by the voters every four years. Of the permanent 1½% tax, one sixth is allocated to capital projects (equaling ¼%). Of the temporary ¾% tax, one third is allocated to capital projects (also equaling ¼ %). A portion of the percentages allocated to the CIP has been redirected to the operating budget for the past several years.

The administration has altered the CIP format from previous years and provided a more concise document. Appendix ”A” contains the sources and uses of funds for the income tax funded portion of the CIP. As shown in Exhibit “A”, the total of the CIP sources over the next five years is \$270.6 million, before deducting debt service obligation of \$77.8 million also shown in Exhibit “A”. The CIP sources total \$70.9 million for 2013, before deducting \$16.8 million for debt service and \$13.9 million for transfers to the general fund.

STAFF ANALYSIS (cont'd)

Although the CIP is a five-year plan, traditionally the focus of City Council and the Administration has been those projects that are proposed for funding in the first year. The CIP in years two through five is a guide to future capital spending that may be revised due to changing priorities and special project needs necessitating re-direction of funds in future years. Exhibit "B" contains a list of income tax funded capital improvement projects. This analysis will focus primarily on the 2013 expenditures and how they relate to the goals of the Toledo 20/20 Comprehensive Plan, "Toledo By Choice", adopted by Toledo City Council in 2000 as the master plan for the City of Toledo.

The Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan includes 193 recommendations grouped under the following categories: regional, overall policy, neighborhood and commercial land use, community design, marketplace, housing, recreation, transportation and other infrastructure. The 2013-2017 CIP projects are analyzed against the Toledo 20/20 Plan using the above categories, with special emphasis on those projects slated for 2013.

Regional

The 2013-2017 CIP does not specifically address regional needs associated with CIP funding for projects with regional impact.

Citywide

The Toledo 20/20 Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policies of the Toledo 20/20 Comprehensive Plan to citizens, the business community, developers and others involved in the development of the City of Toledo.

The 2013-2017 CIP allocates \$78,896 to support Plan Commission staff in 2013. This position is allocated under the operating budget for 2013 (Exhibit "C"). This project furthers the 20/20 Plan Recommendation #14 (A standing committee be established to review and update elements of the comprehensive plan and set priorities on a semi-annual basis) #126 (promote self-sufficient neighborhoods by providing necessary amenities and services within the neighborhood) and other recommendations relating to the revitalization of existing neighborhoods.

Community Design

The CIP provides for \$323,877 in 2013 to support the *1% For the Arts Program* as shown in Exhibit "E". The Toledo Municipal Code requires that one percent of capital project funding be allocated for public art programs. An important element of community design is public art.

STAFF ANALYSIS (cont'd)

Marketplace

The Developer Incentive Pool is designed to provide capital for infrastructure improvements to generate new investment. The CIP does not allocate funding for the Developer Incentive Pool in 2013. However, it is anticipated that future funding for neighborhoods will be provided from 2014-2015.

Development

There are no specific allocations in the 2013-2017 CIP to support development. However, it is anticipated that future funding for development will be provided from 2014-2015.

Housing

There are no specific allocations in the 2013-2017 CIP to support housing programs. Prior to 2007, CIP funding was specifically allocated for demolition programs as well as infrastructure to support housing development projects. Currently, the funding for these activities is provided by the general fund, Lucas County Land Bank, and community development block grant.

Recreation

The CIP includes \$250,000 for expansion of Forest Cemetery, \$225,000 for general park improvements, \$125,000 for playground redevelopment, and \$100,000 for sport court improvements as stated in Exhibit "D". The CIP funding designated for these facilities furthers the 20/20 Plan Recommendation #73 (protect and invest in "green infrastructure"), and Recommendation #84 (expansion of greenways, trails and biking paths).

Transportation and Other Infrastructure

The Toledo 20/20 Plan contains a number of recommendations pertaining to the construction and maintenance of infrastructure. Among the recommendations in the Plan that are met by the projects in the 2013-2017 CIP are Recommendation # 30 (sidewalk maintenance), Recommendation #75 (street resurfacing), Recommendation #76 (bridge and culvert maintenance and construction), Recommendation # 78 (traffic signalization compatible with Intelligent Transportation Systems), Recommendation # 83 (barrier free pedestrian ramps), and Recommendation #122 (transportation corridor plans).

A total of \$10.5 million is included for 2013 for major street projects (shown in Exhibit "B" as *Major Street Paving*) to leverage state and federal funding. Information on the allocation from matching federal and state funds was not provided.

STAFF ANALYSIS (cont'd)

An additional \$9.8 million is included for 2013 for general resurfacing of the City's residential streets. Pedestrian access will be enhanced in 2013 by the expenditure of \$350,000 for sidewalk reconstruction and for sidewalks raised by trees.

Vacant Industrial Land Use Report

The 2013-2017 CIP does not specifically address infrastructure needs associated with the sites included in the Vacant Industrial Land Use Report.

Other Major 2013 CIP Expenditures

In order to address infrastructure needs the Streets, Bridges, and Harbor is requesting \$600,000 for 2013 for salt storage. In addition, \$450,000 is allocated for the upgrading the landfill for 2013. Other major 2013 CIP expenditures include \$650,000 for fire trucks and \$1.8 million to upgrade Station 3, \$680,000 for police cars, and \$560,629 for Accela automation for Building Inspection as shown in Exhibit "D".

Summary

The 2013-2017 CIP furthers the implementation of at least ten goals of the Toledo 20/20 Plan. The Toledo 20/20 Plan provides the framework to coordinate project planning between different City departments. The 2013 funding year is faced with financial challenges because of the economic situation that the region and the country continue to face. It appears that this economic situation will improve and that future CIP funding can continue to provide the resources to enhance the quality of life within the City of Toledo. With targeted and coordinated project implementation, CIP dollars will have a greater and more lasting impact on City neighborhoods.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-13-12, the 2013-2017 Capital Improvement Program as in conformance with the Toledo 20/20 Comprehensive Plan, with the following provisions:

1. That CIP funding for street and sidewalk repair and improvements be targeted to areas where housing programs funded by community development block grant and other sources are undertaken in order to secure the investment being made in the housing stock in these areas.
2. That the Vacant Industrial Land Use Study, adopted by Toledo City Council as an amendment to the Toledo 20/20 Comprehensive Plan, be used by the Administration and City Council to guide CIP spending to address infrastructure needs and thus promote development of the sites identified in the study.

REF: M-13-12. . .January 10, 2013

SPECIAL STUDY
TOLEDO CITY PLAN COMMISSION
REF: M-13-12
DATE: January 10, 2013
TIME: 2:00 p.m.

TCG/an

- Exhibit A: Capital Improvement Program Estimated Sources and Uses of Funds 2013-2017
- Exhibit B: Capital Improvement Program – Schedule of Ordinances Passed and Amounts Yet to be Appropriated
- Exhibit C: Capital Improvement Project Operating Budget 2013-2017
- Exhibit D: Capital Improvement Program 2013-2017 – Project Funding Proposal
- Exhibit E: Capital Improvement Program 2013-2017 – Lease Payments & Other Fixed Costs

EXHIBIT A

M-13-12

Capital Improvement Program Estimated Sources of Funds 2013 - 2017

	2013	2014	2015	2016	2017	Total
Income Taxes	\$35,861,988	\$36,000,000	\$36,000,000	\$38,000,000	\$38,000,000	\$183,861,988
Non- Tax Revenue(Westfield Mall TIFF)	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$8,000,000
Investment Earnings	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Closeouts and Adjustments	\$1,709,236	\$1,000,000	\$1,000,000	\$1,500,000	\$1,500,000	\$6,709,236
Proceeds from Bond Issues	\$18,500,000	\$13,167,000	\$7,107,500	\$7,950,000	\$8,070,500	\$54,795,000
Proceeds from Lease Financings	\$2,930,000	\$3,565,000	\$0	\$0	\$0	\$6,495,000
Additional Closeout	\$3,515,664					\$3,515,664
Unfilled vacant CIP funded positions	\$275,000					\$275,000
Estimated CIP balance 12-31-2012	\$6,414,470					\$6,414,470
Total Sources	\$70,906,358	\$55,432,000	\$45,807,500	\$49,150,000	\$49,270,500	\$270,566,358

Uses of Funds 2013-2017

	2013	2014	2015	2016	2017	Total
GO Debt Service	\$16,871,046	\$18,879,088	\$15,908,266	\$13,425,044	\$12,696,763	\$77,780,207
Operating Budget Costs *	\$5,007,825	\$5,128,276	\$5,265,112	\$5,407,218	\$5,556,799	\$26,365,230 * Attachment "A"
Matches and Planning						
Bridges	\$554,000	\$1,512,700	\$1,505,000	\$3,900,000	\$2,450,000	\$9,921,700
Major Street Paving	\$10,509,000	\$5,000,000	\$4,700,000	\$6,500,000	\$8,500,000	\$35,209,000
Residential Paving	\$9,881,545	\$5,474,000	\$5,170,000	\$6,388,000	\$7,350,000	\$34,263,545
Sidewalk	\$350,000	\$1,050,000	\$1,050,000	\$1,050,000	\$1,050,000	\$4,550,000
Sealing and Curb program	\$350,000	\$500,000	\$250,000	\$200,000	\$150,000	\$1,450,000
Lease Payment Commitments *	\$1,816,467	\$1,085,518	\$825,518	\$286,938	\$286,938	\$4,301,379 * Attachment "B"
Other Fixed Costs *	\$865,877	\$796,900	\$831,000	\$882,800	\$920,000	\$4,296,577 * Attachment "C"
Contingency Reserve	\$279,554	\$450,000	\$435,000	\$450,000	\$450,000	\$2,064,554
Transfers to General Fund	\$13,961,003	\$7,250,000	\$3,000,000	\$3,000,000	\$3,000,000	\$30,211,003
New Projects	\$10,460,041	\$8,305,518	\$6,867,604	\$7,660,000	\$6,860,000	\$40,153,163
TOTAL USES	\$70,906,358	\$55,432,000	\$45,807,500	\$49,150,000	\$49,270,500	\$270,566,358

EXHIBIT B**M-13-12****Exhibit B
Capital Improvement Program
Schedule of Ordinances Passed and Amounts Yet To be Appropriated****Operating Budget Appropriations**

Debt Service	\$16,871,046
Operating Budget Costs	\$5,007,825
Other Fixed Costs	\$865,877
Transfer To General Fund	\$13,961,003
Lease Payments	\$1,816,467

Total Operating Budget Appropriations **\$38,522,218****Amounts Yet to be Appropriated for CIP Ordinance**

Major Street Paving	\$10,509,000
Residential Paving	\$9,881,545
Street Seal and Curb Program	\$350,000
Bridges Matches and Planning	\$554,000
Sidewalk	\$350,000
Contingency Reserve	\$279,554
New Projects	\$10,460,041

Total Amounts Yet to be Appropriated for CIP Ordinance **\$32,384,140****Total 2013 Proposed Capital Improvement Program** **\$70,906,358**

EXHIBIT C**M-13-12****Capital Improvement Program Exhibit C - 2013-2017****Operating Budget****Fixed Costs**

	2013	2014	2015	2016	2017	Total
Transportation	\$654,812	\$685,790	\$692,648	\$699,574	\$708,570	\$3,441,394
SB&H	\$278,923	\$287,291	\$298,782	\$310,734	\$323,163	\$1,498,893
Engineering	\$2,862,507	\$2,962,195	\$3,080,682	\$3,203,910	\$3,332,066	\$15,441,360
Plan Comm	\$78,896	\$89,000	\$89,000	\$89,000	\$89,000	\$434,896
Finance ERP	\$1,037,605	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,037,605
Debt Management	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$370,000
Affirmative Action	\$21,082	\$30,000	\$30,000	\$30,000	\$30,000	\$141,082
	\$5,007,825	\$5,128,276	\$5,265,112	\$5,407,218	\$5,556,799	\$26,365,230

EXHIBIT D

M-13-12

2013 CIP Project Funding Proposal

Department	2013	2014	2015	2016	2017	Total
Inspection						
Accela Automation	\$ 560,629	\$ -	\$ -	\$ -	\$ -	\$ 560,629
Total Inspection	\$ 560,629	\$ -	\$ -	\$ -	\$ -	\$ 560,629
Lucas County Health Dept.						
Elevator Repair	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Roof Patching	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Health Dept.	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
DPS- S, B & H						
Central Ave. Salt Storage	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Asphalt Recycling Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Central Ave Facility Rehab	\$ -	\$ 100,000	\$ 85,000	\$ -	\$ -	\$ 185,000
Water St. Salt Building	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Compost Facility Development	\$ -	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ 250,000
Marengo St. over Ravine Bridge	\$ -	\$ 30,000	\$ -	\$ -	\$ 1,100,000	\$ 1,130,000
De-icing Alternative Equipment	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Wright Street Dredging	\$ 100,000	\$ -	\$ 75,000	\$ 750,000	\$ 750,000	\$ 1,675,000
Walbridge Park Dredging	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000
Levy System Rehabilitation	\$ -	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ 250,000
Total S, B & H	\$ 700,000	\$ 930,000	\$ 310,000	\$ 1,750,000	\$ 1,850,000	\$ 5,540,000
DPS - Solid Waste Disposal						
Hoffman Landfill Gas Development - Phase 2	\$ 300,000	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,900,000
Hoffman Road Landfill Vertical Expansion	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Vehicle Improvement	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Vehicle Replacement	\$ -	\$ 150,000	\$ 200,000	\$ 1,000,000	\$ 100,000	\$ 1,450,000
Scale and Scale Software	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Solid Waste Disposal	\$ 500,000	\$ 1,350,000	\$ 600,000	\$ 1,400,000	\$ 500,000	\$ 4,350,000
DPS- Transportation						
Major Street Signals	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 700,000
Major Street Signs	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Safety Project Planning	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000
Two-Way Street Conversion	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Total Transportation	\$ 150,000	\$ 350,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
DPS- Parks, Recreation & Forestry						
General Park Improvements	\$ 225,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,425,000
Forest Cemetery Expansion	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 550,000
Tree Planting	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Playground Redevelopment	\$ 125,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,625,000
Park Paths - New	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
Cullen Park	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Water Play Areas	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Sport Court Improvements	\$ 100,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,300,000
Ice Rink Improvements	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Game Court Renovations	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Maintenance Equipment	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 450,000
Paths - Reseal	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
Bleacher Repair	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
Ball field Facility Improvements	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000
Total Parks, Recreation & Forestry	\$ 750,000	\$ 2,025,000	\$ 2,275,000	\$ 2,225,000	\$ 2,225,000	\$ 9,500,000
DPS- Facilities						
Fleet/Facility Improvements	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ 330,000
HVAC and Major Mechanical	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,200,000
Total Facilities	\$ 530,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,530,000

EXHIBIT D (cont'd)

M-13-12

2013 CIP Project Funding Proposal (continued)

Department	2013	2014	2015	2016	2017	Total
Fire						
New Fire Station 12	\$ 2,700,000	\$ -	\$ -	\$ -	\$ -	\$ 2,700,000
Refurbish/ Expand Station 3	\$ 1,800,000					\$ 1,800,000
Fire Boat - Matching funds	\$ 227,412	\$ -	\$ -	\$ -	\$ -	\$ 227,412
2013 Two Heavy Squads	\$ -	\$ 185,000	\$ 185,000	\$ 185,000	\$ 185,000	\$ 740,000
Fire Station Renovations	\$ 180,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 880,000
Fire Engine/ Truck Lease	\$ -	\$ 660,000	\$ 660,000	\$ 660,000	\$ 660,000	\$ 2,640,000
Vehicle Lease	\$ -	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 220,000
Lease Purchase Air Unit	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 140,000
Total Fire	\$ 4,907,412	\$ 1,185,000	\$ 1,085,000	\$ 1,085,000	\$ 1,085,000	\$ 9,347,412
Human Resources						
HR E-Recruitment Implementation	\$ 540,000	\$ 225,000	\$ -	\$ -	\$ -	\$ 765,000
Total Human Resources	\$ 540,000	\$ 225,000	\$ -	\$ -	\$ -	\$ 765,000
Police						
Purchase Marked Vehicles	\$ 440,000	\$ 901,398	\$ 901,484	\$ -	\$ -	\$ 2,242,882
Purchase of Unmarked Vehicles	\$ 240,000	\$ 496,120	\$ 496,120	\$ -	\$ -	\$ 1,232,240
Data Driven Policing Project	\$ 380,000	\$ -	\$ -	\$ -	\$ -	\$ 380,000
Payroll Module	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Police	\$ 1,210,000	\$ 1,397,518	\$ 1,397,604	\$ -	\$ -	\$ 4,005,122
ICT						
Infrastructure	\$ 225,000	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,125,000
OnBase Expansion	\$ 87,000	\$ -	\$ -	\$ -	\$ -	\$ 87,000
PC Replacement	\$ -	\$ 193,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 793,000
Total ICT	\$ 312,000	\$ 593,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,005,000
Total New Project Request	\$ 10,460,041	\$ 8,305,518	\$ 6,867,604	\$ 7,660,000	\$ 6,860,000	\$ 40,153,163

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new ProMedica office building and modification of adjacent parking lot areas.
- Location - 2070 West Central Avenue
- Applicant - ProMedica Toledo Hospital
2142 N. Cove Blvd
Toledo, OH 43606
- Contact - Brian McNulty
3441 Granite Circle
Toledo, OH 43617
- Landscape Architect - Lee Smykowski, ASLA
SSOE Group
1001 Madison Avenue
Toledo, OH 43604
- Attorney - Mark H. Rose
Marshall & Melhorn, LLC
Four Seagate, Eight Floor
Toledo, OH 43604

Site Description

- Zoning - CR / Regional Commercial District
- Area - ±10.78 acres
- Frontage - ±700.02' along West Central Avenue
- Frontage - ±612.12' along St. Bernard Drive
- Frontage - ±769.00' along Giant Street
- Frontage - ±638.96' along ProMedica Parkway
- Existing Use - Medical Campus
- Proposed Use - Medical Campus

GENERAL INFORMATION (cont'd)

Area Description

- North - Parks and Open Space / POS
- South - Undeveloped, Commercial Land Use / CR-UNO
- East - Vacated Streets / RS6, Commercial Land Uses / CR
- West - Single Family Dwellings / RD6, Pawn Shop / CR-UNO

Parcel History

- Z-100-85 - Request for zone change from mixed zoning to P / Parks District by the City of Toledo at the request of the West Toledo Area Citizens Association. Res. 100-85 approved by Plan Commission on 7/11/85, City Council approved on 7/30/85, Ord. 564-85.
- Z-12007-93 - Request for zone change at 3130, 3134, and 3138 St. Bernard Drive from R-3 Single Family Residential to C-2 Office Commercial. Plan Commission approved on 1/6/94, Ord. 53-94. Parking lot site plan review for The Toledo Hospital at 2150 West Central Avenue at St. Bernard Drive. Administratively approved on 2/28/94.
- Z-6007-99 - Request for zone change from "P" Parks District to "C-3" General Commercial District. Plan Commission disapproved on 8/19/99. City Council Planning and Zoning disapproved on 9/15/99.
- Z-8002-04 - Request for zone change from Parks District to CO Office Commercial at 2100 Giant Street. Plan Commission approved 10/14/04, City Council Planning and Zoning approved on 11/17/04, Ord. 437-04 and Ord. 318-05.
- Z-9007-12 - Request for zone change from POS / Parks and Open Space at 2100 Giant Street and from RD6 Residential Duplex and CO Office Commercial along St. Bernard St to CR / Regional Commercial. Plan Commission approved 11/1/12, City Council Planning and Zoning approved on 12/5/12, awaiting Ordinance Number.

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan.

STAFF ANALYSIS

The applicant is requesting a major site plan review for a site located at 2070 West Central Avenue to allow for the construction of a new medical office building and for the modification of adjacent parking areas at The Toledo Hospital. Promedica owns and occupies the site commonly referred to as the “North Campus” which is comprised of a medical office building, a center for health services building, and the ProMedica laboratory and the parking areas associated with each building. The site is in CR Regional Commercial zoning district and consists of ±10.78 acres. Pursuant to TMC§1111.0802.B.1, all nonresidential developments with a floor area of more than 50,000 square feet require a Major Site Plan review.

Construction documents indicate the demolition of the existing medical office building for the construction of a new medical office building on the easternmost 3.98 acres of the site. Former residences located in the northeast corner of the site along St. Bernard Drive have been or are in the process of being razed to accommodate the modification of the parking areas intended to serve the medical campus. Pursuant to TMC§1111.0802.B.2, proposed off-street parking with 60 or more spaces requires a Major Site Plan review. The site improvements are intended to produce a more coordinated medical complex that incorporates shared parking and consolidated access points.

Parking and Circulation

The site plan indicates that 700 parking spaces are required for the proposed development and existing health services building and the laboratory per TMC§1107.0304 Schedule A. The medical facility complex is intending to use a 20% reduction in the number of parking spaces required possible through the development of a transit stop bus shelter proposed along West Central Avenue. TMC§1107.1400.E *Parking, Loading and Access* states that the Planning Director may authorize up to a 20% reduction in the number of off-street parking spaces for developments that provide transit stops if the following conditions are met:

- 1) The transit stop must be designed to be a waiting area for transit riders, clearly identified as such, and open to the public at large;
- 2) The transit stop must be designed as an integral part of the development project, with direct access to the waiting area from the development site;

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

- 3) The transit waiting area must be designed to accommodate passengers in a covered area, with the capacity of a least five persons and must include internal lighting and other features that encourage use of the facility; and
- 4) The transit stop shall be owned and/or maintained as part of the project unless other arrangements are made to the satisfaction of TARTA.

The 20% reduction reduces the new total number of required parking spaces from 700 to 560. Currently there are a total of 333 on-site parking spaces with 238 spaces dedicated to The Center for Health Services and 95 spaces dedicated to the Lab Facility. Two hundred seventy four new spaces are proposed for a total of 607 parking spaces. The parking plan also indicates the employment of underground detention for storm water management.

The design intent of the site plan is to provide a unified campus which functions as a single site, with defined vehicular circulation and shared parking areas for all three ProMedica buildings. A new tree-lined internal roadway provides improved access to and from the site, access to all three buildings on the site, and distributes traffic to each of these facilities. Per TMC§1107.1407.B *Parking, Loading and Access* – It is the City's stated intention to encourage efficient use of land and resources by allowing users to share off-street parking facilities whenever feasible. The Planning Director may authorize a reduction in the number of required off-street parking spaces for multiple use developments or for uses that are located near one another and that have different peak parking demands or different operating hours.

Density

The site is ±10.78 acres in area and is zoned CR Regional Commercial. The maximum height for buildings in the zoning district is 65 feet and the maximum building coverage of the site is 85 percent (TMC§1106.0102 Intensity and Dimensional Standards Table). Floor Area Ratio (FAR) standards regulate the amount of building floor area allowed on a site. Based on Floor Area Ratio calculations (dividing the floor area of a non-residential building space on a site by the gross lot area of the site), the FAR is equal to .68. This is well below the 2.5 maximum allowed in the CR zoning district as stated in TMC§1106.0102 Intensity and Dimensional Standards Table.

Building coverage refers to the total area of a lot covered by buildings or roofed areas. Ground level parking, open recreation areas, courtyards, patios and plazas are not to be counted as building coverage (TMC§1106.0207). Viewing the site as a whole, the proposed site plan depicting the 3 medical facilities results in 30 percent building coverage. This is well below the 85 percent allowed in the CR zoning district.

STAFF ANALYSIS (cont'd)

Landscaping

A landscape plan has been submitted as part of the major site plan review. Accompanying the plan is a request for several landscape waivers. Per TMC§1108.0600 "Landscaping and Screening", the Plan Commission has the authority to waive landscaping requirements if site conditions make strict adherence to the landscaping requirements impossible. The site is urban in nature and the infrastructure and buildings are largely in place. Staff met with the applicant and supports the waiver requests. The waiver requests are as follows:

Waiver of TMC§1108.0202.B.1 *Frontage Greenbelt* - a waiver for the required of at least one tree be provided for every 30 feet of lot frontage or fraction thereof. The Central Avenue Frontage Greenbelt ($\pm 336'$) requires 11 trees: 7 have been provided. The vacated ProMedica Parkway Frontage Greenbelt ($\pm 616'$) requires 21 trees: 19 have been provided. There is a concern that the required trees will block views to the new medical Office Building and any associated signage that may be incorporated onto the building's façade. **Staff recommends approval of the waiver request.**

Waiver of TMC§1108.0202.B.3 *Frontage Greenbelt* - a waiver of the required frontage greenbelt minimum width of 15' is requested for the east side of the Medical Office Building parking lot which fronts the old ProMedica Parkway right-of-way. A reduction of the greenbelt frontage minimum width from 15' to 11' along a portion of ProMedica Parkway will provide an additional 4' of width in the parking lot, allowing for an additional row of parking spaces. The reduced frontage greenbelt will include evergreen hedge plantings as required by code. The applicant has stated that the old ProMedica Parkway will no longer function as a public street. The pavement has been removed as a result of the ProMedica Parkway project, and it is anticipated that the right-of-way and the street will be vacated in the near future. **Staff recommends approval of the waiver request.**

Waiver of TMC§1108.0204.B.9 *Landscaping and Screening* - a waiver of the requirement that perimeter landscaping must be installed along any parking area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property is requested. The new and modified parking lots associated with the new Medical Office Building, the existing Laboratory, and Center of Health Services building are designed with the intent to provide a unified campus which functions as a single site. The site plan depicts a design with well defined vehicular circulation and shared parking facilities for all three ProMedica buildings, as well as adequate perimeter landscaping around the site as a whole. **Staff recommends approval of the waiver request.**

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Waiver of TMC§1108.0204.C.1.a and TMC§1108.0204.C.1.b *Landscaping and Screening* – a waiver of the required quantity of interior parking lot trees and shrubs is requested. Code states that 2 canopy trees and 6 shrubs are required to be installed for every 10 parking spaces. Based on a total of 600 parking spaces provided for the 3 medical facilities, code requires 120 trees and 360 shrubs to be installed in parking lot islands and peninsulas. The applicant states that due to site area limitations, the parking lots are not large enough to meet code parking requirements with the required number of trees and shrubs in landscape islands. The current landscape plan proposes 71 trees (1.2 trees for each 10 parking spaces) and 270 shrubs (4.5 for each 10 parking spaces). The letter of intent states that 360 ornamental grass plants will be provided in the interior island to supplement the shrub plantings. **Staff recommends approval of the waiver request.**

Waiver of requirement for TMC§1108.0205.B *Landscaping and Screening* – a waiver of the foundation plantings along all portions of the building that are visible from the public rights-of-way is being requested. Code requires that foundation plantings along all portions of the building that are visible from public street rights-of-way and landscaping at all major building entrances. The concern is for the aesthetic appearance of the foundation plantings along the base of a large medical building as well as the quantity of plantings required to meet this provision. The landscape plan and the letter of intent indicate that shrub plantings will be provided at all major building entrances which staff believes to be adequate. **Staff recommends approval of the waiver request.**

Building Design

The new medical office building will be situated on the site so to mark a prominent entrance point to The Toledo Hospital's North Campus. The new medical office building will be 55,000 gross square feet, consisting of 39,000 net square feet dedicated to physician offices on two floors, and a pharmacy of 6,500 net square feet. The building will be designed to meet LEED (Leadership in Energy and Environmental Design) Certified criteria. LEED Certified buildings are designed to: 1) Lower operating costs and increase asset value; 2) Reduce waste sent to landfills; 3) Conserve energy and water; 4) Be healthier and safer for occupants; 5) Reduce harmful greenhouse gas emissions and; 6) Qualify for tax rebates, zoning allowances and other incentives in hundreds of cities.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

Buildings in the CR district have a maximum height limit of 65 feet. The proposed design is in compliance with this regulation. The elevation drawings for the proposed medical office building indicate the total height of the structure will be ±29 feet. The color renderings indicate the use of light and dark brick, aluminum curtain walls and, other high quality materials throughout the development. The building will have varying roof heights, and recesses at various locations to help break the mass of the building and provide the building with architectural character.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for institutional campus uses. The purpose of the IC, Institutional Campus designation is to accommodate large institutional uses in campus-like settings, such as hospitals, schools, and colleges. The IC designation is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. The proposed development conforms to this land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR 55-12, a Major Site Plan Review for a new ProMedica office building and modification of adjacent parking lot areas located at 2070 West Central Avenue along with waivers of TMC§1108.0202.B.1 *Frontage Greenbelt* (Central Avenue and ProMedica Parkway frontage greenbelts), TMC§1108.0202.B.3 *Frontage Greenbelt* (ProMedica Parkway frontage greenbelt), TMC§1108.0204.B.9 *Landscaping and Screening*, TMC§1108.0204.C.1.a and TMC§1108.0204.C.1.b *Landscaping and Screening*, and TMC§1108.0205.B *Landscaping and Screening*, subject to the following thirty-nine (39) conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. Plans for the water services shall be submitted to the Division of Engineering Services for review and approval.
3. The plans show an existing waterline in the right-of-way of Central Avenue, on the north side; there is no existing waterline in this location.
4. The hydrant in front of 2110 Central Avenue is a privately-owned hydrant on the existing 6-inch (6") fire line to 2110 Central Avenue. The tap for the fire line will be abandoned by the City of Toledo at the owner's expense. The hydrant shall be removed by the owner after the fire line has been abandoned.
5. The 8" x 6" tapping sleeve and six-inch (6") valve will be installed by the City of Toledo at the owner's expense. Excavation, valve box, and restoration shall be by the owner.
6. Do not install fire service beneath the catch basin in ProMedica Parkway.
7. The City of Toledo does not allow 3-inch (3") water services. The domestic service shall be either a 4-inch (4") or a 2-inch (2") service. The meter setting shall match the size of the incoming water service. If a 4-inch (4") service is installed, the connection to the 6-inch (6") fire line may be a tee and 4-inch (4") valve, or a 4-inch (4") tap by the City of Toledo at the owner's expense. If a two-inch (2") service is installed, the connection to the six-inch (6") fire line shall be a tap by the City of Toledo at the owner's expense.
8. The water setting detail, including meter bypass and backflow preventer, shall be submitted to the City of Toledo Backflow Preventer Coordinator, 401 S. Erie St, Toledo, OH 43602. Contact the Division of Water Distribution for installation requirements for interior and exterior backflow preventer.
9. Do not place water services within 10-feet (10') of sanitary or storm sewer or within 4-feet (4') of any other underground utility.
10. Do not construct permanent structures over unmetered water service.
11. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
12. Per the Ohio EPA, drain holes on hydrants (new and existing) that will be within 10-feet (10') of a storm sewer must be plugged.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

13. Contact the Ohio EPA to determine if the water service needs to be submitted for review and approval.
14. Verify with the Bureau of Fire Prevention that a PIV will not be required.
15. Verify with the Bureau of Fire Prevention that on-site fire hydrants are not required in the parking lot.
16. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules & Regulations: of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction Requirements; and "The Comprehensive Ditch Plan". All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
17. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
18. No construction work, including grading, will be permitted without approved plans and inspection.
19. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architect, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is full understanding of the City of Toledo's requirements for the sanitary, storm, water and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

Contact Information is:

Division of Engineering Services: ph. (419) 245-1315, fax (419) 936-2850

Sanitary Sewers: Mike Elling, ph. (419) 936-2276

Storm Water Drainage: Lorie Haslinger, ph. (419) 245-3221

Water: Andrea Kroma, ph. (419) 936-2163

Roadway: Doug Stephens, ph. (419) 936-2279

20. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly.
21. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
22. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. The developer shall use existing sanitary tap, when available.
23. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer's cost.
24. Any existing sewers under the proposed buildings shall be relocated or abandoned. The developer shall verify any sewers to be abandoned are no longer in service.
25. Any previous kill that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.
26. Any sanitary sewer manholes, in or near, pavement shall have solid lids installed on them.

Sewer & Drainage Services

No comments or objections to the site plan.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

27. Building plans shall meet Fire Prevention approval.

Transportation

28. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
29. ADA parking is not shown at a location reasonably near the entrance of the lab facility. In accordance with Toledo Municipal Code 1107, ADA shall be provided in close proximity to the entrance of each building.

Building Inspection

30. Please note that new commercial construction will require construction documents stamped by a design professional by the State of Ohio to be submitted to the Division of Building Inspection for plan review and approval showing the construction to be in compliance with the Ohio Building Code and applicable mechanical and electrical codes.

Plan Commission

31. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
32. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **Acceptable as depicted on site plan.**
33. Existing bus stops shall be integrated into the traffic and pedestrian circulation system on the site. The developer shall consult with TARTA on the need to provide one or more of the following:
- a. Connection to future bus stops;
 - b. Bus turnout lanes for customers and employees; or
 - c. Other transit improvements

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

34. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**

35. The building materials of the addition shall meet the requirements of TMC 1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **The submitted elevations meet the requirements of TMC 1109.0500 Building Façade Materials and Color.**

36. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. One tree is required for every 500 square feet of building coverage, or fraction thereof, for all structures. Greenbelt Frontage trees are included in this total, minimum of two trees in the front and side yards. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances; **acceptable as depicted on landscape plan.**

 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing; **acceptable as depicted on landscape plan.**

 - c. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscape plan.**

 - d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **acceptable as depicted on landscape plan.**

 - e. Topsoil must be back filled to provide positive drainage of the landscape area;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscape plan.**
- g. Landscape terminal islands must be provided at the end of each parking row; hatched area located to the southwest corner of the parking lot shall be subject to landscape terminal island landscaping; **acceptable as depicted on landscape plan.**
- h. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot; **acceptable as depicted on landscape plan.**
- i. Frontage greenbelts shall be constructed of grass, trees and shrub plantings. Greenbelt frontage landscaping shall be a minimum width of 15 feet, constructed of a solid evergreen hedge and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered; **acceptable as depicted on landscape plan.**
- j. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **acceptable as depicted on landscape plan.**
- k. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on landscape plan.**
- l. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
- m. The location, height and materials for any fencing to be installed and maintained. Fence shall be solid board-on-board and shall be depicted as such in revised landscape plan; **compliance to be determined.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

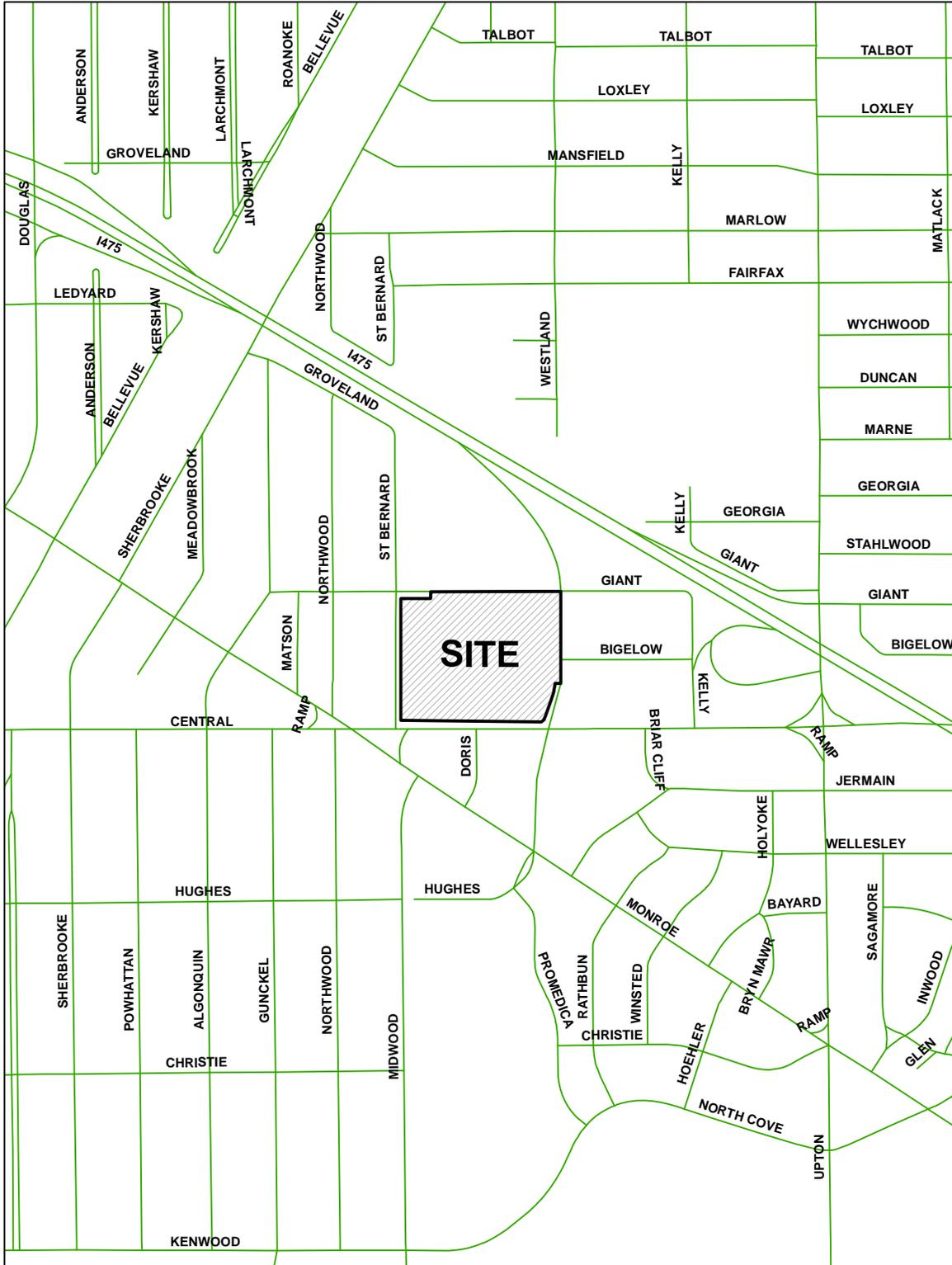
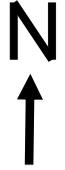
- n. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **compliance to be determined.**
 - o. The location, lighting and size of any signs, all signage is subject to TMC§1387; **compliance to be determined.**
37. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
38. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
39. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-55-12
DATE: January 10, 2013
TIME: 2:00 P.M.

GP/an
Seven (7) sketches follow

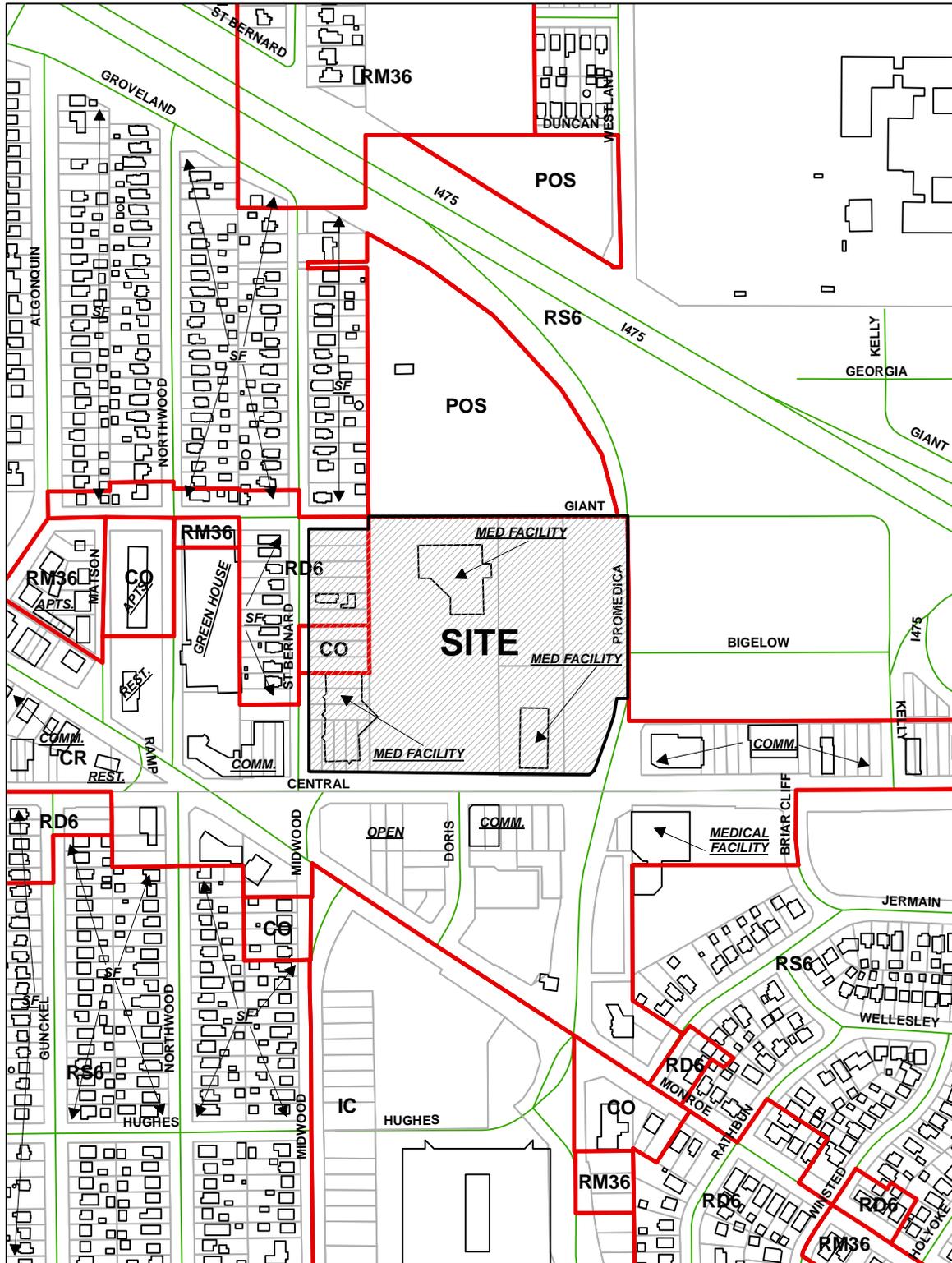
GENERAL LOCATION

SPR-55-12
ID 45



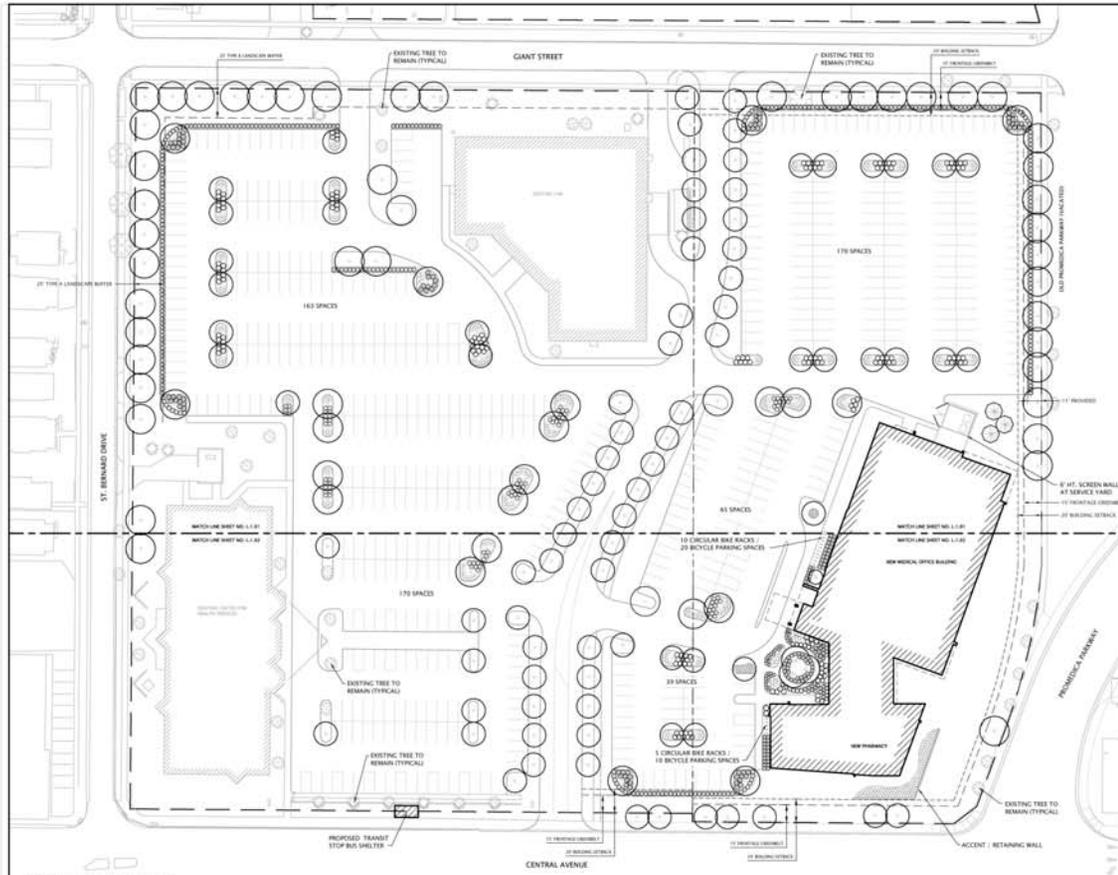
ZONING & LAND USE

SPR-55-12
ID 45



LANDSCAPE PLAN

SPR-55-12
ID45



SITE LANDSCAPE KEY PLAN

SCALE: 1" = 40'

PARKING DATA	
BUILDING - SQUARE FOOTAGE	SPACES REQUIRED BY CODE - WITH 20% TRANSIT STOP BUS SHELTER REDUCTION
LAR BUILDING 22,291 CSF	1 SPACE / 200 CSF = 110 SPACES / 88 SPACES WITH 20% REDUCTION
CENTER FOR HEALTH SERVICES 61,000 CSF	1 SPACE / 200 CSF = 305 SPACES / 240 SPACES WITH 20% REDUCTION
NORTH CAMPUS MOB 46,500 CSF	1 SPACE / 200 CSF = 243 SPACES / 194 SPACES WITH 20% REDUCTION
NORTH CAMPUS PHARMACY 6,500 CSF	1 SPACE / 300 CSF = 22 SPACES / 18 SPACES WITH 20% REDUCTION
	700 SPACES TOTAL REQUIRED BY CODE / 540 SPACES WITH 20% REDUCTION
	607 SPACES TOTAL PROVIDED

- PARKING NOTES**
1. PARKING COUNTS ARE BASED ON THE PLANNING DIRECTOR AUTHORIZING A 20% REDUCTION IN THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR THE DEVELOPMENT OF A TRANSIT STOP BUS SHELTER PROVIDED AT CENTRAL AVENUE. THE NEW BUS SHELTER TRANSIT STOP WILL MEET ALL CODE SPECIFIED CRITERIA.
 2. THE CENTER FOR HEALTH SERVICES HAS 218 EXISTING PARKING SPACES AND THE LAR FACILITY HAS 93 EXISTING PARKING SPACES. THE CURRENT ON-SITE PARKING TOTAL IS 313 SPACES.
 3. THE PROPOSED SITE PLAN PROVIDES 313 SPACES WEST OF THE NORTH-SOUTH DRIVE BETWEEN CENTRAL AVE. AND GIANT STREET, AND 274 SPACES EAST OF THE DRIVE, ADJACENT TO THE NEW MOB AND PHARMACY.
 4. BASED ON THE 263 PARKING SPACES REQUIRED FOR THE MOB/PHARMACY, 27 BICYCLE PARKING SPACES ARE REQUIRED. 30 BICYCLE PARKING SPACES HAVE BEEN PROVIDED.
 5. THE SITE HAS BEEN DESIGNED TO FUNCTION AS A SINGLE CAMPUS WITH SHARED PARKING FACILITIES.

LANDSCAPING AND SCREENING DATA

FRONTAGE CRITERIA REQUIREMENTS

MOB SITE - CENTRAL AVENUE FRONTAGE: 336' +/-
 A. 11' MINIMUM WIDTH
 B. 1 TREE FOR EVERY 10' OF FRONTAGE
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT (PROMEDICA PARKWAY TO SITE ENTRANCE DRIVE)

MOB SITE - OLD PROMEDICA PARKWAY/VACATED FRONTAGE: 816' +/-
 A. 20' +/- WIDTH PROVIDED
 B. TREES REQUIRED: 11 / TREES PROVIDED: 2
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT

MOB SITE - GIANT STREET FRONTAGE: 240' +/-
 A. 11' +/- WIDTH PROVIDED
 B. TREES REQUIRED: 11 / TREES PROVIDED: 18 NEW / 1 EXISTING
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT (BREWSTER AVENUE TO SITE ENTRANCE DRIVE)

MOB SITE - ST. BERNARD DRIVE FRONTAGE: 240' +/-
 A. 11' WIDTH PROVIDED
 B. TREES REQUIRED: 9 / TREES PROVIDED: 10 NEW / 1 EXISTING
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT

NEW PARKING LOT / GIANT STREET FRONTAGE: 270' +/-
 A. 11' WIDTH PROVIDED
 B. TREES REQUIRED: 9 / TREES PROVIDED: 10 NEW / 1 EXISTING
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT

NEW PARKING LOT / ST. BERNARD DRIVE FRONTAGE: 270' +/-
 A. 11' WIDTH PROVIDED
 B. TREES REQUIRED: 9 / TREES PROVIDED: 10
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT

NEW PARKING LOT / ST. BERNARD DRIVE FRONTAGE: 270' +/-
 A. 11' WIDTH PROVIDED
 B. TREES REQUIRED: 9 / TREES PROVIDED: 10
 C. EVERGREEN SHRUB HEDGE PROVIDED AT PARKING LOT

TYPE A BUFFER AND SCREENING REQUIREMENTS FOR CR ADJACENT TO R3 AND R3Z ZONING

A. 20' MINIMUM WIDTH
 B. 4 CANOPY TREES PER 100 LINEAL FEET
 C. 15 SHRUBS PER 100 LINEAL FEET

GIANT STREET FRONTAGE: 146' +/-
 A. 20' WIDTH PROVIDED
 B. TREES REQUIRED: 8 / TREES PROVIDED: 6
 C. SHRUBS REQUIRED: 30 / SHRUBS PROVIDED: 38

ST. BERNARD DR. FRONTAGE: 270' +/-
 A. 20' +/- WIDTH PROVIDED
 B. TREES REQUIRED: 9 / TREES PROVIDED: 10
 C. SHRUBS REQUIRED: 31 / SHRUBS PROVIDED: 26

PARKING LOT LANDSCAPING - INTERIOR REQUIREMENTS

A. TWO CANOPY TREES FOR EACH 10 PARKING SPACES
 B. SHRUBS FOR EACH 10 PARKING SPACES

TOTAL ON-SITE PARKING: 600 SPACES
 A. TREES REQUIRED: 120 / TREES PROVIDED: 70
 B. SHRUBS REQUIRED: 360 / SHRUBS PROVIDED: 270

NOTE: 360 ORNAMENTAL GRASSES HAVE BEEN PROVIDED IN THE PARKING LOT INTERIOR TO SUPPLEMENT TREE AND SHRUB PLANTINGS.

PARKING LOT LANDSCAPING - PERIMETER LANDSCAPE BUFFER REQUIREMENTS

A. ONE CANOPY TREES FOR EACH 30 LINEAL FEET
 B. CONTINUOUS SHRUB HEDGE

MOB PARKING LOT - CENTRAL AVENUE FRONTAGE: 122'
 A. TREES REQUIRED: 4 / TREES PROVIDED: 4
 B. CONTINUOUS EVERGREEN SHRUB HEDGE PROVIDED

MOB PARKING LOT - VACATED PROMEDICA PARKWAY FRONTAGE: 247'
 A. TREES REQUIRED: 11 / TREES PROVIDED: 11
 B. CONTINUOUS EVERGREEN SHRUB HEDGE PROVIDED

MOB PARKING LOT / GIANT STREET FRONTAGE: 246' +/-
 A. TREES REQUIRED: 11 / TREES PROVIDED: 18 NEW / 1 EXISTING
 B. CONTINUOUS EVERGREEN SHRUB HEDGE PROVIDED

MOB PARKING LOT / GIANT STREET FRONTAGE: 245' +/-
 A. TREES REQUIRED: 11 / TREES PROVIDED: 18 NEW / 1 EXISTING
 B. CONTINUOUS EVERGREEN SHRUB HEDGE PROVIDED

NEW PARKING LOT / ST. BERNARD DRIVE FRONTAGE: 247' +/-
 A. TREES REQUIRED: 9 / TREES PROVIDED: 10
 B. CONTINUOUS EVERGREEN SHRUB HEDGE PROVIDED

INTERIOR SITE LANDSCAPING REQUIREMENTS (COMMERCIAL USE)

A. ONE 12" CALIBER TREE FOR EVERY 1000 SQ. FT. OF BUILDING COVERAGE
 B. FOUNDATION PLANTINGS ALONG NORTH OR EAST BUILDING WALLS FROM THEIR POINTS OF ENTRY AND AT MAJOR BUILDING ENTRANCES

MOB SITE: 32,816 SQ. FT. NEW MOB PHARMACY BUILDING FOOTPRINT
 A. TREES REQUIRED: 33 / TREES PROVIDED: 18
 B. LANDSCAPING AT MAJOR BUILDING ENTRANCES PROVIDED

LANDSCAPING AND SCREENING NOTES

1. PARKING LOT PERIMETER LANDSCAPING WITH AND PLANTING REQUIREMENTS WHEN ADJACENT TO A PUBLIC RIGHT-OF-WAY HAVE BEEN COUNTED TOWARD WITH AND PLANTING REQUIREMENTS OF FRONTAGE CRITERIA REQUIREMENTS.
2. THE PARKING LOT PERIMETER LANDSCAPING WITH AND PLANTING REQUIREMENTS WHEN ADJACENT TO ANOTHER PROPERTY PROPERTY HAVE BEEN COUNTED TOWARD THE WITH AND PLANTING REQUIREMENTS OF THE BUFFER AND SCREENING REQUIREMENTS OF SECTION 1109.03(B).
3. REFER TO SHEET 15651.011 AND 15651.012 FOR DETAILED LANDSCAPE PLANS, REFER TO SHEET 15651.013 FOR PLANT LIST, NOTES, AND DETAILS.

LANDSCAPE DRAWING INDEX

1.00 - LANDSCAPE KEY PLAN AND CODE DATA
 1.01 - ENHANCED NORTH SITE LANDSCAPE PLAN
 1.02 - ENHANCED SOUTH SITE LANDSCAPE PLAN
 1.03 - HOTEL, PLANT LIST, AND PLANTING DETAILS

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE: 1" = 40'

HKS

ARCHITECT
 HKS, INC.
 200 WEST MAIN STREET
 HOUSTON, TX 77002

MECHANICAL ENGINEERS
 HKS, INC.
 200 WEST MAIN STREET
 HOUSTON, TX 77002

CIVIL ENGINEERS
 HKS, INC.
 200 WEST MAIN STREET
 HOUSTON, TX 77002

STRUCTURAL ENGINEERS
 HKS, INC.
 200 WEST MAIN STREET
 HOUSTON, TX 77002

LANDSCAPE ARCHITECT
 HKS, INC.
 200 WEST MAIN STREET
 HOUSTON, TX 77002

**North Campus
 Medical Office
 Building**

**PROMEDICA
 TOLEDO HOSPITAL**

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
 15651.013

DATE
 12/06/12

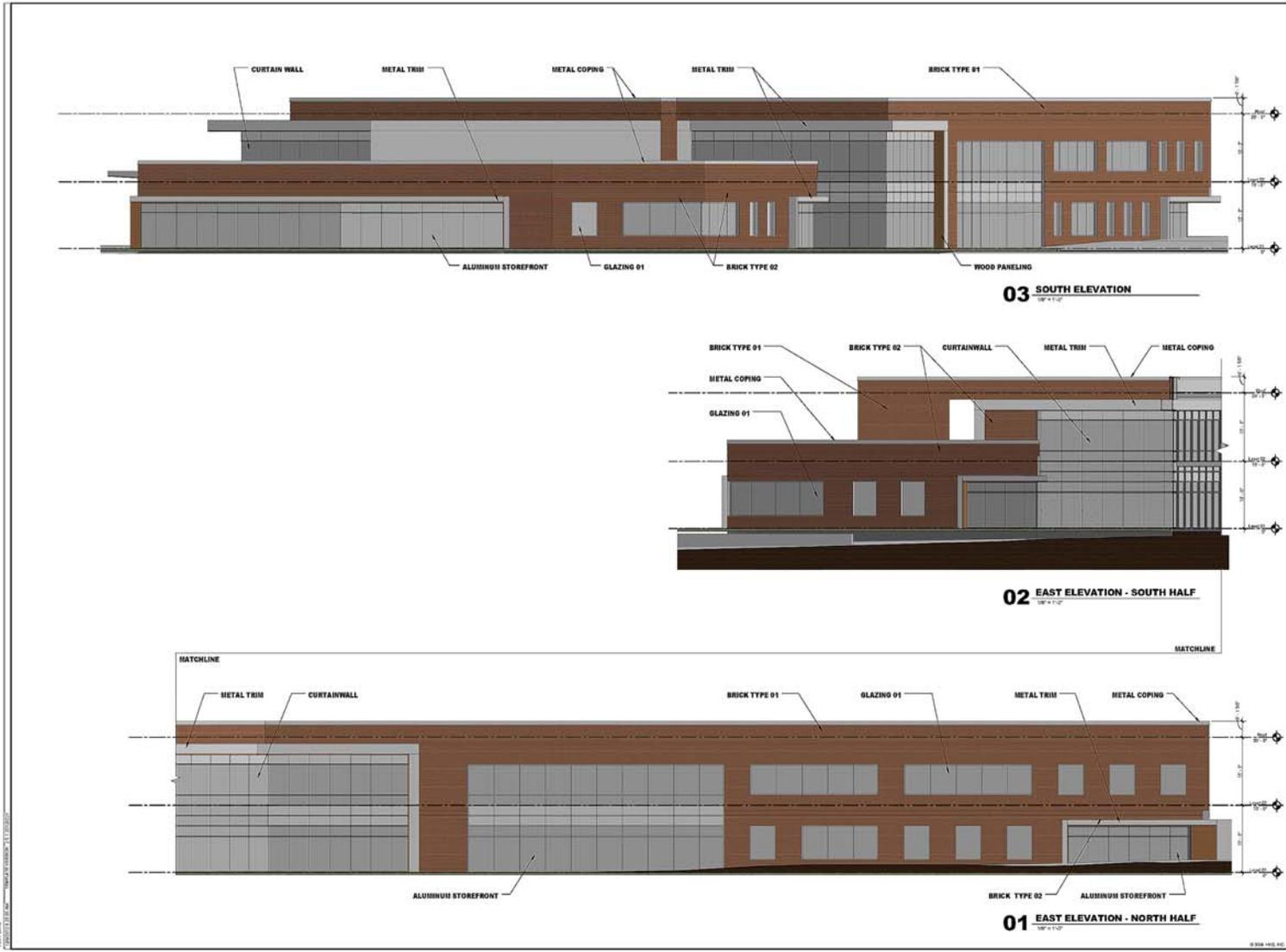
Major Site Plan Review

LANDSCAPE KEY PLAN and Code Data

L1.00

ELEVATION A

SPR-55-12
ID45



HKS

ARCHITECT
HKS, INC.
200 EAST MAIN STREET
DORSETVILLE, OH 43027

MECHANICAL ENGINEERS
HKS, INC.
1800 CENTINALL STREET
DALLAS, TEXAS 75201

CIVIL ENGINEERS
ES&S
6990 WATSON ROAD
TOLEDO, OHIO 43629

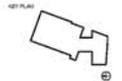
STRUCTURAL ENGINEERS
HKS, INC.
1910 BROADWAY AVENUE
DALLAS, TX 75201-1050

LANDSCAPE ARCHITECT
ES&S
100 WOODSON AVENUE
TOLEDO, OHIO 43604

**North Campus
Medical Office
Building**

**PROMEDICA
TOLEDO HOSPITAL**

INTERIM REVIEW ONLY
These documents are preliminary, and are subject to change without notice, and are not intended for regulatory approval, permit, or construction purposes.
Approval: 2/20/12
Date: 2/20/12



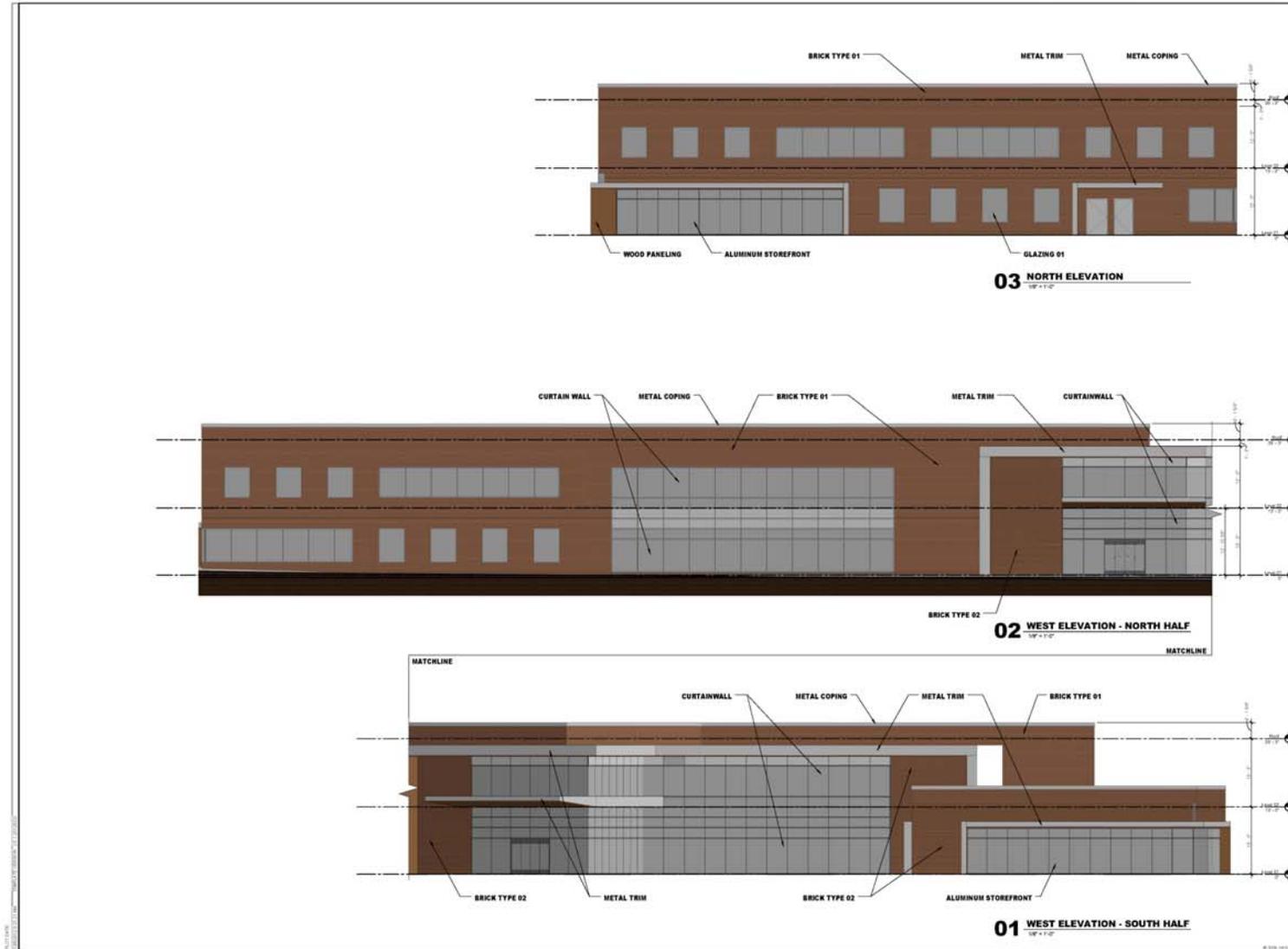
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER:
15651.013
DATE:
12/06/2012
HKS AS:
**MAJOR SITE PLAN
REVIEW**
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO:
EL.02

ELEVATION B

SPR-55-12
ID45



HKS

ARCHITECT
1001 MC
200 EAST MAIN STREET
WESTPHALIA, PA 19381

MECHANICAL ENGINEERS
1001 MC
200 EAST MAIN STREET
DALLAS, TEXAS 75201

CIVIL ENGINEERS
1001 MC
200 EAST MAIN STREET
DALLAS, TEXAS 75201

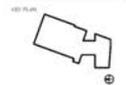
STRUCTURAL ENGINEERS
1001 MC
200 EAST MAIN STREET
DALLAS, TEXAS 75201

LANDSCAPE ARCHITECT
1001 MC
200 EAST MAIN STREET
DALLAS, TEXAS 75201

**North Campus
Medical Office
Building**

PROMEDICA
TOLEDO HOSPITAL

INTERIM REVIEW ONLY
This document is preliminary and
not intended for construction. It is
not to be used for construction
purposes without the approval
of the architect.



NO.	DESCRIPTION	DATE

PROJECT NUMBER
15651.013

DATE
12/06/2012

**MAJOR SITE PLAN
REVIEW**

EXTERIOR
ELEVATIONS

SHEET NO.
EL.01

EXHIBIT A

SPR-55-12
ID45



NORTH CAMPUS MOB 2070 W. Central Ave. Toledo, Ohio 43606

LEGAL DESCRIPTION

4 PARCELS OF LAND BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY ONE (21), TOWN NINE (9) SOUTH, RANGE SEVEN (7) EAST, 14ND SOUTH OF GANT STREET, EAST OF ST. BERNARD PLACE, AND WEST OF WESLAND AVENUE, TOGETHER WITH 17 PARCELS BEING LOTS 2, 3, 4 & 4 IN ST. BERNARD PLACE RECORDED IN PLAT VOLUME 26, PAGE 23 AND LOTS 1-14 INCLUDE IN THE SUBDIVISION OF LOT NUMBER 1 IN ST. BERNARD PLACE RECORDED IN PLAT VOLUME 27, PAGE 13, ALL IN THE CITY OF TOLEDO, LOCAL COUNTY, OHIO.

PARCELS: 14-32714, 14-32721, 14-32722, 14-32723, 14-32724, 14-32725, 14-32726, 14-32727, 14-32728, 14-32729, 14-32730, 14-32731, 14-32732, 14-32733, 14-32734, 14-32735, 14-32736, 14-32737, 14-32738, 14-32739, 14-32740, 14-32741, 14-32742, 14-32743, 14-32744, 14-32745, 14-32746, 14-32747, 14-32748, 14-32749, 14-32750, 14-32751, 14-32752, 14-32753, 14-32754, 14-32755, 14-32756, 14-32757, 14-32758, 14-32759, 14-32760, 14-32761, 14-32762, 14-32763, 14-32764, 14-32765, 14-32766, 14-32767, 14-32768, 14-32769, 14-32770, 14-32771, 14-32772, 14-32773, 14-32774, 14-32775, 14-32776, 14-32777, 14-32778, 14-32779, 14-32780, 14-32781, 14-32782, 14-32783, 14-32784, 14-32785, 14-32786, 14-32787, 14-32788, 14-32789, 14-32790, 14-32791, 14-32792, 14-32793, 14-32794, 14-32795, 14-32796, 14-32797, 14-32798, 14-32799, 14-32800, 14-32801, 14-32802, 14-32803, 14-32804, 14-32805, 14-32806, 14-32807, 14-32808, 14-32809, 14-32810, 14-32811, 14-32812, 14-32813, 14-32814, 14-32815, 14-32816, 14-32817, 14-32818, 14-32819, 14-32820, 14-32821, 14-32822, 14-32823, 14-32824, 14-32825, 14-32826, 14-32827, 14-32828, 14-32829, 14-32830, 14-32831, 14-32832, 14-32833, 14-32834, 14-32835, 14-32836, 14-32837, 14-32838, 14-32839, 14-32840, 14-32841, 14-32842, 14-32843, 14-32844, 14-32845, 14-32846, 14-32847, 14-32848, 14-32849, 14-32850, 14-32851, 14-32852, 14-32853, 14-32854, 14-32855, 14-32856, 14-32857, 14-32858, 14-32859, 14-32860, 14-32861, 14-32862, 14-32863, 14-32864, 14-32865, 14-32866, 14-32867, 14-32868, 14-32869, 14-32870, 14-32871, 14-32872, 14-32873, 14-32874, 14-32875, 14-32876, 14-32877, 14-32878, 14-32879, 14-32880, 14-32881, 14-32882, 14-32883, 14-32884, 14-32885, 14-32886, 14-32887, 14-32888, 14-32889, 14-32890, 14-32891, 14-32892, 14-32893, 14-32894, 14-32895, 14-32896, 14-32897, 14-32898, 14-32899, 14-32900, 14-32901, 14-32902, 14-32903, 14-32904, 14-32905, 14-32906, 14-32907, 14-32908, 14-32909, 14-32910, 14-32911, 14-32912, 14-32913, 14-32914, 14-32915, 14-32916, 14-32917, 14-32918, 14-32919, 14-32920, 14-32921, 14-32922, 14-32923, 14-32924, 14-32925, 14-32926, 14-32927, 14-32928, 14-32929, 14-32930, 14-32931, 14-32932, 14-32933, 14-32934, 14-32935, 14-32936, 14-32937, 14-32938, 14-32939, 14-32940, 14-32941, 14-32942, 14-32943, 14-32944, 14-32945, 14-32946, 14-32947, 14-32948, 14-32949, 14-32950, 14-32951, 14-32952, 14-32953, 14-32954, 14-32955, 14-32956, 14-32957, 14-32958, 14-32959, 14-32960, 14-32961, 14-32962, 14-32963, 14-32964, 14-32965, 14-32966, 14-32967, 14-32968, 14-32969, 14-32970, 14-32971, 14-32972, 14-32973, 14-32974, 14-32975, 14-32976, 14-32977, 14-32978, 14-32979, 14-32980, 14-32981, 14-32982, 14-32983, 14-32984, 14-32985, 14-32986, 14-32987, 14-32988, 14-32989, 14-32990, 14-32991, 14-32992, 14-32993, 14-32994, 14-32995, 14-32996, 14-32997, 14-32998, 14-32999, 14-33000.

CONTAINING 430,288.08 SQUARE FEET, 10.796 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS AND ADJUDICATIONS OF RECORD.

ZONING ANALYSIS

CURRENT ZONING	CE, REGIONAL COMMERCIAL
PROPOSED USE	MEDICAL SERVICES
MAXIMUM FLOOR AREA RATIO (FAR)	2.5
BUILDING SETBACK	20 FEET
FRONT	20 FEET
PARKING SETBACKS	15 FEET
FRONT	25 FEET
FRONT (ST. BERNARD)	25 FEET
MAXIMUM FRONT SETBACK	NONE
MAXIMUM HEIGHT	50 FEET
MAXIMUM BUILDING COVERAGE (% SITE)	85%

PARKING DATA

BUILDING / SQUARE FOOTAGE	SPACES REQUIRED BY CODE / MIN. 20% TRANSIT STOP BUS SHELTER REDUCTION
LAR BUILDING (EXISTING)	1 SPACE/200 CSF = 110 SPACES / 88 SPACES WITH 20% REDUCTION
22,00 CSF	
CENTER FOR HEALTH SERVICES (EXISTING)	1 SPACE/200 CSF = 35 SPACES / 280 SPACES WITH 20% REDUCTION
55,000 CSF (EXISTING)	
NORTH CAMPUS MOB (NEW)	1 SPACE/200 CSF = 243 SPACES / 194 SPACES WITH 20% REDUCTION
48,500 CSF	
NORTH CAMPUS PHARMACY (NEW)	1 SPACE / 300 CSF = 33 SPACES / 18 SPACES WITH 20% REDUCTION
6,500 CSF	
	700 SPACES TOTAL REQUIRED BY CODE / 280 SPACES WITH 20% REDUCTION
	600 SPACES TOTAL PROVIDED (26 ADA SPACES, 581 STANDARD SPACES)

PARKING NOTES

1. PARKING COUNTS ARE BASED ON THE PLANNING DIRECTOR AUTHORIZING A 20% REDUCTION IN THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR THE DEVELOPMENT OF A TRANSIT STOP BUS SHELTER PROVIDED AT CENTRAL AVENUE. THE NEW BUS SHELTER TRANSIT STOP WILL MEET ALL CODE SPECIFIED CRITERIA.
2. THE CENTER FOR HEALTH SERVICES HAS 280 EXISTING PARKING SPACES AND THE LAB FACILITY HAS 55 EXISTING PARKING SPACES. THE CURRENT ON-SITE PARKING TOTAL IS 333 SPACES.
3. THE PROPOSED SITE PLAN PROVIDES 333 SPACES WEST OF THE NORTH-SOUTH DRIVE BETWEEN CENTRAL AVE. AND GANT STREET, AND 247 SPACES EAST OF THE DRIVE ADJACENT TO THE NEW MOB AND PHARMACY.
4. BASED ON THE 280 PARKING SPACES REQUIRED FOR THE MOB/PHARMACY, 27 BICYCLE PARKING SPACES ARE REQUIRED. 30 BICYCLE PARKING SPACES HAVE BEEN PROVIDED.
5. THE SITE HAS BEEN DESIGNED TO FUNCTION AS A SINGLE CAMPUS WITH SHARED PARKING FACILITIES.



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
C.000	COVER SHEET
C.100	EXISTING SITE PLAN
C.101	DEMOLITION PLAN
C.200	OVERALL SITE PLAN
C.201	SITE GEOMETRIC PLAN WEST
C.202	SITE GEOMETRIC PLAN EAST
C.300	GRADING PLAN WEST
C.301	GRADING PLAN EAST
C.400	UTILITY PLAN WEST
C.401	UTILITY PLAN EAST
C.500	SOIL EROSION CONTROL PLAN
C.501	SOIL EROSION NOTES & DETAILS
C.600	SITE DETAILS-1
C.601	SITE DETAILS-2
C.602	UNDERGROUND DETENTION SYSTEM DETAILS
C.603	SITE NOTES
EL.01	SITE PLAN - LIGHTING

OWNER
THE TOLEDO HOSPITAL
2142 NORTH COVE BLVD.
TOLEDO, OHIO 43608
PHONE: 419-578-7200
FAX: 419-537-5600

ARCHITECT
HKS ARCHITECTS P.C.
235 E. MAIN STREET, SUITE 102C
NORTHVILLE, MI 48167

MEP ENGINEER
card
3625 NORTH HALL STREET
DALLAS, TEXAS 75219

STRUCTURAL ENGINEER
HKS INC.
1819 MCKINNEY AVENUE
DALLAS, TX 75201

CIVIL ENGINEER
ESA, LLC
5353 SECOR ROAD
TOLEDO, OHIO 43623

LANDSCAPE ARCHITECT
SSOE
1001 MADISON AVENUE
TOLEDO, OHIO 43604

INTERIOR DESIGN
HKS ARCHITECTS P.C.
235 E. MAIN STREET, SUITE 102C
NORTHVILLE, MI 48167

COVER SHEET

ISSUED FOR: MAJOR SITE PLAN REVIEW

C.000
12/06/12

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GENERAL INFORMATION

Subject

- Request - Review of the 2012 Toledo Warehouse District Plan as an amendment to the 20/20 Plan.
- Applicant - Toledo Warehouse District Association
22 N. Erie Street
Toledo, OH 43604

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This request is for the review of the 2012 Toledo Warehouse District Plan, prepared by the Toledo Warehouse District Association and Toledo Design Center. This is the first time during the twenty five year existence of the Toledo Warehouse District Association (TWDA) that a formal plan and implementation policy have been developed to officially memorialize its' vision.

The timing for developing this Plan has been bolstered by a re-energized private and public sector notion of working together in a spirit of teamwork and cooperation to follow and continue the huge and very successful effort of the Downtown Toledo Development Corporation, the Toledo Design Center and the Toledo City Plan Commission to develop the 2011 Downtown Plan. This process also illustrates the commitment that the TWDA is willing to make towards sustaining and expanding the role the downtown plays in the economic, social, cultural and residential viability of the entire region.

The 2011 Downtown Plan, therefore, is the guiding document for the Toledo Warehouse District Plan since its recent development and adoption.

Major objectives of the Toledo Warehouse District Plan include:

1. Stress importance of what design and planning excellence can provide and accomplish.
2. Stress importance of historic preservation and adaptive reuse of existing structures.
3. Stress importance of occupying street level space in all buildings
4. Stress importance of increased residential opportunities.
5. Stress importance of ample and interactive open space.
6. Stress attractive and "complete" streets and streetscape features.

STAFF ANALYSIS (cont'd)

7. Stress attractive and well maintained alleys and secondary streets.
8. Stress preventing the demolition of existing structures.
9. Stress reduction of, and minimize, off street surface parking areas.

The framework for developing the Toledo Warehouse District Plan is centered on creating an urban neighborhood that is unique and unlike any other place within the City of Toledo. The need for more than one vehicle is minimized and, in fact, the need for even one vehicle may not exist. Therefore, an important element of the Plan is the improvement of the “Public Realm” including streets, sidewalks, bike and walking trails, street and sidewalk lighting, way finding, street furniture and urban landscape features.

In order to ensure the realization of the vision and objectives of the Warehouse District Plan the implementation strategy shall consist of the following items: Implement an Urban Overlay District which will create an Architectural Review Committee, establish a Demolition Review Process, establish Parking Lot Standards, and Pursuing Down Zoning for the District.

The implementation for the urban overlay district is a tool that provides a review process for proposed physical changes to structures and public space within the Warehouse District. The urban overlay will contain the provisions for the Architectural Review Committee, demolition review process, and the parking lot standards. The overlay will also assure appropriate building and parking setbacks that accommodate redevelopment that is compatible with historical building patterns. Finally, it will help promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features.

The creation of the Architectural Review Committee is intended to give more control in regulating development and proposed demolitions. The Architectural Review Committee will be the single voice of the Toledo Warehouse District in providing consultation with the Design Center and the Director of the Toledo City Plan Commission.

The demolition review process is in response to recent demolitions over the past few years. This process will establish a review by the TWDARC to determine if there is merit for demolishing a structure. The parking lot standards are being proposed to address the condition and appearance of existing and proposed surface parking lots. Finally, a concerted effort is needed to down zone the Warehouse District from its industrial classification to a more compatible zoning that will accommodate mixed use development. This zoning is poorly suited for conversion to non-industrial uses.

The findings of this plan were presented at two public forums where additional information was gathered and information shared with business and property owners as well as residents. The feedback was considerably positive and those in attendance were glad to see the plan come to fruition.

STAFF ANALYSIS (cont'd)

The 20/20 Land Use Plan that was recently adopted for Downtown and the Warehouse District reflect the recommendations from the 2011 Toledo Downtown Plan. The recommendations from the Toledo 20/20 Comprehensive Plan for Downtown are as follows:

- (55) Zoning and land division regulations be amended to permit appropriate density in residential zoning districts consistent with the fabric of the neighborhood.
- (56) 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.
- (104) The construction of residential, preferably condominium, buildings in the Downtown area.
- (105) Developing an additional 150 residential units in Downtown.
- (107) A concentrated area of Downtown as the location of niche retail that is something unique and not available at regional shopping malls.
- (112) The Downtown street system be returned to a two-way pattern.
- (117) A shuttle bus be operated in the Downtown area
- (119) Creation of safer, more secure bicycle parking in the Downtown area.
- (125) Protecting neighborhood historic structures be 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.
- (129) 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 for follow-up to the 20/20 Plan.
- (131) Community streetscape plans be adopted and used as a guide for future improvements.

STAFF ANALYSIS (cont'd)

- (144) 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.
- (165) By 2020 adequate (supply, type, price) housing be provided for 10,000 residents to live in the Downtown.
- (167) 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.

These recommendations are consistent with the findings in the 2012 Toledo Warehouse District Plan and reinforce the need to address the complexity of issues that face Warehouse District.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approval of M-5-12, the 2012 Toledo Warehouse District Plan as an amendment to the Toledo 20/20 Comprehensive Plan, to the Toledo City Council, for the following two (2) reasons:

1. The 2012 Toledo Warehouse District Plan conforms to the recommended goals and land uses of the Toledo 20/20 Comprehensive Plan.
2. The 2012 Toledo Warehouse District Plan provides the opportunity for the community to refine its vision for the Warehouse District and to formulate an action plan that addresses these changes.

2012 WAREHOUSE
DISTRICT NEIGHBORHOOD PLAN
TOLEDO CITY PLAN COMMISSION
REF: M-5-12
DATE: January 10, 2013
TIME: 2:00 P.M.

REF: M-5-12. . .January 10, 2013

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 13, 2013
TIME : 4:00 P.M.

TCG/an
One (1) sketch follows

Warehouse District Area

M-5-12



Produced by Toledo-Lucas County Plan Commissions 02/28/12

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial
- Location - 1048 Woodville Road
- Applicant - Ahmed Tawil
ANT Properties LLC
1000 Woodville Road
Toledo, OH 43605
- Attorney - Cherrefe Kadri
1109 Adams Street
Toledo, OH 43604

Site Description

- Zoning - RM36 Multi-Dwelling Residential District
- Area - .15 ac. ±
- Frontage - ±40' on Woodville Road
- Existing Use - Single Family Home
- Proposed Use - Used Auto Sales Office

Area Description

- North - Woodville Road & Mixed Residential / RM36
- South - Mixed Residential / RM36 and RD6
- East - Woodville Road, Mixed Residential, and Church / RM36
- West - Car Lot and Single Family Residential / CR and RD6

Parcel History

No case history on file

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is for a zone change from RM36 Multi-Dwelling Residential to CR Regional Commercial at 1048 Woodville Road to accommodate the expansion of the adjacent used car lot. The existing single family home is to be removed and paved for display use by the adjacent used car lot. The zoning for the two adjacent northwest parcels was changed in 2003 and 2012 to accommodate previous expansions of the used car lot. It is anticipated that a special use permit will be submitted in the future for review of the proposed used car lot expansion.

The surrounding land uses include Woodville Road and single family homes to the north, single family and two family homes to the southeast, mixed residential to the south, and a used car lot to the northwest.

The Toledo 20/20 Comprehensive plan identifies this site for single family residential. The parcels to the northwest were targeted for Regional Commercial uses. Given that the parcels to the northwest were rezoned for the used car lot and the increasingly commercial nature of Woodville Road, staff does not object to this request. Furthermore, the proposed zoning is not out of character with surrounding zonings. A Special Use Permit will also be required prior to the expansion of the used car lot on this parcel.

This type of use is more intensive in nature in both scale and operational standards and is not always compatible with adjacent residential neighborhoods. Appropriate landscaping is also needed to provide a buffer for the nearby residence and adequately screen the site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-11009-12, a zone change from RM36 Multi-Dwelling Residential to CR Regional Commercial at 1048 Woodville Road, to the Toledo City Council, for the following reasons:

1. The two parcels to the northwest were recently rezoned for the used car lot and Woodville Road is increasingly commercial in nature; and
2. The proposed zone change is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-11009-12
DATE: January 10, 2013
TIME: 2:00 P.M.

REF: Z-11009-12. . .January 10, 2013

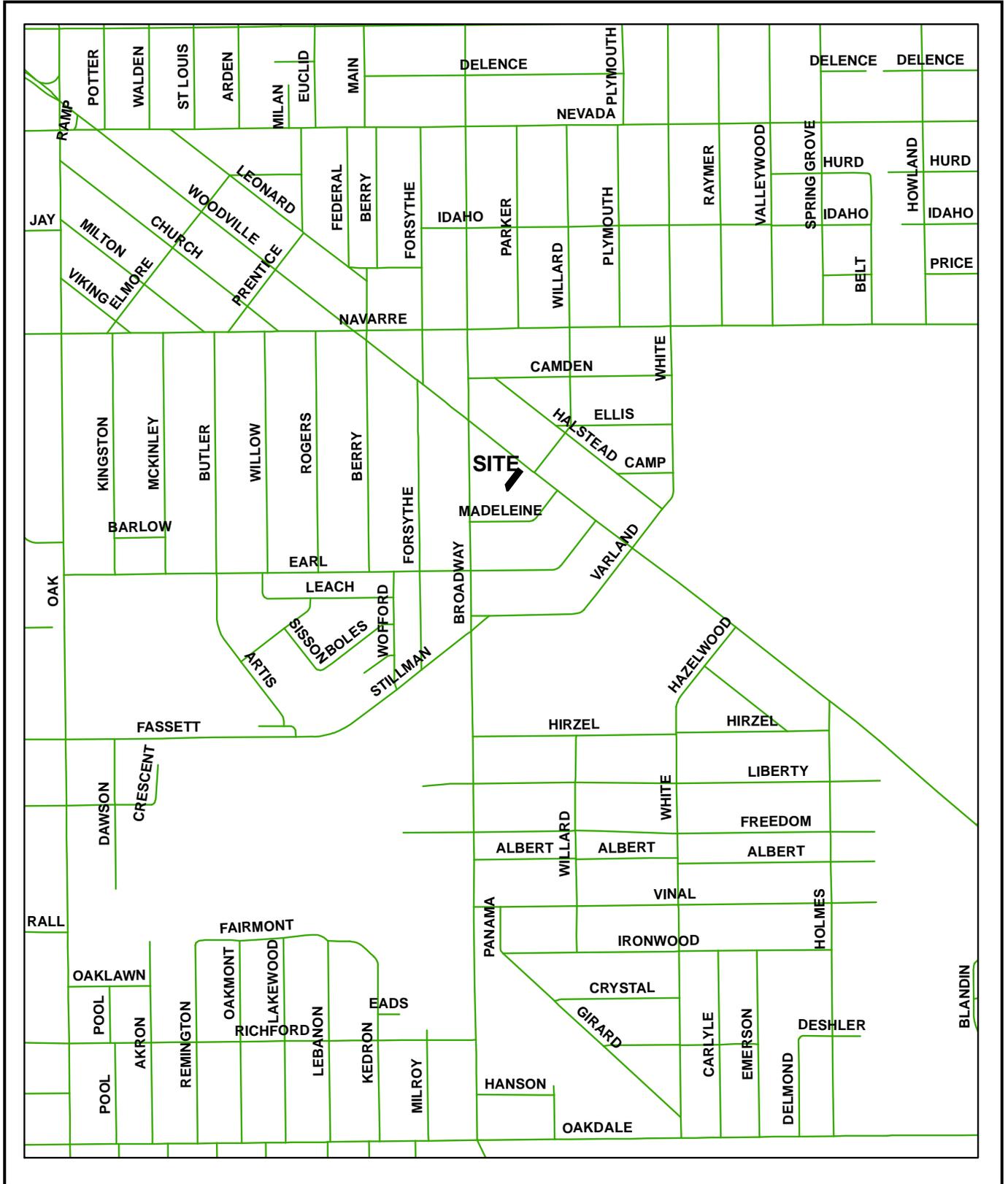
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 13, 2013
TIME: 4:00 P.M.

BH/an

Two (2) sketches follow

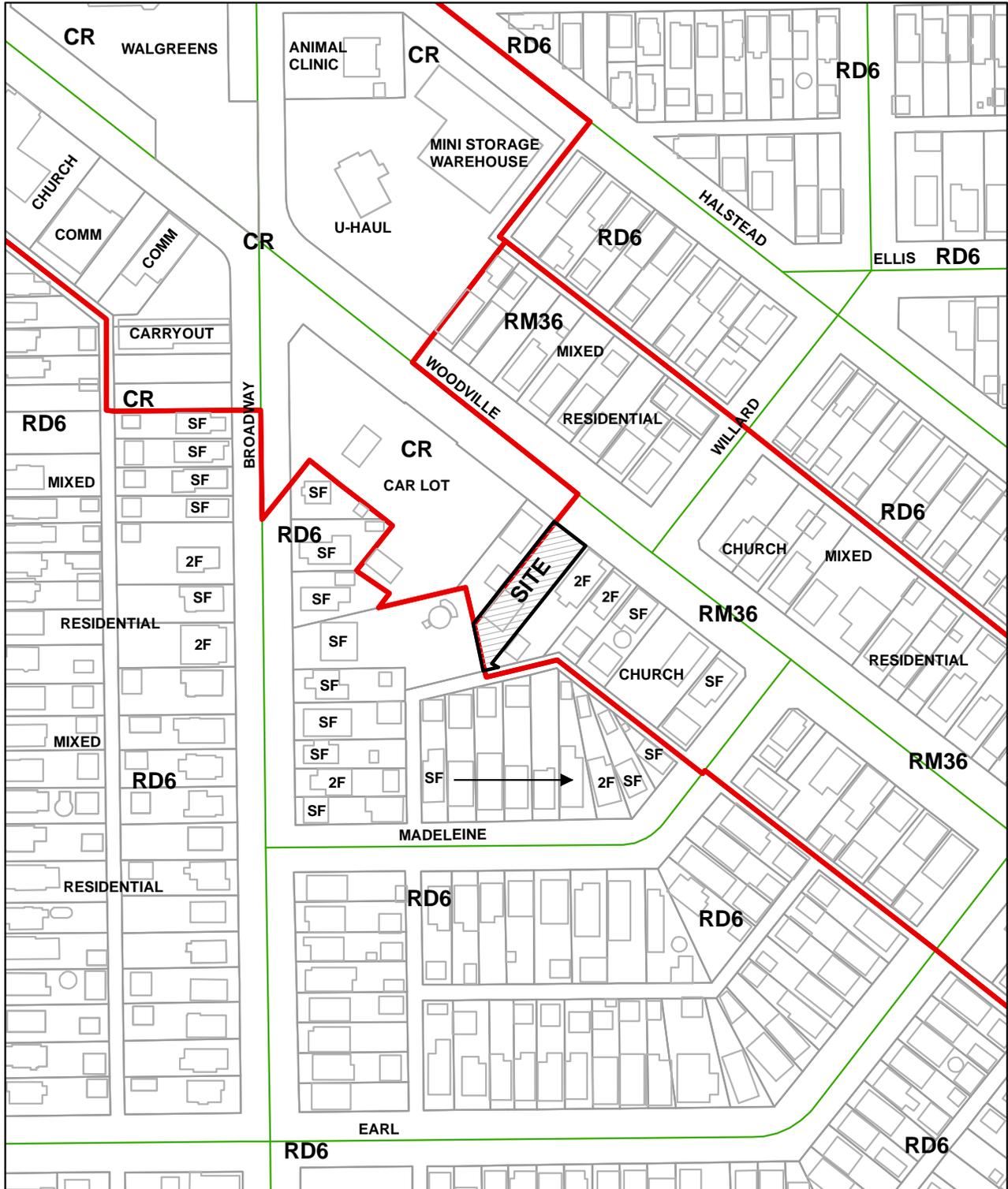
GENERAL LOCATION

Z-11009-12
ID 30



ZONING & LAND USE

Z-11009-12
ID 30



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GENERAL INFORMATION

Subject

- Request - Request for Special Use Permit for an addition to a used auto lot
- Location - 5014 Lewis Avenue
- Applicant - Bellevue Investors Co No. 2, LLC
5800 Monroe Street Bldg D Ste. 6
Sylvania, OH 43560
- Contact - Tom R. Helberg - Attorney
5800 Monroe Street Bldg D Ste. 6
Sylvania, OH 43560

Site Description

- Zoning - CR / Regional Commercial
- Area - ± .411 Net Acres
- Frontage - ± 166' along Laskey Road and
± 110' along Lewis Avenue
- Existing Use - Commercial Restaurant
- Proposed Use - Used Car Lot

Area Description

- North - Commercial strip mall & parking lot / CR
- South - Industrial factory / IL
- East - Restaurant / CR
- West - Commercial Retail / CR

Parcel History

- Z-335-75 - Special Use Permit to raze and rebuild gas station (Ord. 136-76 approved 2/24/76)
- Z-335-75 - Request for a minor change to a Special Use Permit to allow changeable copy price signage (Ord. 518-76 approved 7/13/76)
- SUP-63-87 - Amendment to Special Use Permit to allow for the replacement of kiosk and dispensers (Ord. 433-87 approved 6/2/87)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|---------|---|---|
| D-6-03 | - | Request to add drive-thru facilities (administratively approved 11/25/03) |
| T-96-12 | - | Deed Transfer request (administratively approved 11/26/12) |
| T-97-12 | - | Deed Transfer request (administratively approved 11/26/12) |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to expand a used automobile sales lot to the site located at 5014 Lewis Avenue. The .411-acre site is located at the northeast corner of Laskey Road and Lewis Avenue. The existing building faces Laskey Road and its parking lot has frontage on both Laskey Road and Lewis Avenue. The intent is to expand the recently approved used auto sales lot located to the East & North of the site.

A drive-thru restaurant previously operated on the site. Prior to that, the site was used as a gas station and convenience store. The existing 630 square foot building will be used as the office, while the existing parking lot will be used as a vehicle display area.

The site requires 2 automobile spaces in addition to the vehicle display spaces. The submitted plan indicates that the parking lot will provide 13 parking spaces, 2 of which will be ADA Handicap spaces. This will be combined with the existing 18 space outdoor display areas and 9 customer parking spaces that was approved as part of SUP-8004-12. However, staff conducted a site visit on December 14, 2012 and found the tenant was operating and parking display vehicles along or in the Lewis Avenue and Laskey Road right-of-ways. The vehicles must be moved back to allow for the installation of required landscaping.

The site is existing and therefore not required to fully comply with the landscape requirements of the 2004 zoning code update. Staff shall only require foundation plantings, as well as, a 7.5' wide landscaping buffer along the Laskey Road and Lewis Avenue frontages to provide consistency in the approved landscaping and also bring the site closer to compliance in terms of landscaping.

STAFF ANALYSIS (cont'd)

Surrounding land uses include a commercial restaurant/bar directly to the east of the subject property. A commercial strip mall containing a family dollar, martial arts studio and the parent used car lot and office is located to the North and Northeast. The properties located on the West side of Lewis Avenue are currently being used commercially. Finally, south of Laskey Road is an active railroad and an industrial factory. The restaurant/bar property and the strip mall property is currently owned by the applicant.

The Toledo 20/20 Comprehensive Plan targets this area for regional commercial land uses. The regional commercial district was established and intended for predominantly large-scale commercial uses intended to accommodate auto-oriented development. Based on the proposed use and location, staff has found that the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 *Review and Decision-making Criteria*.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of SUP-11008-12, a request for a Special Use Permit for an addition to a used auto car lot located at 5014 Lewis Avenue, to the Toledo City Council, subject to the following thirteen (13) conditions:

Engineering Services

Comments not received at this time.

Sewer & Drainage Services

No concerns or objections.

Transportation

1. The configuration of parking for display vehicles shall also be depicted on the site plan. Parking stall, drive aisles and access drives shall meet the dimension requirements of Toledo Municipal Code 1107.
2. All parking shall be marked and striped in accordance with Toledo Municipal Code 1107 requirements.
3. The access drives closest to the intersection shall not be permitted and shall be removed and sidewalks installed in accordance with City of Toledo Construction Standards or continue to be permanently blocked.
4. If not already established, cross-access agreements shall be formalized with adjacent property owners.

STAFF RECOMMENDATION (cont'd)

Building Inspection

5. It is noted that any construction and expansion of the parking lot will require construction documents stamped by a design professional (registered architect or engineer) to be submitted to the Division of Building Inspection for plan review and approval for compliancy with accessibility codes. Plans will be submitted to Division of Engineering Services for drainage and construction review and to Division of Transportation for street entrances.
6. Any improvements, alterations or expansions to the structure or the lot will likewise require construction documents stamped by a design professional submitted to the Division of Building Inspection for plan review and approval in compliance with the Ohio Building Code and its associated mechanical codes.

Plan Commission

7. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).
8. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations).
9. The dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
10. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 7.5' Greenbelt is required along the Lewis Avenue and Laskey Road frontages and shall include one tree for every 30' of lot frontage or a solid evergreen hedge; **shall be noted on revised landscape plan.**
 - b. Foundation plantings are required along all main and secondary entrances of the building, and patio areas that are visible from the public right of way, and landscaping at all major building entrances. (TMC 1108.0205.B Landscaping and Screening). Landscaping shall be added in existing grass areas along both Lewis Avenue and Laskey Road; **shall be noted on revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised landscape plan.**
 - e. The location, height and materials for any fencing to be installed and maintained.
 - f. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
 - g. The location, lighting and size of any signs.
11. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year.
12. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
13. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11008-12
DATE: January 10, 2013
TIME: 2:00 P.M.

REF: SUP-11008-12. . .January 10, 2013

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING

DATE: February 13, 2013

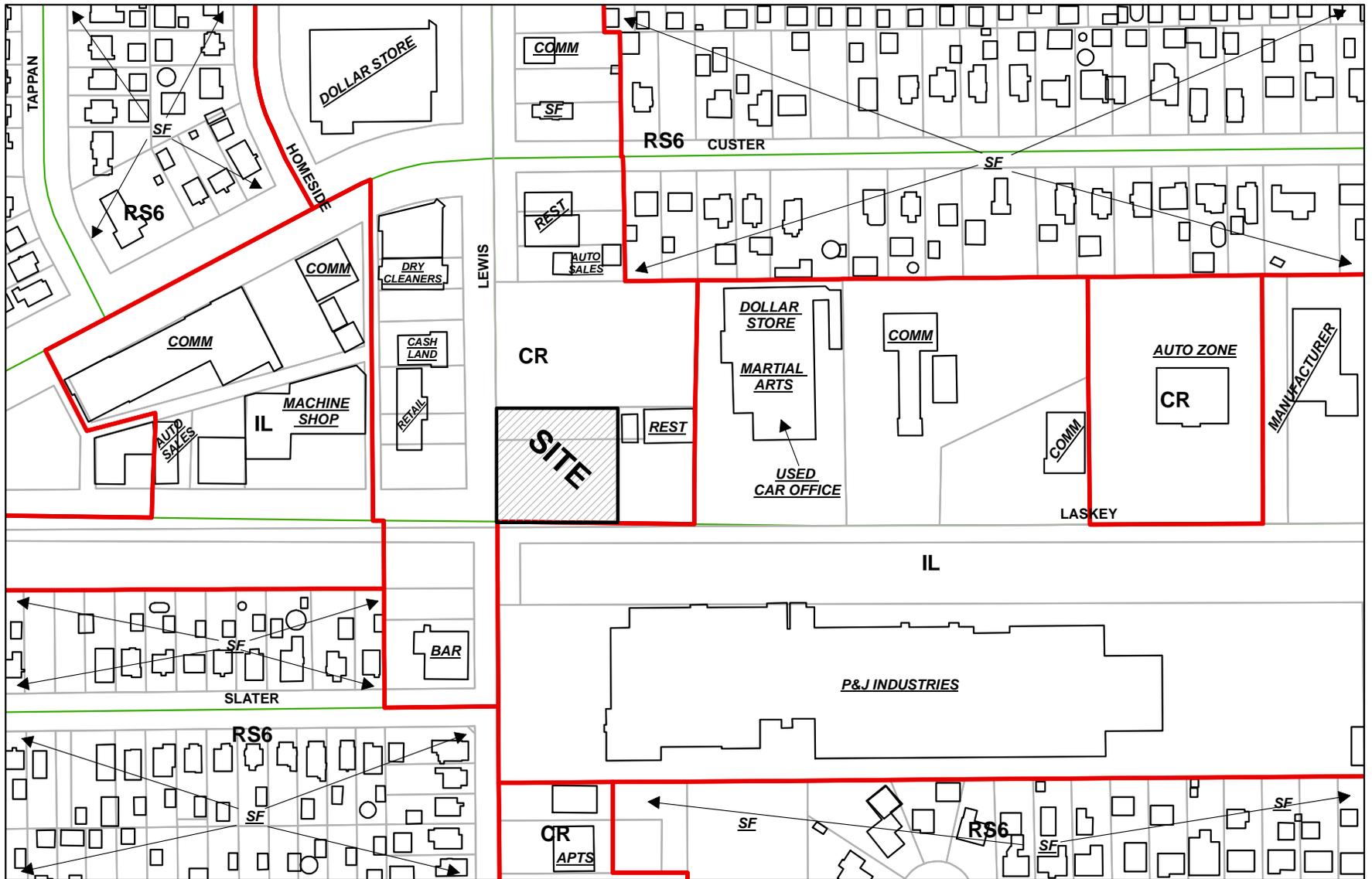
TIME: 4:00 P.M.

BH/an

Three (3) sketches follow

ZONING & LAND USE

SUP-11008-12
ID 58



SITE PLAN

SUP-11008-12
ID 58



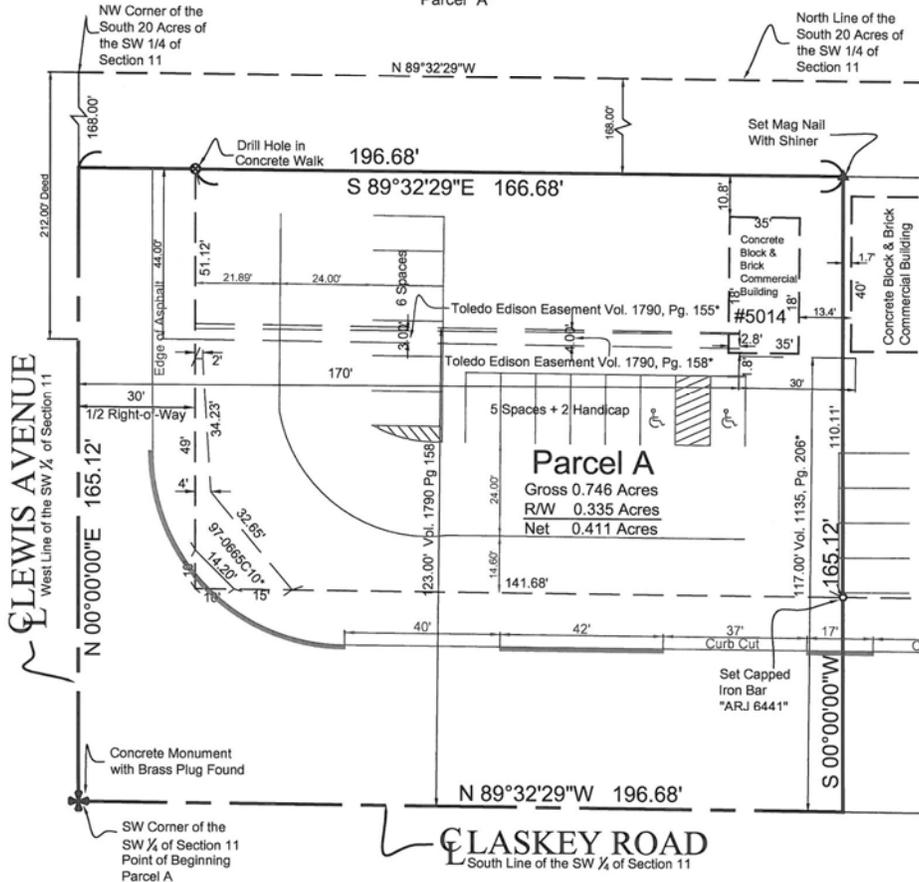
F.W.B. INC. Professional Registered Engineers & Surveyors: Ohio, Michigan

5225 Secor Road, Toledo, Ohio 43623 (419) 473-1491 Fax (419) 473-0506

Property Split for

Revised December 7, 2012

Bellvue Investors Company #2, LLC
Part of the West 3.5 Acres of the South 20
Acres of the SW 1/4 of Section 11, T9S,
R7E, City of Toledo, Lucas County, Ohio
#5014 Lewis Ave.
Parcel "A"



* - The delineated easements as shown are based on a Title Report, First American Title Insurance Co., Commitment #31595-2, dated December 10, 1997 at 07:30 a.m.

PARKING INFORMATION

Parcel A
Existing Building Area 630 S.F.
Required Parking (1 per 75 S.F. + 1 per 3 employees) ... 9 Spaces
Existing Parking 11 Spaces with 2 Handicap (Van Accessible)



A. Ray Jones PS 12-10-12
Date

A. Ray Jones, P.S.
Professional Surveyor No. 6441



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
COMMISSIONER
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602-

DIVISION OF INSPECTION
COMMISSIONER
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
138 W. DUDLEY
MAUMEE, OH 43537
419-893-1966

DIVISION OF TRANSPORTATION
COMMISSIONER
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
COMMISSIONER
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
KEITH EARLEY
ONE GOVERNMENT CENTER
SUITE 870
TOLEDO, OH 43604
419-213-4540

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD.
TOLEDO, OH 43611-1713
419-539-6063

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
1111 S. McCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-5446

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43624
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
1-419-354-9452

WATERVILLE GAS
JAMIE BLACK
PO BOX 259
WATERVILLE, OH 43566
419-878-4972

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

TIME WARNER
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

EMBARQ
TIM TAYLOR
375 E. RIVERVIEW AVE.
NAPOLEON, OH 43502
419-599-4024

CENTURYLINK
JAMES K. WHITE
125 MAIN STREET
SIDNEY, OH 45302
937-498-5185

Toledo - Lucas County General Street Map

