

# PLANNING FOR AREA-WIDE TRANSFORMATION

City of Toledo's Area-Wide Plan Project

April 7, 2016



Presented by Members of the Project Steering Committee:

**Marc Gerdeman** · City of Toledo

**Sally Gladwell** · Mannik & Smith Group, Inc. and Toledo Design Center

# Agenda

- Evolving Brownfield Strategy
- AWP Process
- Key Initiatives
- Next Steps
- **JEOPARDY!**

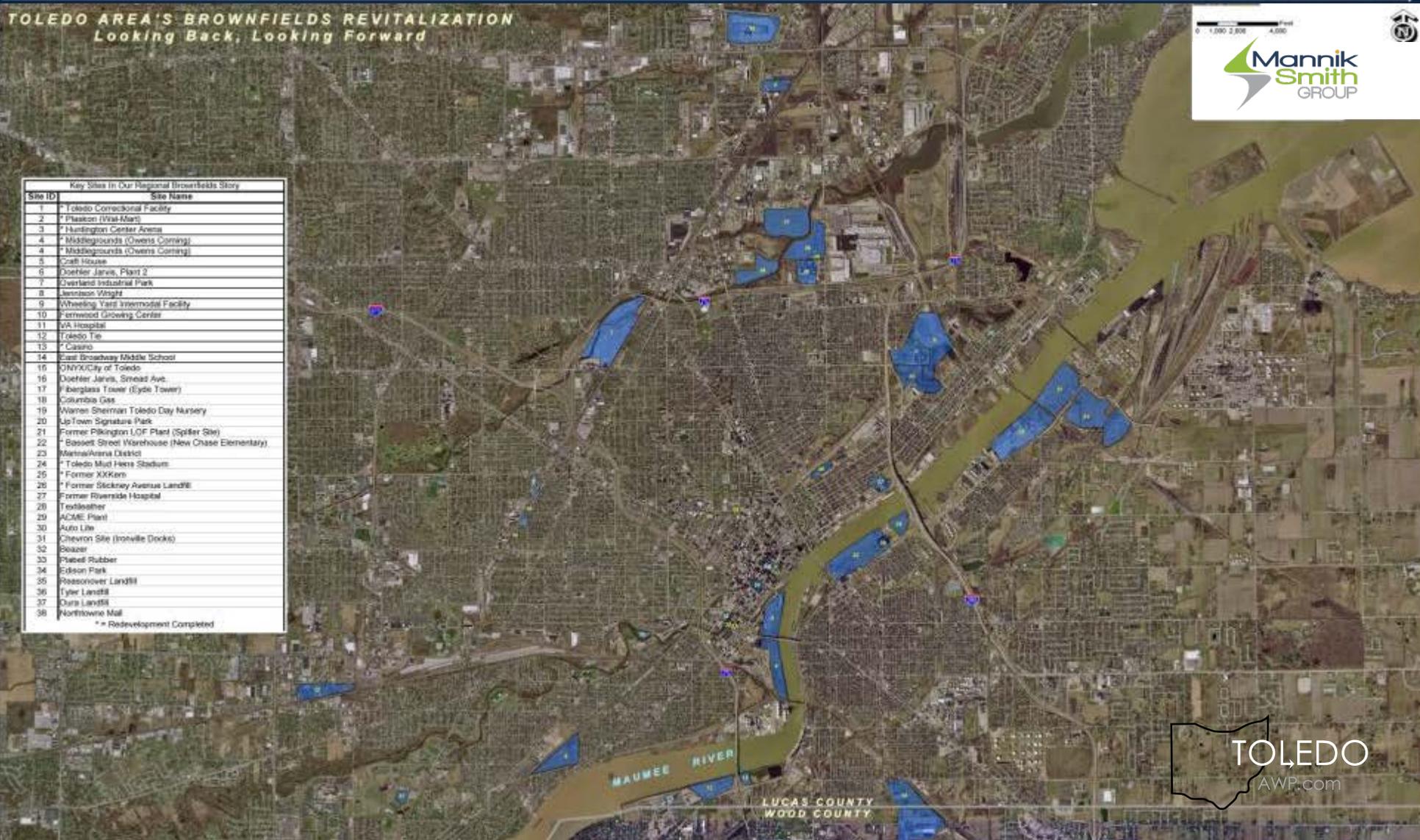
# The Old Days: Opportunistic Brownfields Revitalization

TOLEDO AREA'S BROWNFIELDS REVITALIZATION  
Looking Back, Looking Forward



Site ID	Site Name
1	* Toledo Correctional Facility
2	* Plaskon (Wal-Mart)
3	* Huntington Center Arena
4	* Middlegrounds (Owens Corning)
4	* Middlegrounds (Owens Corning)
5	* Craft House
6	* Doehler Jarvis, Plant 2
7	* Overland Industrial Park
8	* Harrison Wright
9	* Wharfedale Yeast Invermotel Facility
10	* Farmwood Growing Center
11	* VA Hospital
12	* Toledo Tilt
13	* Casino
14	* East Broadway Middle School
16	* ONYX/City of Toledo
16	* Doehler Jarvis, Smead Ave.
17	* Barglass Tower (Elyde Tower)
18	* Columbia Gas
19	* Warren Sherman Toledo Day Nursery
20	* UpTown Signature Park
21	* Former Pilkington LOP Plant (Spiller Site)
22	* Bassett Street Warehouse (New Chase Elementary)
23	* Metrol/Arena District
24	* Toledo Mud Hens Stadium
25	* Former XXXerox
26	* Former Stickney Avenue Landfill
27	* Former Riverside Hospital
28	* Textile/leather
29	* ACME Plant
30	* Auto Lin
31	* Chevron Site (Ironville Docks)
32	* Souzou
32	* Phosor Rubber
34	* Edison Park
35	* Reasonover Landfill
36	* Tyler Landfill
37	* Dara Landfill
38	* Northtowne Mall

\* = Redevelopment Completed



LUCAS COUNTY  
WOOD COUNTY

# Making A Bigger and Better Impact: Area-wide Planning for Brownfields Revitalization

*partnership for*  
**Sustainable Communities**  
an interagency partnership HUD • DOT • EPA



[www.sustainablecommunities.gov](http://www.sustainablecommunities.gov)

# EPA's Brownfields Area-Wide Planning Program

- Initiated in 2010
- AWP Program provides grant funding and technical assistance to brownfields communities
- Funds research area-wide planning approaches that will help achieve brownfields cleanup and reuse
- AWP grant recipients represent a cross-section of community leaders on brownfield issues, include public and non-profit organizations, nationwide
- EPA expects to award additional AWP grants as funding is available

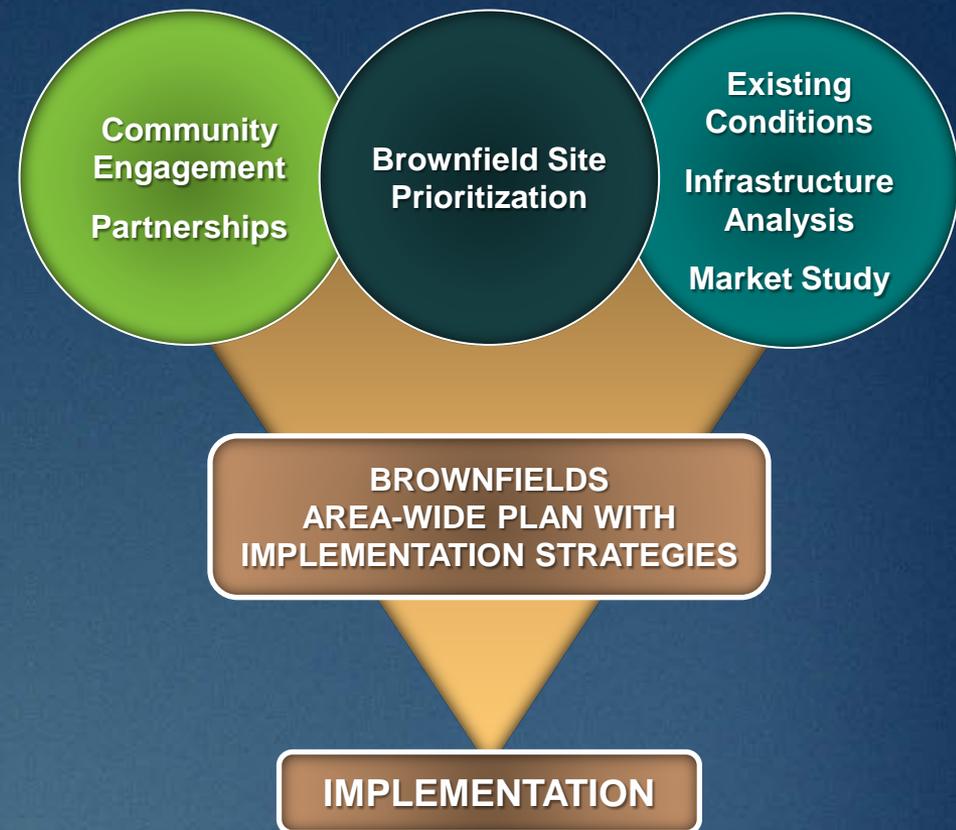


[www.epa.gov/brownfields/areawide\\_grants.htm](http://www.epa.gov/brownfields/areawide_grants.htm)



# Core Elements of Brownfields Area-Wide Planning

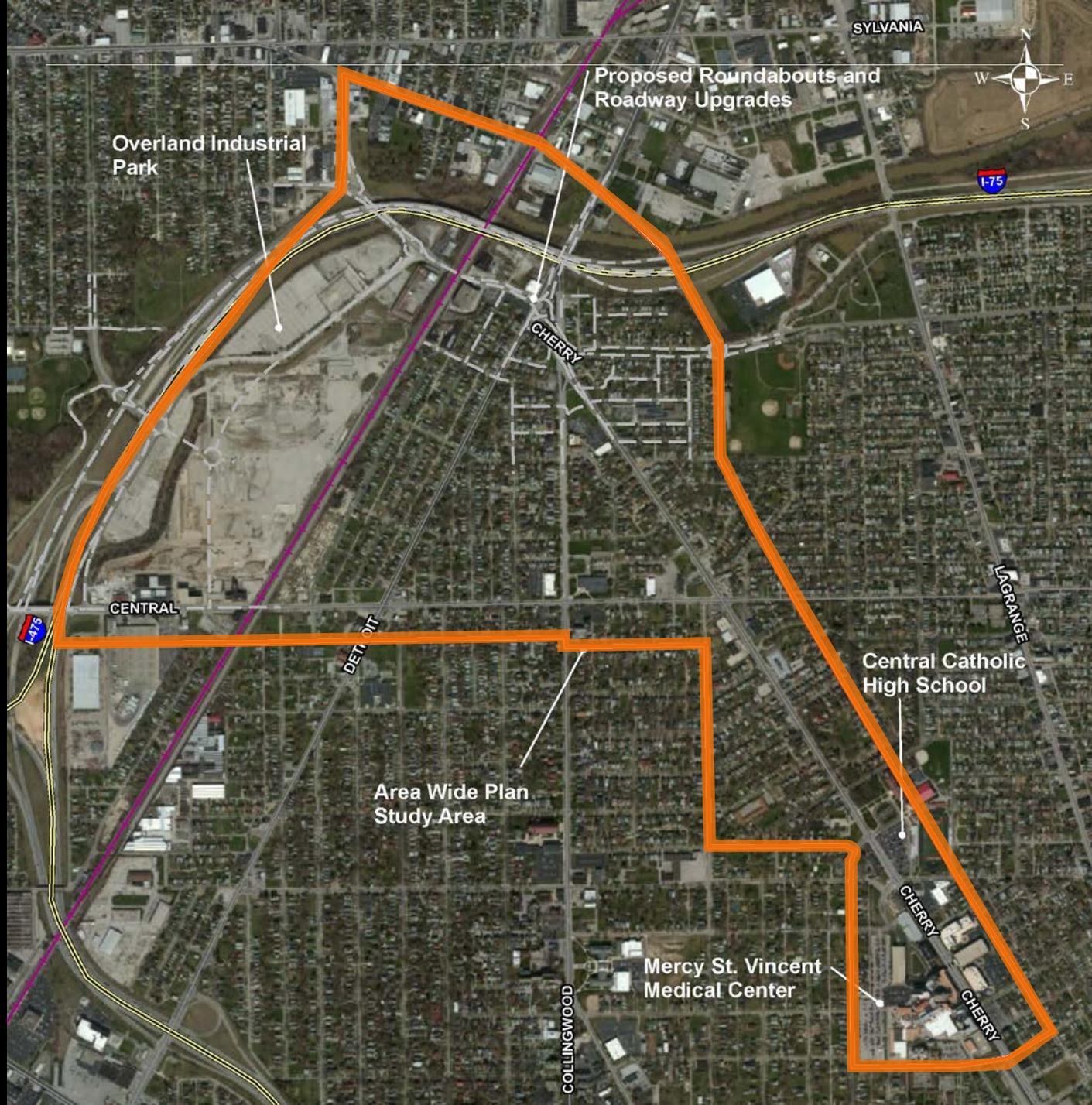
- Collecting information and identifying community priorities related to brownfields cleanup and near- and long-term revitalization
- Evaluating existing environmental conditions, local market potential, and needed infrastructure improvements
- Developing strategies for brownfields site cleanup and reuse
- Identifying resources or leveraging opportunities to help implement the plans, including specific strategies for public and private sector investments and improvements necessary to help with cleanup and area revitalization



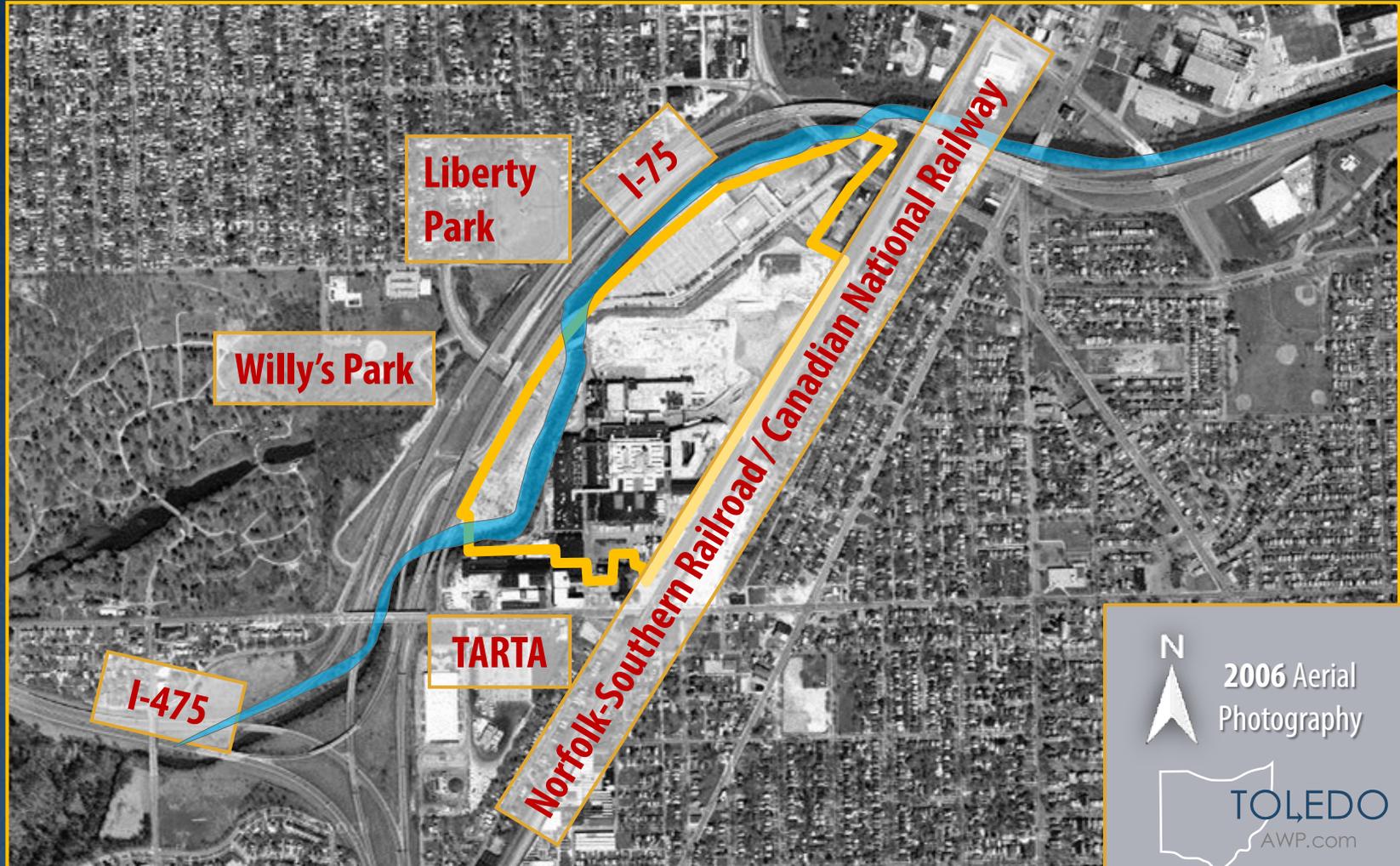
# Background

- In 2013, the City of Toledo was awarded a \$200,000 US EPA AWP grant.
- Overland Industrial, Old West End Neighborhood Initiative, and Cherry Street neighborhoods
  - 664-acre area northwest of downtown Toledo bounded by I-75 to the north, Cherry Street to the east, Mercy St. Vincent Medical Center to the south and Overland Industrial Park to the west
  - Area-wide momentum





# Former Toledo Jeep Plant Property & Vicinity



2006 Aerial  
Photography



# A Solution...

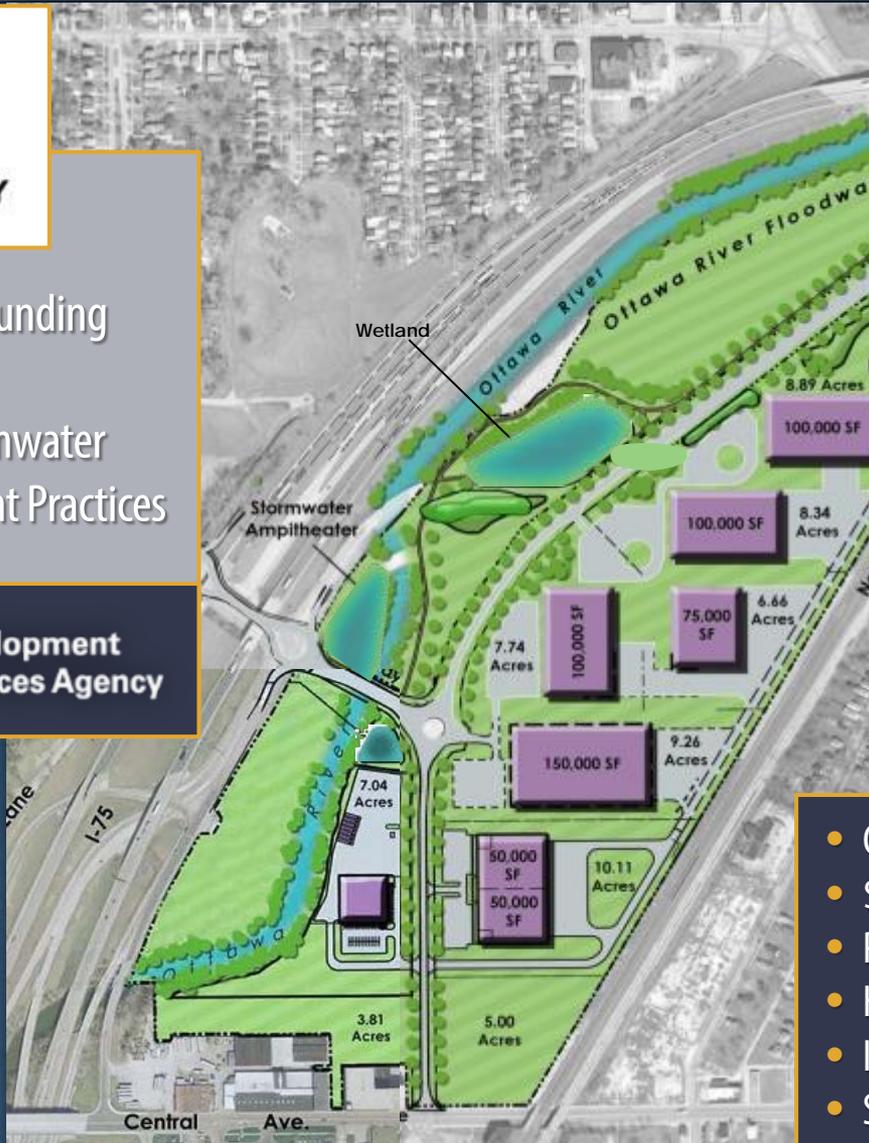


Highest & Best Uses of Each Property

# Additional Restorative Improvements



- Job Ready Sites Funding
- \$200,000
- Sustainable stormwater Best Management Practices



- Great Lakes Restoration Initiative (GLRI) Funding
- Natural Resources Damages Assessment = City of Toledo investment
- \$0.5M – \$2M, depending on size
- Habitat restoration
- Increase in flood capacity
- Sustainable stormwater Best Management Practices



- GLRI Funding
- \$182,000
- Phytoremediation on brownfields
- Habitat restoration
- Increase in flood capacity
- Stormwater improvement



# Other Synergistic Enhancements

*Traffic Study & Proposed Redesign*



*Area-wide Planning*

*I-75 Upgrades*

*Sustainable Neighborhood Assessment*

# Consultant Team

- Vita Nuova, LLC
- The Mannik & Smith Group, Inc.
- Toledo Design Center



# Project Partners

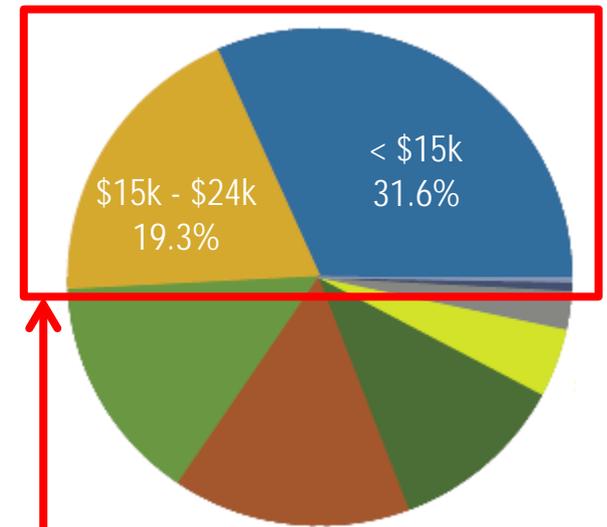
A key objective for Toledo's project was to identify projects and programs that the partners can implement upon completion of the Toledo AWP.

- U.S. EPA Project Funder and Access to Other Federal Partners
- City of Toledo Grant Recipient and Project Lead
- Ohio EPA Site Assessments
- Cherry Street Legacy Project – Mercy St. Vincent Medical Center Revitalization
- Toledo Community Foundation Fund Special Projects
- Funder's Network for Smart Growth Access to Foundations
- Toledo-Lucas County Port Authority Property Acquisition / Job Creation
- Old West End Neighborhood Initiative Community Organization
- NeighborWorks Toledo Green Housing
- Lucas County Land Bank Vacant Property Management
- Lucas County Department of Planning and Development Job Prep / Job Training

# Project Approach

- In-Depth Site Inventory
- Socioeconomic Analysis
  - What would help residents out of poverty?
- Reuse Planning
- Economic Development Workshop
  - Identifying Key Initiatives
- Partners Workshop
  - Identifying Resources for Key Initiatives

## Study Area 2014 Household Income



50% of the study area population lives below the poverty line and 33% are under age 18

## 4 Key Initiatives

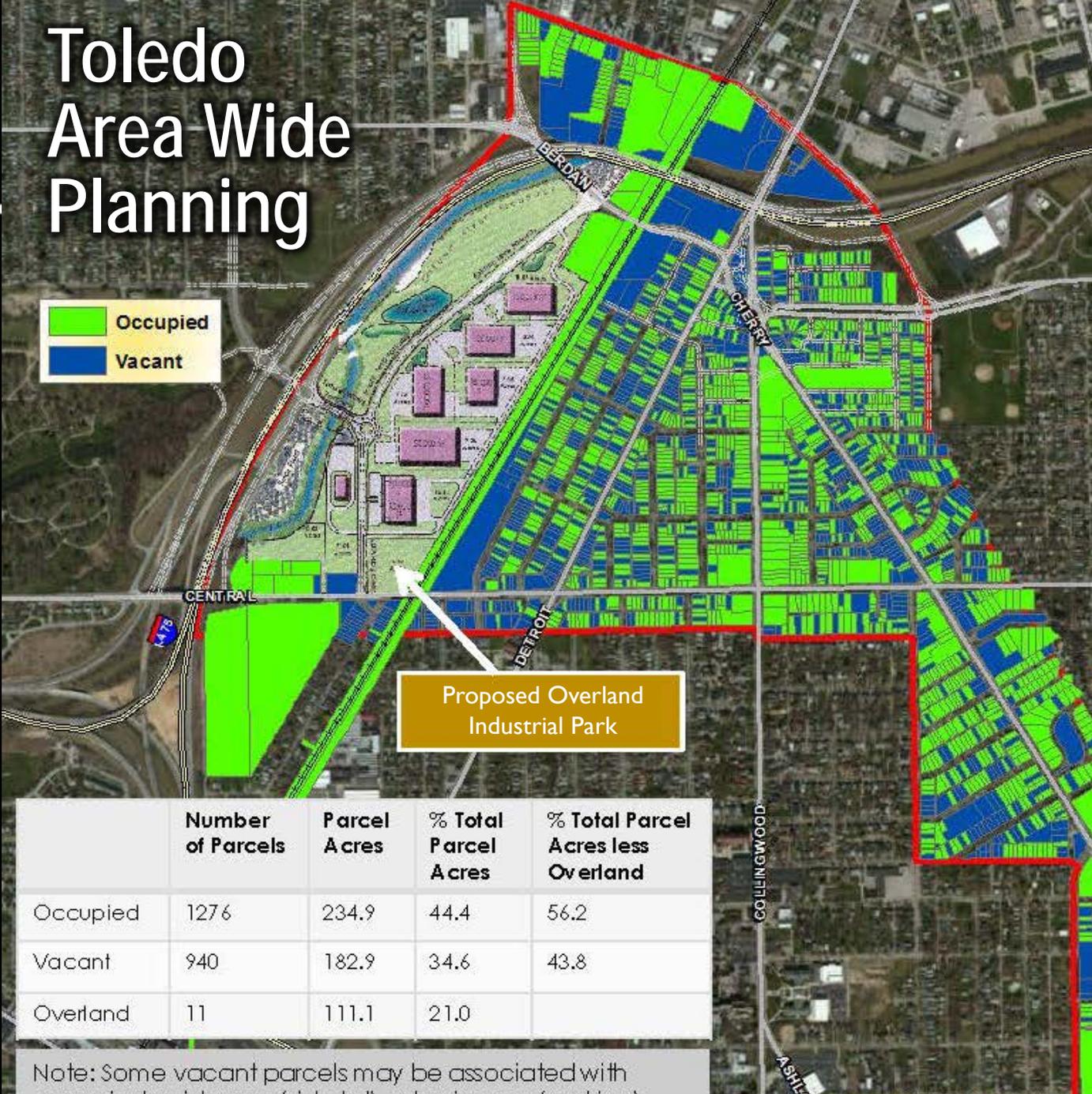
1. Reuse Planning
  - Neighborhood Improvements
2. Job Preparation & Job Training
3. Safety
4. Youth Engagement

# Reuse Planning

- Catalytic Sites
- Green Infrastructure
- Complete Streets
- Land Use Assembly / Consolidation
- Demolition – industrial and residential
- Funding sources for retrofitting buildings to green standard
- Energy District

# Toledo Area Wide Planning

■ Occupied  
■ Vacant



Proposed Overland Industrial Park

Mercy St. Vincent Medical Center

	Number of Parcels	Parcel Acres	% Total Parcel Acres	% Total Parcel Acres less Overland
Occupied	1276	234.9	44.4	56.2
Vacant	940	182.9	34.6	43.8
Overland	11	111.1	21.0	

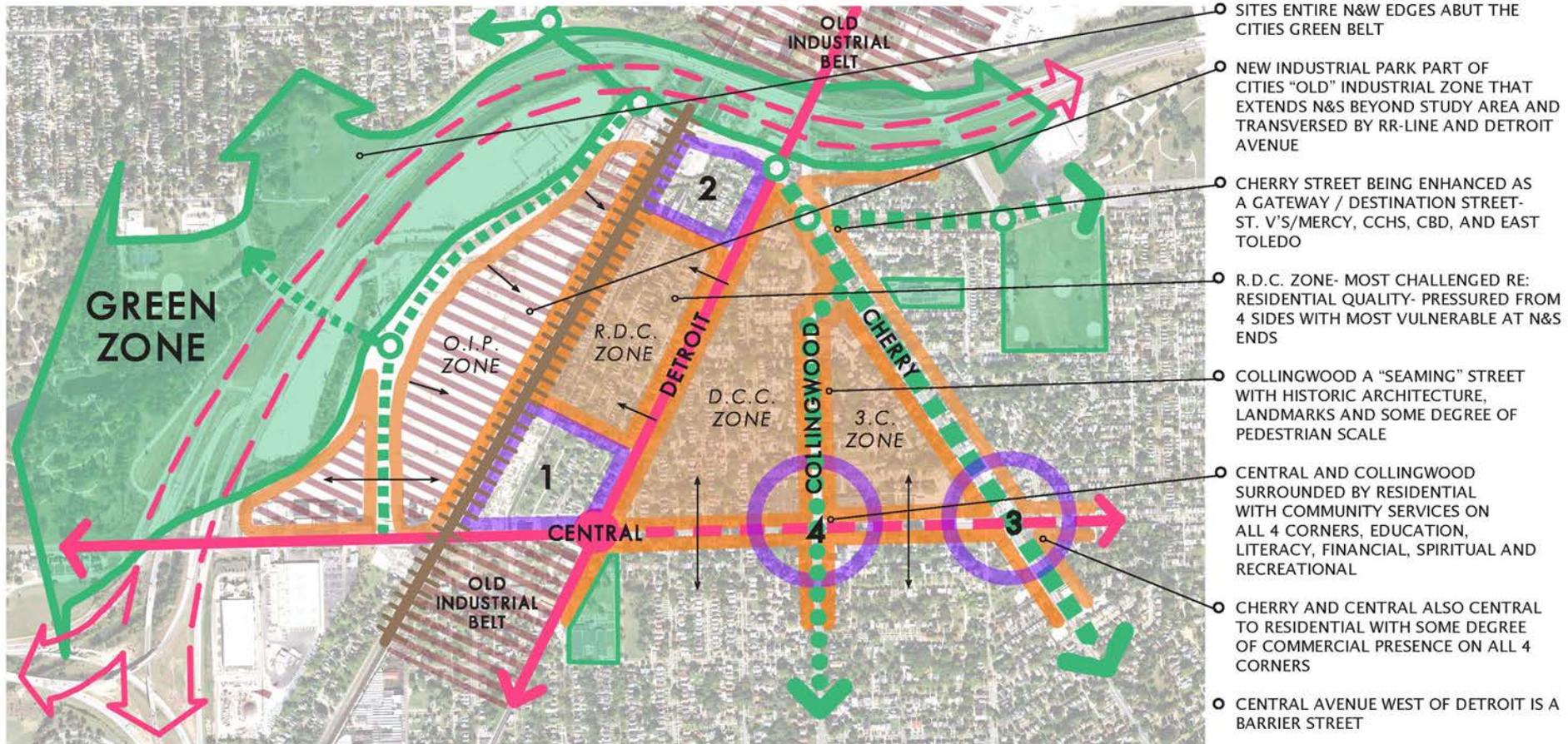
DEMOGRAPHICS	Study Area
2000 Population	14,450
2010 Population	10,850
2019 Population	10,302
% Change 2000-2019	-28.7%
<hr/>	
2000 Households	4,064
2010 Households	3,973
2019 Households	3,902
% Change 2000-2019	-4.0%
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2010 Percent Minority	74.7%
2010 Children Under 19	30.3%
2010 Elderly 65+	8.5%

Note: Some vacant parcels may be associated with occupied residences (side-lot) or businesses (parking).

Sources: Esri, IntelSat, USDA, USGS, AEX, GeoEye, GeoMapping, IGN, IGN, IGP, and the GIS User

# Area-Wide Framework

## Existing Conditions



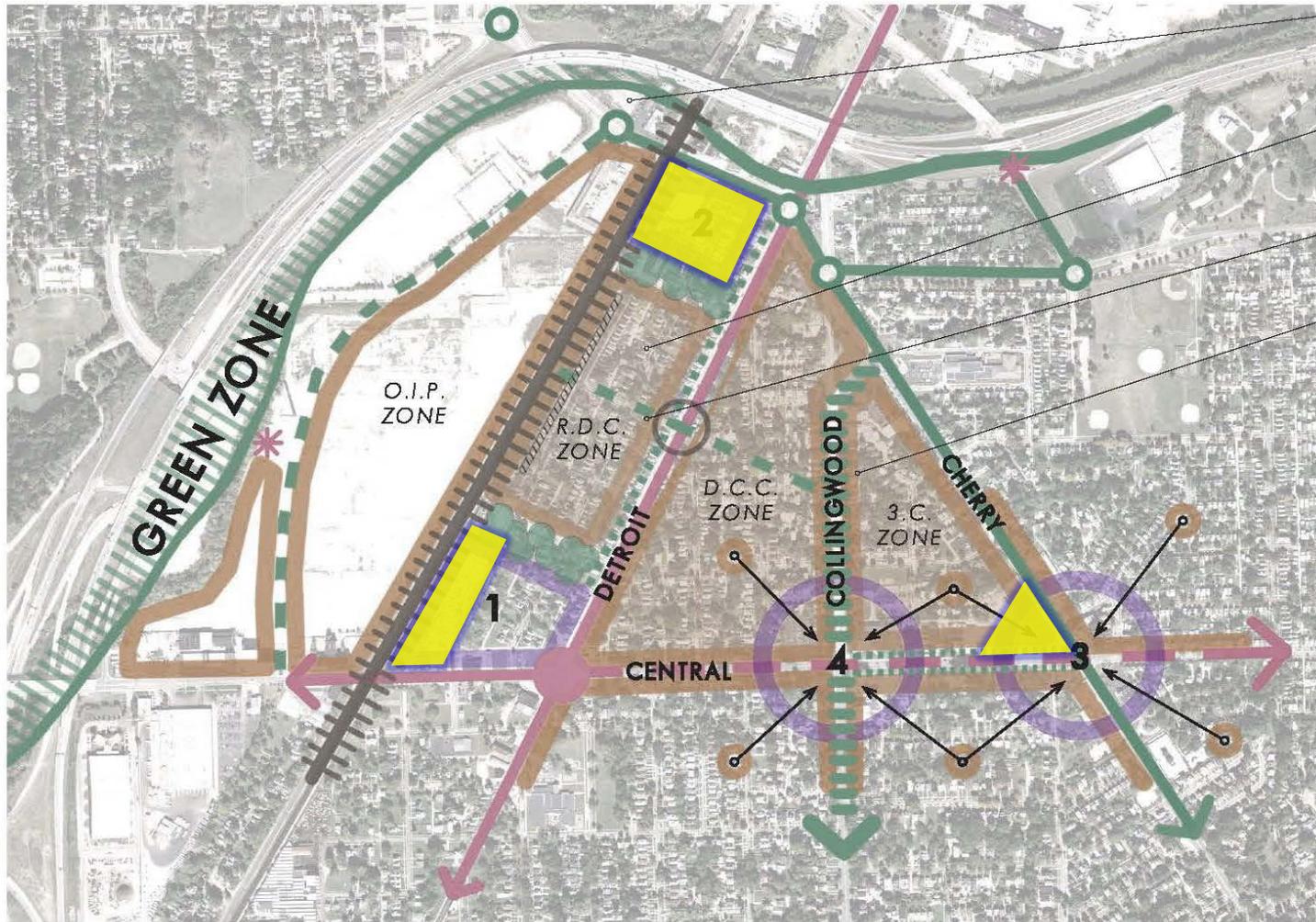
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- 3- COMMUNITY-COMMERCIAL SERVICES HUB
- 4- COLLINGWOOD/CENTRAL COMMUNITY SERVICES HUB

- O.I.P. - OVERLAND INDUSTRIAL PARK
- R.D.C. - RAILROAD/DETROIT/CENTRAL
- D.C.C. - DETROIT/COLLINGWOOD/CENTRAL
- 3.C. - CHERRY/COLLINGWOOD/CENTRAL

- SITES ENTIRE N&W EDGES ABOUT THE CITIES GREEN BELT
- NEW INDUSTRIAL PARK PART OF CITIES "OLD" INDUSTRIAL ZONE THAT EXTENDS N&S BEYOND STUDY AREA AND TRANSVERSED BY RR-LINE AND DETROIT AVENUE
- CHERRY STREET BEING ENHANCED AS A GATEWAY / DESTINATION STREET- ST. V'S/MERCY, CCHS, CBD, AND EAST TOLEDO
- R.D.C. ZONE- MOST CHALLENGED RE: RESIDENTIAL QUALITY- PRESSURED FROM 4 SIDES WITH MOST VULNERABLE AT N&S ENDS
- COLLINGWOOD A "SEAMING" STREET WITH HISTORIC ARCHITECTURE, LANDMARKS AND SOME DEGREE OF PEDESTRIAN SCALE
- CENTRAL AND COLLINGWOOD SURROUNDED BY RESIDENTIAL WITH COMMUNITY SERVICES ON ALL 4 CORNERS, EDUCATION, LITERACY, FINANCIAL, SPIRITUAL AND RECREATIONAL
- CHERRY AND CENTRAL ALSO CENTRAL TO RESIDENTIAL WITH SOME DEGREE OF COMMERCIAL PRESENCE ON ALL 4 CORNERS
- CENTRAL AVENUE WEST OF DETROIT IS A BARRIER STREET
- DETROIT IS A MAJOR N-S STATE ROUTE THRU-STREET WITH NOISE (TRUCK) AND SPEED
- VIRTUALLY NO BASE OF ACTIVITY AT CENTRAL-DETROIT INTERSECTION (GAS STATION)
- CENTRAL EAST OF DETROIT MUCH MORE PERMEABLE TO NEIGHBORHOODS N&S



# Area-Wide Framework



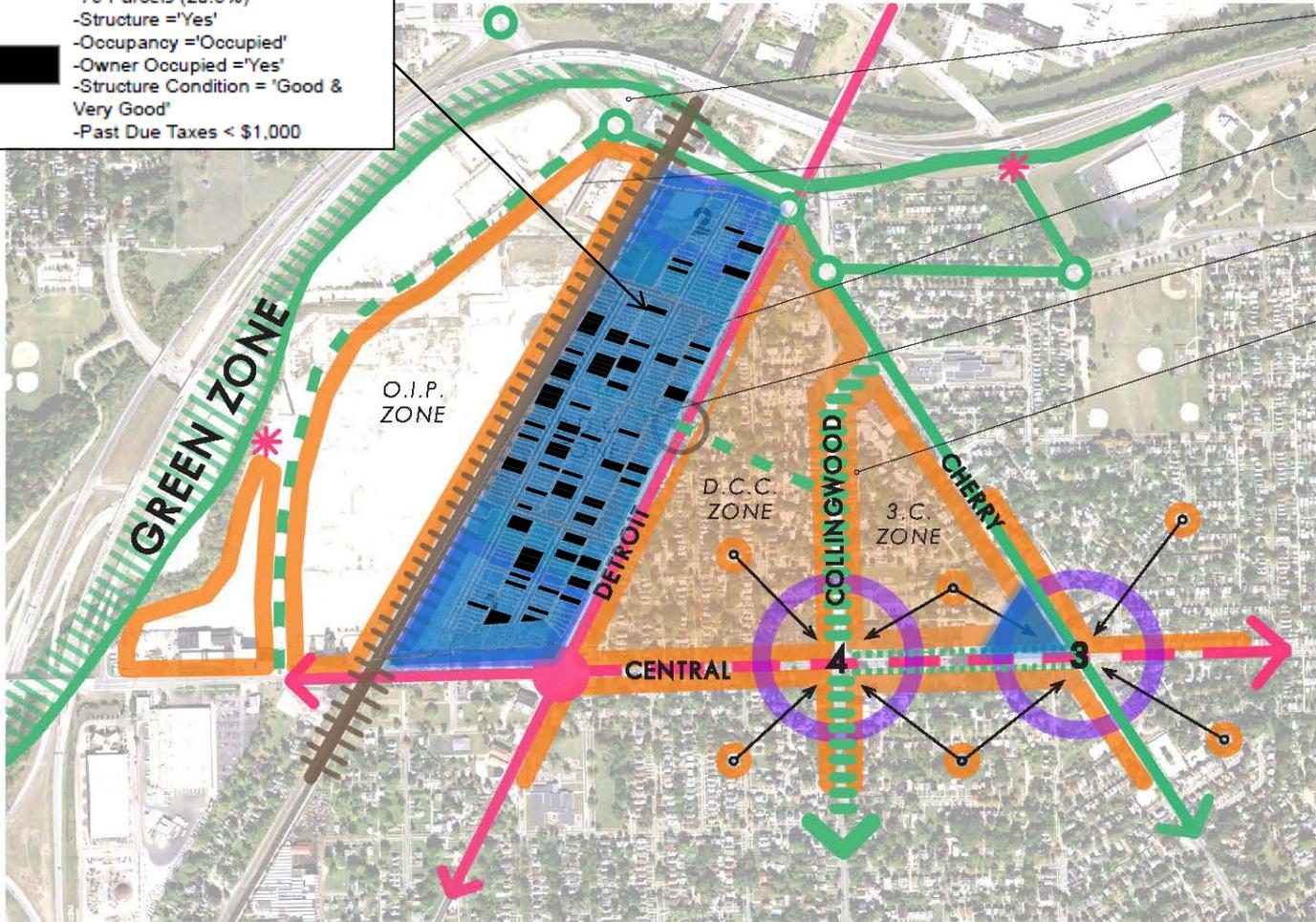
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# Area-Wide Framework

- \*79 Parcels (20.5%)
- Structure = 'Yes'
- Occupancy = 'Occupied'
- Owner Occupied = 'Yes'
- Structure Condition = 'Good & Very Good'
- Past Due Taxes < \$1,000



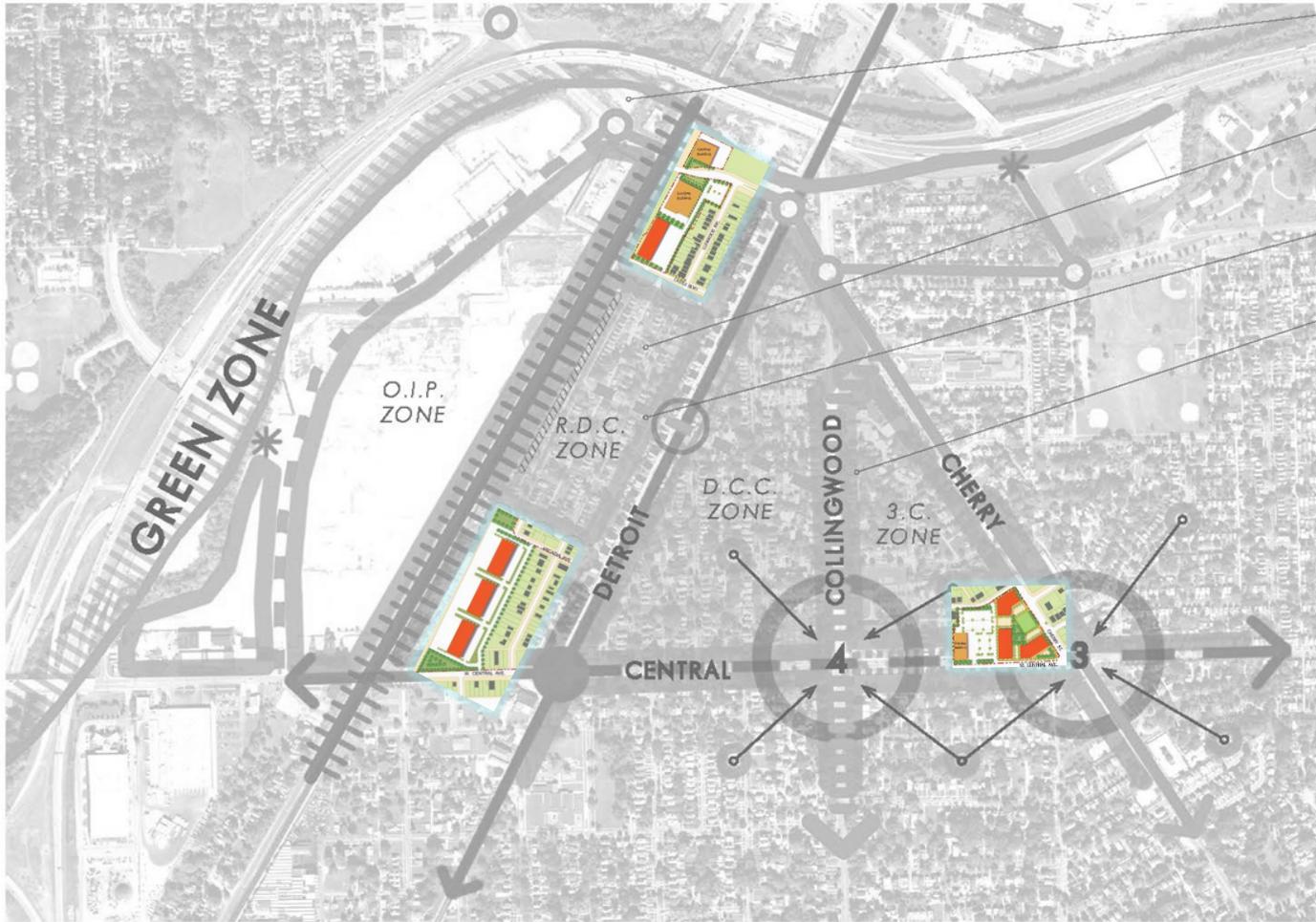
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# Area-Wide Framework

## Land Assembly & Rezoning with Possible Reuses



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# Focus Area 1

10.11 Acres



MAPLEWOOD

ARCADIA

GRANWOOD

DETROIT

ARCADIA

ARCADIA

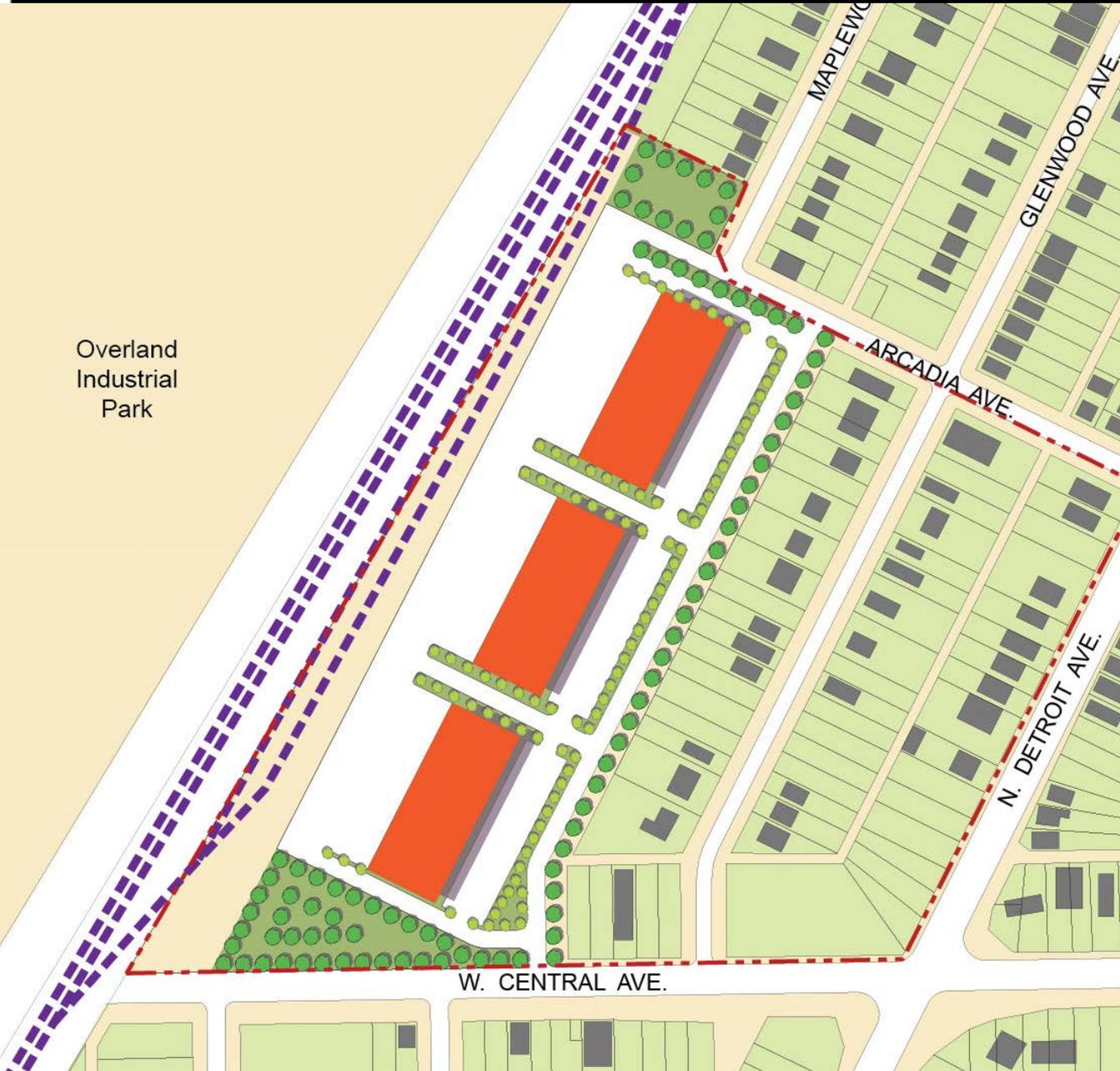
DETROIT

CENTRAL

CENTRAL

# Possible Central Avenue Distribution Center

Overland  
Industrial  
Park



## Demolition

- 3200 Maplewood: 1-Story
- Gross Building Area: 11,781 sf

## New Construction

- 75,000 sf Industrial
- 150 spaces

# Possible Central Avenue Distribution Center

Rain Gardens

Bio Swales

Pervious Paving  
in Parking lots

Bio Swales

Rain  
Gardens

Green Infrastructure



Example of Pervious Paving



Example of Rain Gardens

# Possible Central Avenue Distribution Center



# Focus Area 2



DETROIT

CHERRY

COLLINGSWOOD

# Possible Berdan Commercial Park



## Demolition

- 760 Castle: 2-Story
- Gross Building Area: 17,189 sf
- 250 Castle: 2-Story
- Gross Building Area: 29,981 sf

## Rehabilitation

- 754 Berdan: 3-Story
- Gross Building Area: 31,316 sf
- 761 Berdan: 4-Story
- Gross Building Area: 111,559 sf

## New Construction

- 30,000 sf new commercial
- 30 spaces

# Possible Berdan Commercial Park

## Green Infrastructure

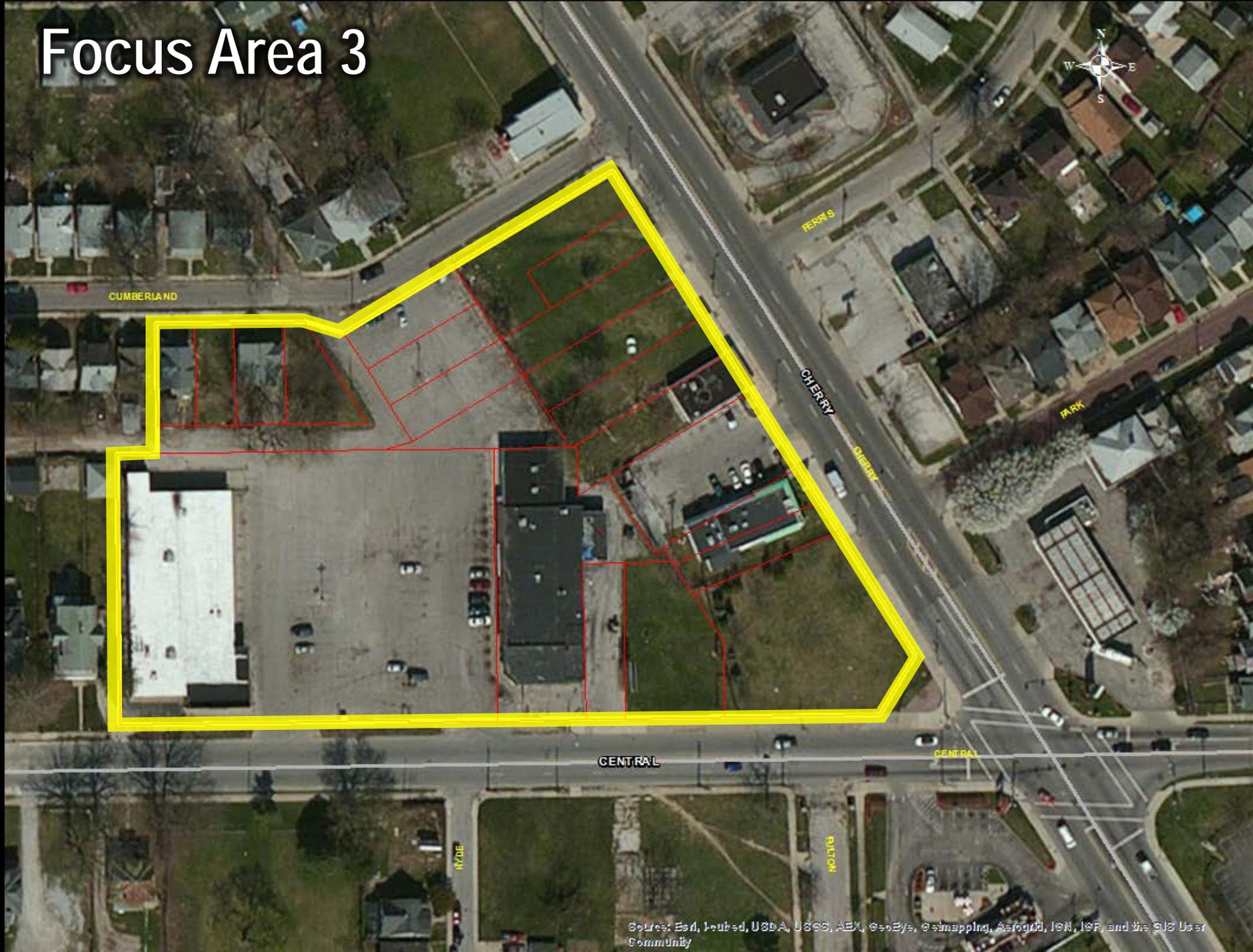


Example of Bioswale

# Possible Berdan Commercial Park



# Focus Area 3



# Possible Cherry Street Plaza



## Demolition

- 330 Central: 1-Story
- Gross Building Area: 9,667 sf
- 3125 Cherry: 1-Story
- Gross Building Area: 1,704 sf
- 3139 Cherry: 1-Story
- Gross Building Area: 1,696 sf

## Rehabilitation

- 352 Central: 1-Story
- Gross Building Area: 12,408 sf

## New Construction

- 55,000 SF commercial
- 24,000 SF live/work
- 200 spaces

# Cherry Street Plaza

## Green Infrastructure



Example of Soil Cell



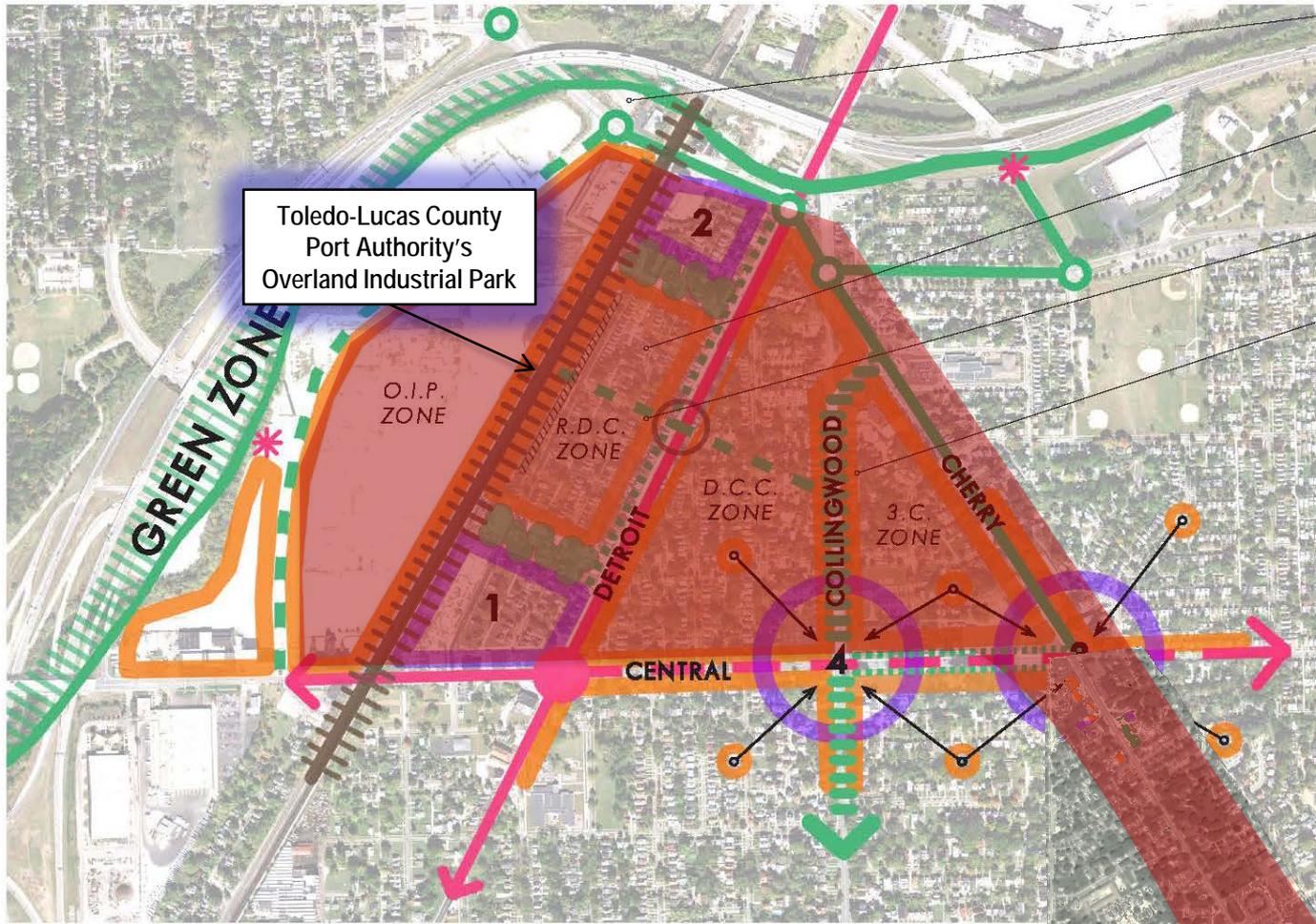
Example of Rain Gardens

# Possible Cherry Street Plaza



# Attraction to Area | Magnet Strategies

Energy Plan, etc.



Toledo-Lucas County  
Port Authority's  
Overland Industrial Park

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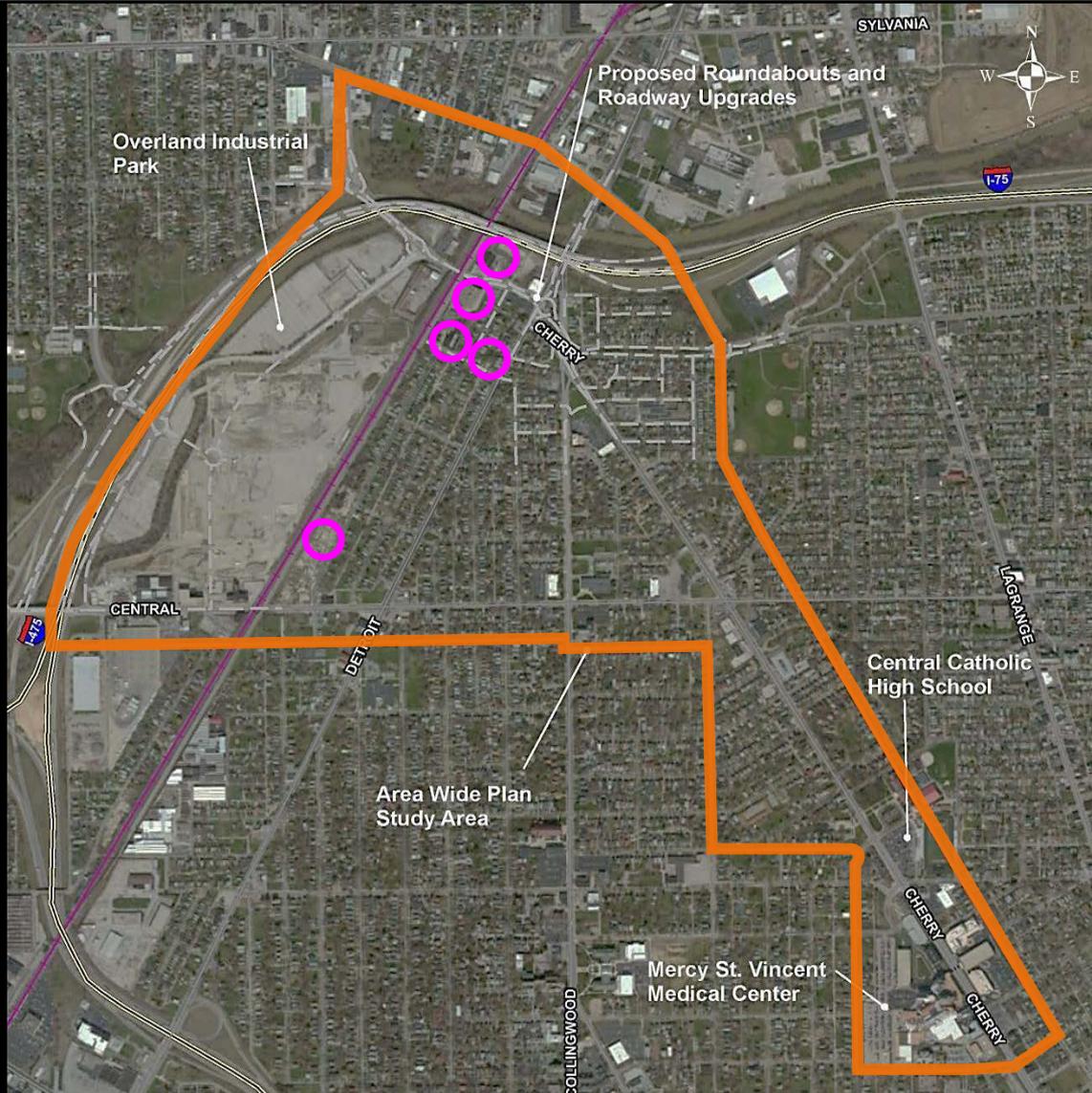
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Mercy  
St. Vincent  
Medical Center

# Leveraged Accomplishments

Berdan- Castle- Maplewood  
City of Toledo  
FY12 US EPA Coalition  
Assessments Funding

- Phase I ESAs Complete
- Phase II ESAs Pending



# Leveraged Accomplishments (continued)

FY 2012 US EPA Brownfield Coalition Assessment Grant Properties Associated with the AWP Project:

L&L Plating Ph. I & Ph. II	\$26,876.00
3199 Maplewood Avenue Ph. I & Ph. II	\$76,206.00
2627 Franklin Street Ph. I & Ph. II	\$32,892.32
1102 Central Avenue. Ph. I	\$4,500.00
Jeep Parkway Site 2 Supplemental Ph. II Activities	\$6,619.00
3200 Maplewood Avenue Ph. I	\$6,800.00
Castle Boulevard Properties Ph. I	3,000.00
3200 Maplewood Avenue Ph. II	\$ 23,200.00
<b>TOTAL</b>	<b>\$180,093.32</b>

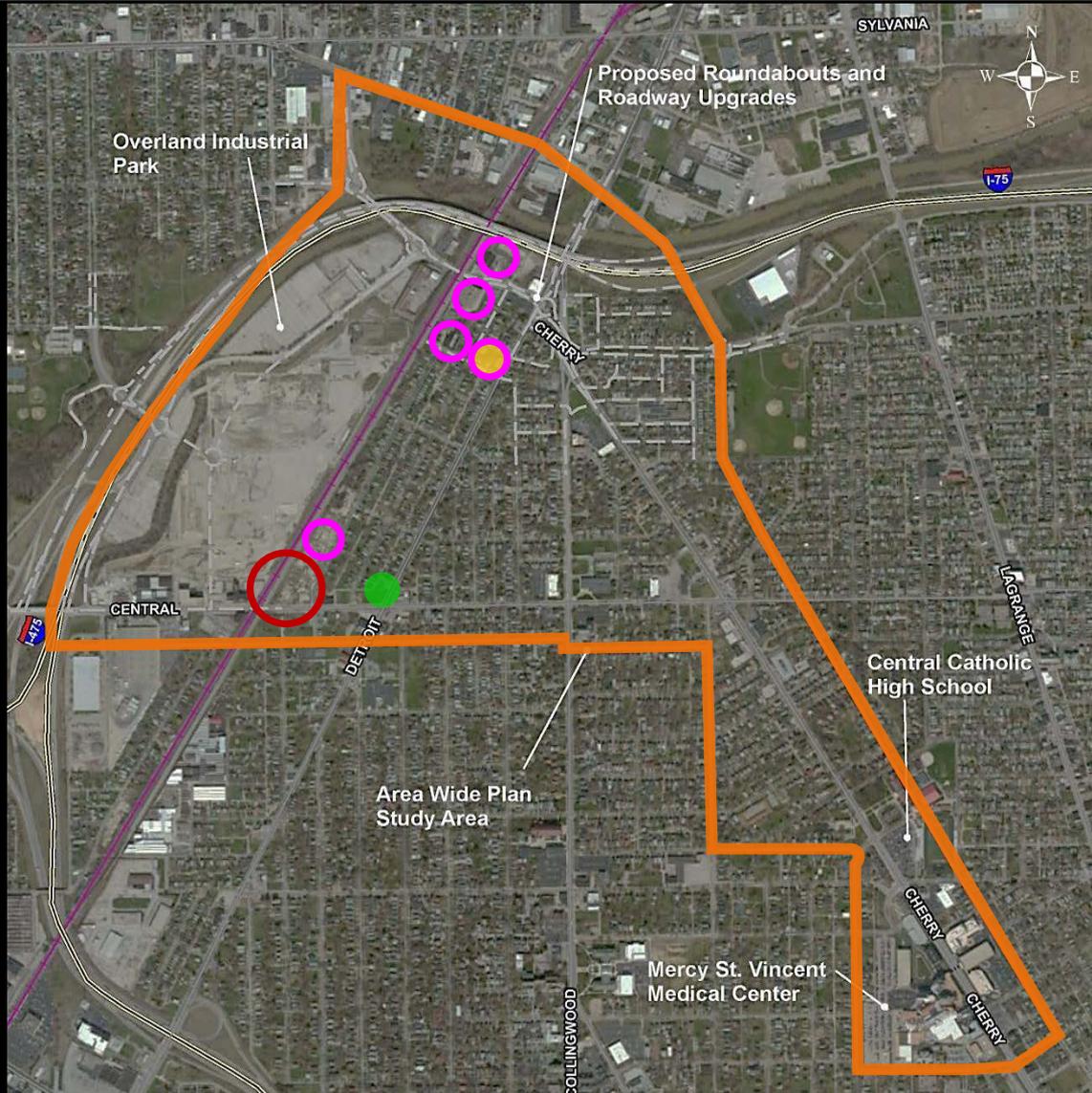
# Leveraged Accomplishments

**Berdan- Castle- Maplewood**  
**City of Toledo**  
**FY12 US EPA Coalition**  
**Assessments Funding**

- Phase I ESAs Complete
- Phase II ESAs Pending

**Maplewood Avenue**  
**City of Toledo**  
**US EPA Grant**

- Brownfield Cleanup



**Castle Boulevard**  
**City of Toledo**  
**US EPA**

- Leaking Container Removal and Cleanup

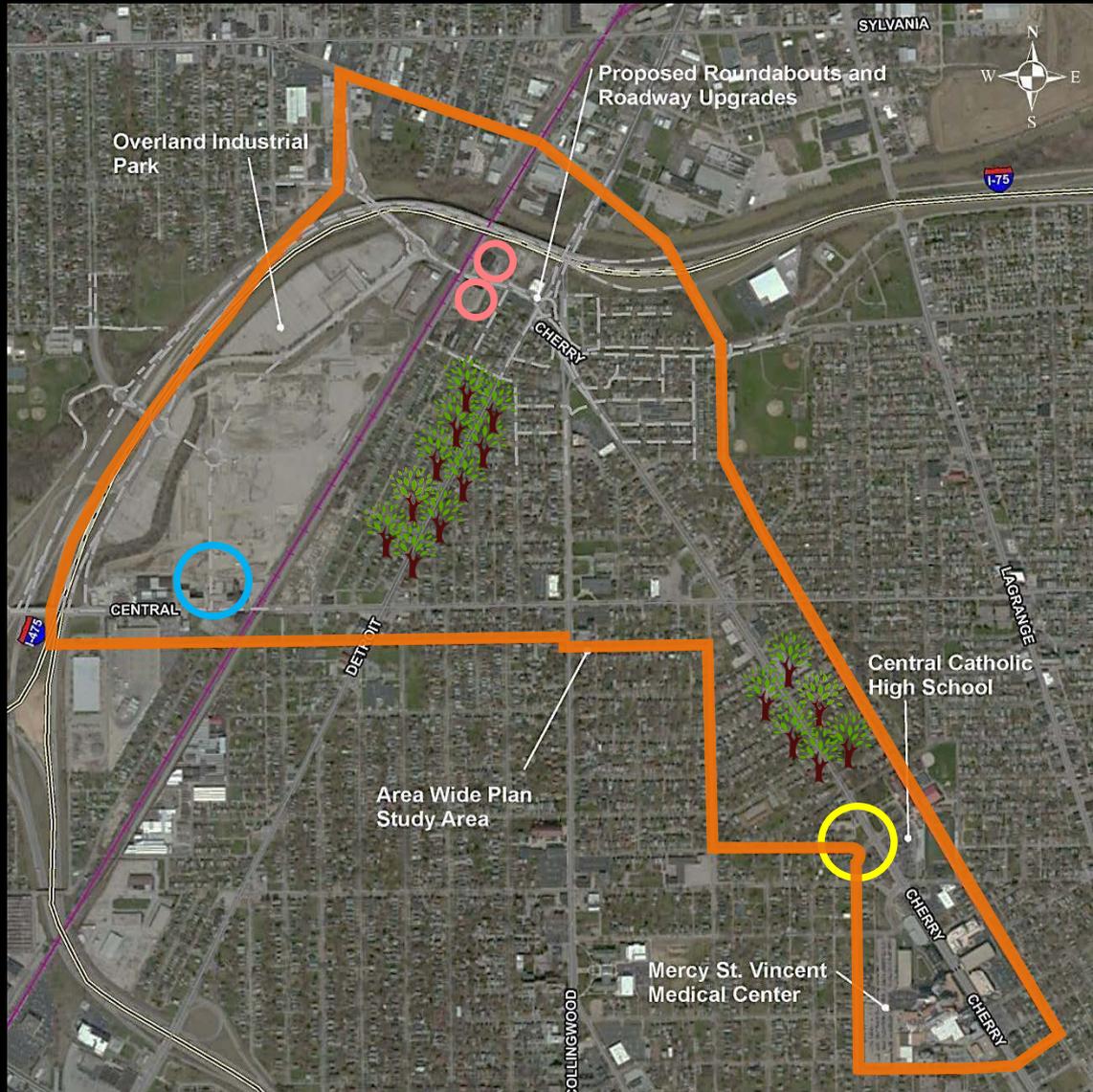
**\$25,000**  
**Toledo Community**  
**Foundation**  
**Partners for Places**

- Green Infrastructure

# Leveraged Accomplishments (continued)

Detroit Avenue & former  
Arbors Nursing Home  
\$50,000  
City of Toledo  
US Forest Service  
• Tree Planting

W. Central Avenue  
\$400,000  
Toledo-Lucas County  
Port Authority  
• Demolition  
• Asbestos Abatement



Berdan Avenue  
City of Toledo  
Ohio EPA  
Targeted Brownfield  
Assessments  
• Phase I ESAs Complete  
• Phase II ESAs Complete

Franklin Street  
\$150,000  
Mercy St. Vincent  
Medical Center  
• UST Removal  
• Existing Building Demolition  
• Site Improvements

# Leveraged Accomplishments (continued)

- The City was awarded a FY 15 Coalition Assessment grant and will use this funding to update brownfield inventory in the AWP project area and assess properties as needed
- Safe and Healthy Homes Summit 5/20/15- Program for area underway
- Project Steering committee established during Area-wide Planning Process continues to meet regularly to advance project initiatives
- Engaged Groundworks USA to focus on lead (Pb) strategy and youth engagement
- Two AmeriCorps VISTA volunteers in place: Mercy St. Vincent Medical Center and NeighborWorks
- Lucas County Land Bank prioritized houses for demolition and banned side lot transfers in the RDC Zone
- Strengthened local partnerships and City of Toledo Divisions
- Fostered connectivity to UpTown neighborhood and Mercy College

## Additional Efforts Underway

- City of Toledo Department of Neighborhoods applied for Lead (Pb) Grant
- Toledo Community Foundation with assistance from the City of Toledo applied for a Promise Zone designation
- Cherry Street Legacy applied for Kresge Foundation Fresh, Local Food planning grant
- Cherry Street applied for Five Star Urban Waters grant

# Time of Scarcity

- Shrinking City Budgets
- Reduced Infrastructure Funding
- Reduced State Aid to Cities
  - Loss of Clean Ohio Fund for Brownfield Cleanup
- Robust, Comprehensive Programs changed to Small, Categorical Funding Programs
- Must Be Innovative and Flexible to Match Resources to Needs

# Contacts



## CITY OF TOLEDO

Ohio

Department of Public Utilities  
Division of Environmental Services

### Marc Gerdeman

Brownfield Redevelopment Officer

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### Sally L. Gladwell, CP

Principal / Vice President  
Urban Revitalization & Funding Specialist

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TECHNICAL SKILL.  
CREATIVE SPIRIT.

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Fax: 419.891.1595



Let's play...