

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: May 18, 2020

REF: Z-1006-20

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential at 201 Knapp Street and 410 and 414 Wade Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 14, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential
Location	-	201 Knapp Street and 410 and 414 Wade Street
Applicant	-	Matthew Sutter Chief of Real Estate Development & Modernization Lucas Metropolitan Housing Authority 201 Belmont Avenue Toledo, OH 43604
Owner	-	John M. Sheehan Lifestream, LLC 6629 W Central Avenue Toledo, OH 43617

Site Description

Zoning	-	IL / Limited Industrial
Area	-	±0.5 Acres
Frontage	-	150' along Wade Street 150' along Knapp Street
Existing Use	-	Vacant Hotel
Proposed Use	-	Permanent Supportive Housing
Neighborhood Org.	-	Middlegrounds District

GENERAL INFORMATION (cont'd)

Area Description

North	-	Vacant structures / IL & CM
South	-	Parking lot, Children's Park, Dr. Martin Luther King Jr. Plaza / IG
East	-	TARPS / IL, IG & CM
West	-	Auto repair, undeveloped land / IL

Parcel History

M-2-15	-	Middlegrounds Plan. PC recommended approval 11/5/2015. CC approved 12/9/2015. Ord. 598-15 passed 12/22/2015.
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Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Middlegrounds Plan

STAFF ANALYSIS

The request is a Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential for the 0.5 acre site located at 201 Knapp Street and 410 and 414 Wade Street. The site is the location of the now vacant Park Hotel. The applicant, Lucas Metropolitan Housing Authority (LMHA), is requesting the Zone Change to redevelop the hotel into forty (40) apartment units. IL Limited Industrial does not permit multi-dwelling uses, and therefore a Zone Change is required for the proposed use. Surrounding land uses include a parking lot, Children's Park, and the Dr. Martin Luther King Jr. Plaza to the south; the Toledo Area Regional Paratransit facility to the east; vacant structures to the north; and, an auto repair facility and undeveloped land to the west.

The Park Hotel was constructed in 1909 and featured over one hundred (100) rooms, a bar, and a restaurant. It was built to serve passengers from the adjacent train station, as well as visitors of south Toledo. The hotel closed in 2001, with the bar and restaurant closing soon after. The site has changed owners several times since then, but has remained vacant since the early 2000s. The Park Hotel is located in the Middlegrounds Neighborhood, directly south of Downtown Toledo in between the Warehouse District and the Old South End. It is a neighborhood with several iconic features, including public art, popular restaurants, and historically significant structures. However, over the past few decades, it has also struggled with vacancies and blight.

STAFF ANALYSIS (cont'd)

LMHA is proposing to redevelop the site into forty (40) apartments catered to youth aging out of foster care. Per the Intensity and Dimensional Standards outlined in TMC§1106.0100, the maximum number of units permitted on the 0.5 acre site in RM36 Multi-Dwelling Residential is eighteen (18). RM36 Multi-Dwelling Residential is the Zoning District with the lowest square feet per unit allowed outside of Downtown. In order to meet density standards, a waiver must be obtained from City Council prior to redevelopment to allow the forty (40) units. Considering that the proposal will repurpose a 111 year old former hotel, that the Middlegrounds Neighborhood is an urban neighborhood, and that the Park Hotel once housed one hundred (100) rooms, redevelopment for high-density typically seen in the Downtown at the site would be in character with the neighborhood.

Middlegrounds Plan

The Middlegrounds Plan envisions the Park Hotel as a site to be redeveloped for a hospitality and residential facility. Examples identified in the Middlegrounds Plan include temporary housing for railroad train crews, rental hotel rooms for train and bus passengers, a hostel facility for travelers, rental apartments, or condominium units. The Middlegrounds Plan calls for the entrance to be relocated to the Broadway side of the building with secure and adequate parking, while the present entrance should also be maintained and serve pedestrians and transient passengers from the Dr. Martin Luther King Jr. Plaza. The proposed uses from the Middlegrounds Plan are similar to LMHA's proposed use, and keeping the facility pedestrian oriented would also fulfil the vision of the Middlegrounds Plan.

Neighborhood Meeting

A request was made for a neighborhood meeting to be held prior to the Plan Commission hearing. However, due to the COVID-19 pandemic, it was not possible to hold a public neighborhood meeting. The applicant was then encouraged to reach out to community members and to discuss the project with them.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Neighborhood Commercial land uses. The Neighborhood Commercial District is intended to promote predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Neighborhood Commercial is also intended to accommodate pedestrian oriented development.

Staff recommends approval of the Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential because the proposed RM36 Multi-Dwelling Residential zoning will facilitate the redevelopment of the proposed apartments. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

TO: President Cherry and Members of Council
May 18, 2020
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REF: Z-1006-20

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1006-20, a request for Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential at 201 Knapp Street and 410 and 414 Wade Street for the following two (2) reasons:

1. The proposed RM36 Multi-Dwelling Residential zoning district will facilitate the redevelopment of an apartment complex that conforms to an applicable zoning district.
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



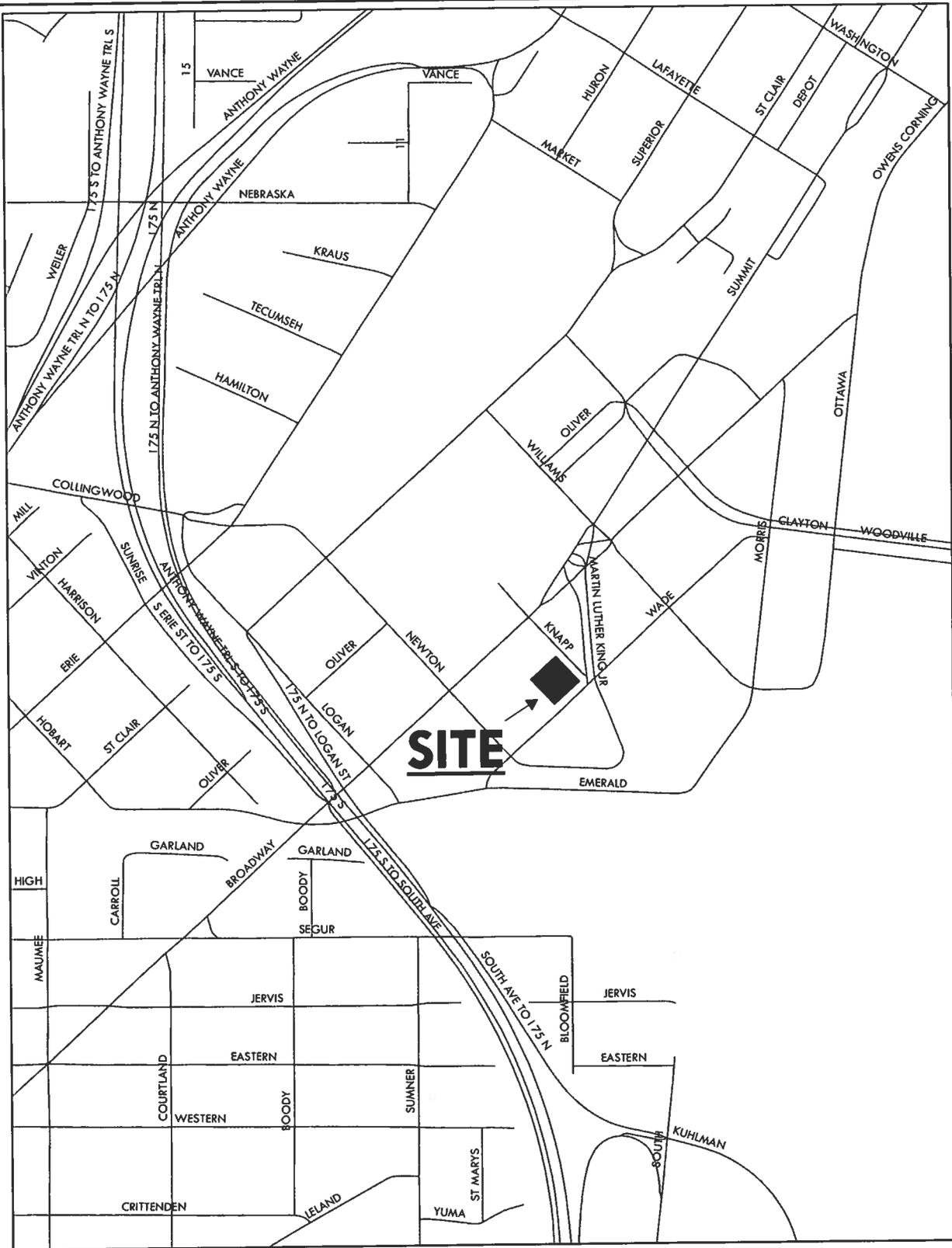
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Matthew Sutter, Chief of Real Estate Development & Modernization, Lucas Metropolitan
Housing Authority, 201 Belmont Avenue, Toledo OH 43604
John M. Sheehan, Lifestream LLC, 6629 W Central Avenue, Toledo OH 43617
Lisa Cottrell, Administrator
Dana Doubler, Planner

GENERAL LOCATION

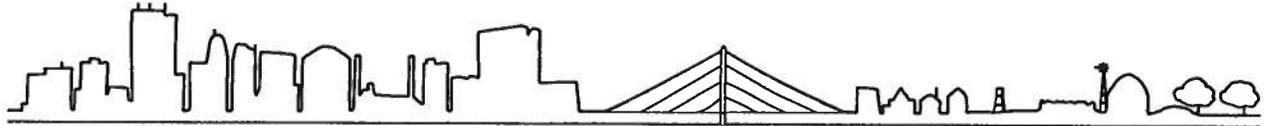
Z-1006-20
ID 10



ZONING & LAND USE

Z-1006-20
ID 10





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 28, 2020
REF: Z-1006-20
PLANNER: D Doubler

NOTICE OF PUBLIC HEARING

on

Date: Thursday, May 14, 2020

Request: Zone Change from IL Limited Industrial to RM36 Multi-Family Residential

Location: 201 Knapp, and 410-414 Wade Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, May 14, 2020** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/99373462187>

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at dana.doubler@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: April 28, 2020
Ref: Z-1006-20

NOTICE OF PUBLIC HEARING

Wednesday, June 17, 2020

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, June 17, 2020 at 4:00 p.m., will consider the following request:

Zone Change from IL Limited Industrial to RM36 Multi-Family Residential at 201 Knapp, and 410-414 Wade Street

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

REF: Z-1006-20
PLANNER: DOUBLER
TYPIST:DD/3/16/2020
SENT: _____

337 BROADWAY LLC
3204 RIVER RD
TOLEDO OH 43614

A H JAMRA CO
PO BOX 960
TOLEDO OH 43697 0960

ADELANTE, INC
520 BROADWAY ST
TOLEDO OH 43604 8808

AMERICAN TOWERS LLC
ATTN: PROPERTY TAX PO BOX 723597
ATLANTA GA 31139

BARRINGER MARTWAUN
530 OLIVER ST
TOLEDO OH 43604

BAUMGARTNER LLC
P.O. BOX 8326
TOLEDO OH 43605 0326

BOSCH DANIEL W
3324 RIVER RD
TOLEDO OH 43614

BRINZA ROBERT A TR ETAL
6800 N HIGH ST
WORTHINGTON OH 43085 2512

BYRNE BOYS LLC
214 OLIVER ST
TOLEDO OH 43604 8840

CITY OF TOLEDO
ONE GOVERNMENT CENTER SUITE
2250
TOLEDO OH 43604

COUNCILMEMBER THERESA GADUS
ONE GOVERNMENT CENTER SUITE
2120
TOLEDO OH 43604

CSOMOS KATHERINE J
4548 WOODBRIAR
TOLEDO OH 43623

DASN ENTERPRISES LTD
1768 PINELAWN DR
TOLEDO OH 43614 3300

DAVID JACQUILINE
402 BROADWAY
TOLEDO OH 43602

DERKIN H SCOTT & CAROL J
P O BOX 554
TOLEDO OH 43697

DFO LEASING LLC
201 S ST CLAIR ST
TOLEDO OH 43604

DOWNTOWN TOLEDO REAL ESTATE LLC
303 MORRIS ST
TOLEDO OH 43604

EQUITY TRUST COMPANY CUSTODIAN
FBO DAVID
508 WADE ST
TOLEDO OH 43604

HABBOUCHE ELEANOR
509 BROADWAY AVE
TOLEDO OH 43604

HANCOCK DOROTHY R
523 BROADWAY ST
TOLEDO OH 43604 8807

HIGH-LEVEL PROPERTIES, LLC
436 WADE ST
TOLEDO OH 43604 3856

HIVE HOLDINGS LLC
650 PHILLIPS AVE
TOLEDO OH 43612

HORNER KATHLEEN P
404 WILLIAMS ST
TOLEDO OH 43604 8868

J & J FLATLAND INVESTMENTS LLC
221 S ST. CLAIR
TOLEDO OH 43604

JASHCO, LLC
340 MORRIS ST
TOLEDO OH 43604 8873

KENSAL HOLDINGS LLC
4612 COREY RD
TOLEDO OH 43623

KRAUZER PRISCILLA
524 EMERALD AVE
TOLEDO OH 43604 8820

LIFESTREAM LLC
6629 W CENTRAL AVE
TOLEDO OH 43617

LOMBRANA MARIA
510 WADE ST
TOLEDO OH 43604 8858

LUCAS COUNTY LAND REUTILIZATION
CORPORATION
506 WADE ST
TOLEDO OH 43604 8858

LUCAS COUNTY LAND REUTILIZATION
CORPORATION
ONE GOVERNMENT CENTER SUITE 580
TOLEDO OH 43604

LUCE JAMES
532 EMERALD AVE
TOLEDO OH 43604 8820

MAC'S CONVENIENCE STORES LLC
935 E TALLMADGE AVE
AKRON OH 44310

MADDEN ROBERT H
528 EMERALD AVE
TOLEDO OH 43604 8820

MANDELL VASQUEZ, INC
302 MORRIS ST
TOLEDO OH 43604 8873

MARTINEZ ANTHONY J
305 BROADWAY ST
TOLEDO OH 43604 8811

MCKENZIE RITA E
240 EASTERN
TOLEDO OH 43609

METROPOLITAN PARK DISTRICT OF
TOLEDO
5100 W CENTRAL AVE
TOLEDO OH 43615 2106

MICH-ALTA MANAGEMENT LLC
12850 DOLPHIN ST
DETROIT MI 48223

MIDLAND AGENCY OF NORTHWEST
OHIO INC
401 ADAMS ST
TOLEDO OH 43604

MIKOLAJCZYK KEVIN D
20 BROADWAY ST
TOLEDO OH 43604

MILLER GREG
7813 HARVEST GOLD
HOLLAND OH 43528

MORRISTOWN LOFTS LLC
356 MORRIS ST UNIT 2
TOLEDO OH 43604 8884

NEW PAR A GENERAL PARTNERSHIP
P O BOX 2549
ADDISON TX 75001

NORFOLK SOUTHERN COMBINED
RAILROAD
3 COMMERCIAL PL BOX 209
NORFOLK VA 23510

owner
mailing address 1
mailing address 2

PASCHALIS EMMANUEL & JUDY
1850 SAMARIA RD
TEMPERANCE MI 48182

PENNSYLVANIA LINES LLC
THREE COMMERCIAL PLACE BOX 209
NORFOLK VA 23510

RANDOLPH CLAYTON R JR
740 INWOOD PL
MAUMEE OH 43537

RAYMOND AND CLARK LLC
3662 KENWOOD BLVD
TOLEDO OH 43606 2814

REDLINE CIRCUIT TRAINING
305 MORRIS ST
TOLEDO OH 43604

SALAZAR J C
533 OLIVER ST
TOLEDO OH 43604 8843

SANZENBACHER GEORGE LEE
4130 RIVER RD
TOLEDO OH 43614 5526

SATTLER PETER M
827 RIVER RD
MAUMEE OH 43537

SCHNAPP HANS G
301 BROADWAY ST
TOLEDO OH 43604 8811

SETO, INC
3040 HILL AVE
TOLEDO OH 43607

SIGARROA RITO III & GLADYS
4229 ASBURY
TOLEDO OH 43612

SNYDER BENJAMIN
4019 GREENBROOK CT
TOLEDO OH 43614

SOUTH SAINT CLAIR LTD
208 ELIZABETH ST
MAUMEE OH 43537

STOIBER JOHN DAVID
3909 PERU
TOLEDO OH 43612

SUMMIT STREET LLC
PO BOX 36926
GROSSE POINTE MI 48236

TAYLOR AURELIUS
5543 SILVERDALE DR
TOLEDO OH 43612

TERRA REAL I, INC
300 MORRIS ST
TOLEDO OH 43604 8873

TLC PROPERTIES INC
5030 ADVANTAGE BLVD # 102
TOLEDO OH 43612

TOLEDO AREA REGIONAL TRANSIT
AUTHORITY
1127 W CENTRAL AVE BOX 792
TOLEDO OH 43610 1062

TOLEDO DESIGN COLLECTIVE
ONE SEAGATE SUITE 123
TOLEDO OH 43604

TOLEDO LUCAS COUNTY PORT
AUTHORITY
ONE MARITIME PLAZA #701
TOLEDO OH 43604

TRUJILLO MIGUEL
41-26 GLEANE ST # 1C
ELMHURST QUEENS NY 11373

UNITED STATES OF AMERICA POSTAL
SERVICE
1420 GARDINER LN
LOUISVILLE KY 40231

UNITED STATES POSTAL SERVICE
P O BOX 27497
ATT:BRYANT SCHROEDER
GREENSBORO NC 27498

VALERIA PROPERTIES LLC
235 BROADWAY ST
TOLEDO OH 43604 8801

VALERIA PROPERTIES LLC
624 VINTON ST
TOLEDO OH 43609 2440

WAREHOUSE DISTRICT
22 N ERIE STREET
TOLEDO OH 43604

WATER STREET DEVELOPMENT LLC
420 MADISON AVE STE 103
TOLEDO OH 43604

WHITE RAYMOND ODIE III
520 EMERALD ST
TOLEDO OH 43609

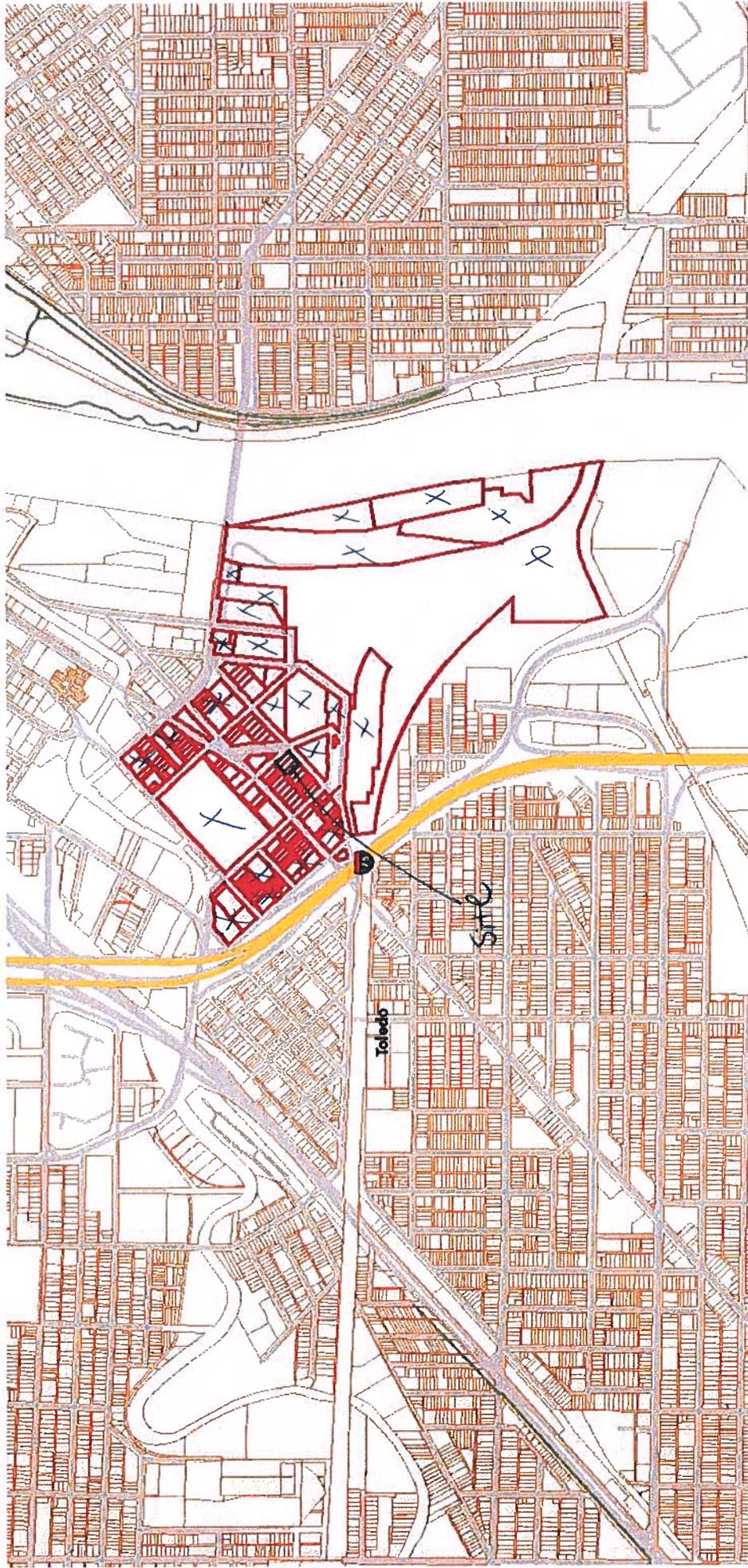
WORTHINGTON ROLLIE JOHN
534 OLIVER ST
TOLEDO OH 43604

YERG KENNETH
7711 MONCLOVA RD
MONCLOVA OH 43542

1D
10

DOUBLER

Z-1006-20



PUBLIC HEARING

CASE NO. Z-1006-20

REQUEST: Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential at 201 Knapp Street and 410 and 414 Wade Street

APPLICANT NAME: Lucas Metropolitan Housing Authority

ADDRESS: 201 Belmont Avenue Toledo OH 43604

DATE: May 14, 2020 **TIME:** 2:00pm

Contact Person: Matthew Sutter

Contact Person Phone Number: 419-266-7095

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

**For Further Information, Contact
The Toledo-Lucas County Plan Commissions**

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) April 28, 2020 to June 26, 2020.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

MMA S SE

(Applicant or Agent)

MATTHEW SUTTER FOR UMHA

(Print Name or Organization)

(419) 266-7095

(Telephone No.)

I issued 2 signs for this application 4/29/2020

(Date)

Tom

(Staff Member)

Location of sign(s) Knapp

Wade

CASE NUMBER Z-1006-2C

5/12/2020

Thomas Gibbons, Director
Dana Doubler, Planner
Toledo Plan Commission Members
One Government Center
Suite 1620
Toledo, OH
43604

Ladies and Gentlemen,

As owner of and investor in property directly adjacent to the Park Hotel, the former Hotel Royal at 337 Broadway, I am reaching out with my personal thoughts on the requested zone change of the property at 201 Knapp St. Toledo, OH 43602 and 410-414 Wade St. Toledo, OH 43602, known as the Park Hotel property, from IL, Limited Industrial to RM-36, Multi-Dwelling Residential as well as the subsequently required density wavier to allow for 40 units on this site.

As stated in the Plan Commission staff report, both the 2015 Middlegrounds Plan and the Toledo 20/20 Plan recommend uses for the Park Hotel that involve a commercial component, if not a strictly commercial use. From a neighborhood planning standpoint, a business that was open to the public, at least at the building's first floor, coupled with the building's architectural merits, could serve as a draw to the Middlegrounds thereby bolstering current and future economic development in the area. The requested zoning classification, RM-36 obviously precludes all commercial uses by LMHA and any future owners of the property, thus forgoing this potential benefit to the neighborhood as well as the corresponding potential benefit of onsite employment opportunities for LMHA's stated target resident population for the building, 18 to 24-year-olds aging out of the foster care system. Further, should LMHA's plans not come to fruition, another zone change for any alternative uses to purely residential will be required, therefore, I do harbor some concern as to the restrictive nature of the RM-36 designation as it relates to the future marketability of the property if not developed as presently intended.

Though the purpose of the Plan Commission hearing and subsequent City Council Zoning and Planning Committee hearing, as well as the density wavier, is to determine the appropriateness of the site for multi-family housing of the requested number of units, I do believe that as this zone change and density wavier are being taken under consideration to provide housing for a very specific, limited population, the impacts of the site on this particular population as well as that of the population on the site, warrants consideration in this case. I, along with two other adjacent property owners, had the opportunity to discuss the project with Matthew Sutter of LMHA and Judge Denise Cubbon, both involved in the project's inception and planning, on March 13,, 2020. Following that conversation, I identified the following personal concerns stemming from the number of residential units proposed for the property coupled with the target resident age range of 18 to 24 years:

- The parameters of the program are not yet well-developed with no precedent for this scale of aging-out-of-foster-care residence identified to serve as a model

- A staffing plan for the facility has not been established
- Location is not near employment or education opportunities given the proposed age demographic of residents
- There is not a stated plan for transportation of residents to employment and education opportunities beyond city bus service, though it was stated to be assumed most residents will not possess cars

Judge Cubbon stated at the meeting in March that a planning committee will be formed and will begin to answer these concerns. This will get underway once COVID-19 restrictions are lessened. She invited neighborhood participation in the planning committee and in otherwise ensuring the overall success of the project. As COVID-19 has limited dialogue around the project to-date, including necessitating the cancellation of a public meeting with LMHA to address questions and concerns, this promised engagement, involvement and transparency holds great import to myself and others, and I trust that it will be pursued as promised.

Therefore, despite my above-stated concerns, I am glad for the opportunity this represents to stabilize and reuse an historic building of significance to the past, present and future identity of the Middlegrounds, and I support the requested zone change for the former Park Hotel property for the intended purpose of housing for youth age 18-24 aging out of the foster care system. I personally pledged my involvement in the planning committee to Judge Cubbon and have begun to develop ideas to bring to the table to help ensure best possible outcomes for the young adult residents and for the Middlegrounds District alike. As someone who has spent the last three years working diligently on entitlements and pre-development plans for the aforementioned adjacent long-vacant Hotel Royal, I understand the difficulties of bringing redevelopment to a disinvested area, and I look forward to collaborating with others to effect greater change in the neighborhood. Beyond my own property, I have been working over the last few years with other property owners and stakeholders within the Middlegrounds District to form the Middlegrounds District Association. As this Association continues to come together and plans for the Park Hotel come together, I hope they will converge around this unique opportunity to create a robust, multi-mission-driven development plan in an urban neighborhood that brings together historic preservation, blight, homelessness, unemployment, and poverty eradication, and traditional economic development.

Sincerely,

Erin Claussen
Founder & Principal
Toledo Revival
toledorevival@gmail.com
419-902-4808



Lucas Metropolitan Housing Authority
Real Estate Development and Modernization
201 Belmont Avenue
Toledo, Ohio 43604
419-720-5917 | Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

May 11, 2020

To Whom it May Concern:

The Lucas Metropolitan Housing Authority (LMHA) inadvertently left out the handouts mentioned in the letter that was sent to you dated April 27, 2020. These handouts which are now attached, show the prospective renderings of the site that would have been on display at the neighborhood meeting.

We apologize for any inconvenience this may have caused.

Respectfully,

A handwritten signature in black ink, appearing to read "Lisa Lewis", is written over the typed name.

Lisa Lewis, Administrative Assistant
Real Estate Development & Modernization

Attachments

Joaquin Cintron Vega, President and Chief Executive Officer
Board of Commissioners

William J. Brennan, Chair, Alisha M. Gant, Vice Chair, Hugh W. Grefe, James A. Peppers, Barbara J. Fuqua





Lucas Metropolitan Housing Authority
Real Estate Development and Modernization
201 Belmont Avenue
Toledo, Ohio 43604
419-720-5917 | Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

April 27, 2020

Toledo Lucas County Plan Commission
One Government Center
Suite 1620
Toledo, Ohio 43604

Dear Toledo Lucas County Plan Commission:

Last month the Lucas Metropolitan Housing Authority (LMHA) and its affiliate non-profit the Lucas Housing Services Corporation (LHSC) invited you to a neighborhood meeting about the redevelopment of the Park Hotel. Shortly after the invitations were delivered a second letter arrived cancelling the meeting due to covid-19 concerns with large groups of people assembling in spaces without social distancing.

The purpose of the neighborhood meeting was to introduce the redevelopment project to the neighbors and, answer any questions that might arise prior to the Toledo-Lucas County Plan Commission zone change hearing that was planned for April 2019. The April hearing was subsequently cancelled, and this project was put on the May 2020 agenda of the Plan Commission. Due to continuing covid-19 concerns we regret that we are unable to meet in person to share this project with you but, we wanted to provide some introduction to the project and be available to answer questions you may have. Attached are handouts showing the prospective renderings of the site that would have been on display at the neighborhood meeting.

As you have heard, the LMHA has a purchase agreement in place to acquire the former Park Hotel at 201 Knapp. The purchase agreement also includes the properties at 403-417 Broadway. At this time, the LMHA has applied for a zone change for the Park Hotel site. This application will seek to change the zoning from Industrial to RM-36 which is a multi-family designation. Changing the zoning is the first necessary step for the LMHA to adaptively re-use the property and convert the former hotel into 40 residential apartments. These apartments will be income restricted and will target youth aged 18-24 aging out of the foster care system. In addition to the zone change request, we will be seeking a density waiver from Toledo City Council to allow for 40 apartments at this site.

The purpose of the Plan Commission Hearing is to discuss the appropriateness of this site for multi-family housing, not the type of housing that will be provided. If you have any questions or comments about this project please feel free to contact me at my office at (419) 720-5917 or via email msutter@lucasmha.org. A public notice will be published in the future by the Toledo-Lucas County Plan Commission about how to participate in the hearing on May 14, 2020 should you choose.

Sincerely,

A handwritten signature in black ink that reads "Matt S Sutter".

Matthew Sutter
Chief of Real Estate Development and Modernization

Joaquin Cintron Vega, President and Chief Executive Officer
Board of Commissioners

William J. Brennan, Chair, Alisha M. Gant, Vice Chair, Hugh W. Grefe, James A. Peppers, Barbara J. Fuqua





Lucas Metropolitan Housing Authority
Real Estate Development and Modernization
201 Belmont Avenue
Toledo, Ohio 43604
419-720-5917 | Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

March 12, 2020

*Toledo Lucas County Plan Commission
One Government Center
Suite 1620
Toledo, Ohio 43604*

Dear Toledo Lucas County Plan Commission:

Due to Governor Mike DeWine's news conference, March 12, 2020 the Lucas Metropolitan Housing Authority and Lucas Housing Services Corporation has decided to postpone the public meeting that was originally scheduled for March 19, 2020. We will contact you at a later date with a new time and location. Should you have any questions, feel free to contact me at the phone number below or email at msutter@lucasmha.org.

Regards,

A handwritten signature in black ink that reads "Matt S Sutter".

*Matthew Sutter
Chief of Real Estate Development and Modernization
(419) 720-5917 – office*

Joaquin Cintron Vega, President and Chief Executive Officer
Board of Commissioners
William J. Brennan, Chair, Alisha M. Gant, Vice Chair, Hugh W. Grefe, James A. Peppers, Barbara J. Fuqua





Lucas Metropolitan Housing Authority
Real Estate Development and Modernization
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Toledo, Ohio 43604
419-720-5917 | Fax 419-254-3495
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March 10, 2020

*Toledo Lucas County Plan Commission
One Government Center
Suite 1620
Toledo, Ohio 43604*

Dear Toledo Lucas County Plan Commission:

*The Lucas Metropolitan Housing Authority (LMHA) and its affiliate non-profit the Lucas Housing Services Corporation (LHSC) would like to invite you to a public meeting on **Thursday, March 19, 2020, 6:00pm – 8:00pm** at the **Martin Luther King, Jr. Plaza – Main Lobby, 415 Emerald Ave., Toledo, OH 43604.***

As you may know the LMHA has a purchase agreement in place to acquire the former Park Hotel at 201 Knapp. The purchase agreement also includes the properties at 403-417 Broadway. At this time the LMHA has applied for a zone change for the Park Hotel site. This application will seek to change the zoning from Industrial to RM-36 which is a multi-family designation.

Changing the zoning is the first necessary step for the LMHA to adaptively re-use the property and convert the former hotel into residential apartments.

*Please join us on **Thursday, March 19, 2020**, so that we can present this exciting project.*

Sincerely,

A handwritten signature in black ink that reads "Matt S Sutter". The signature is written in a cursive, flowing style.

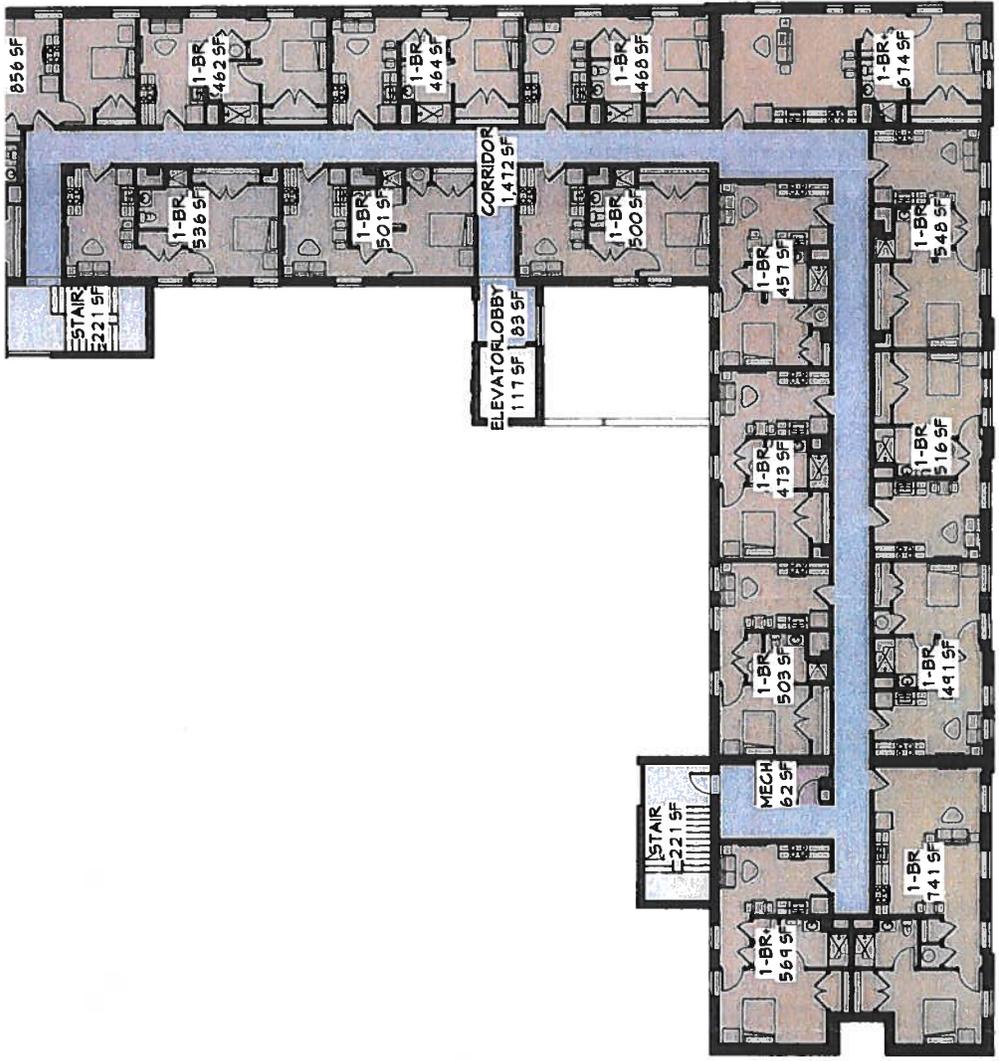
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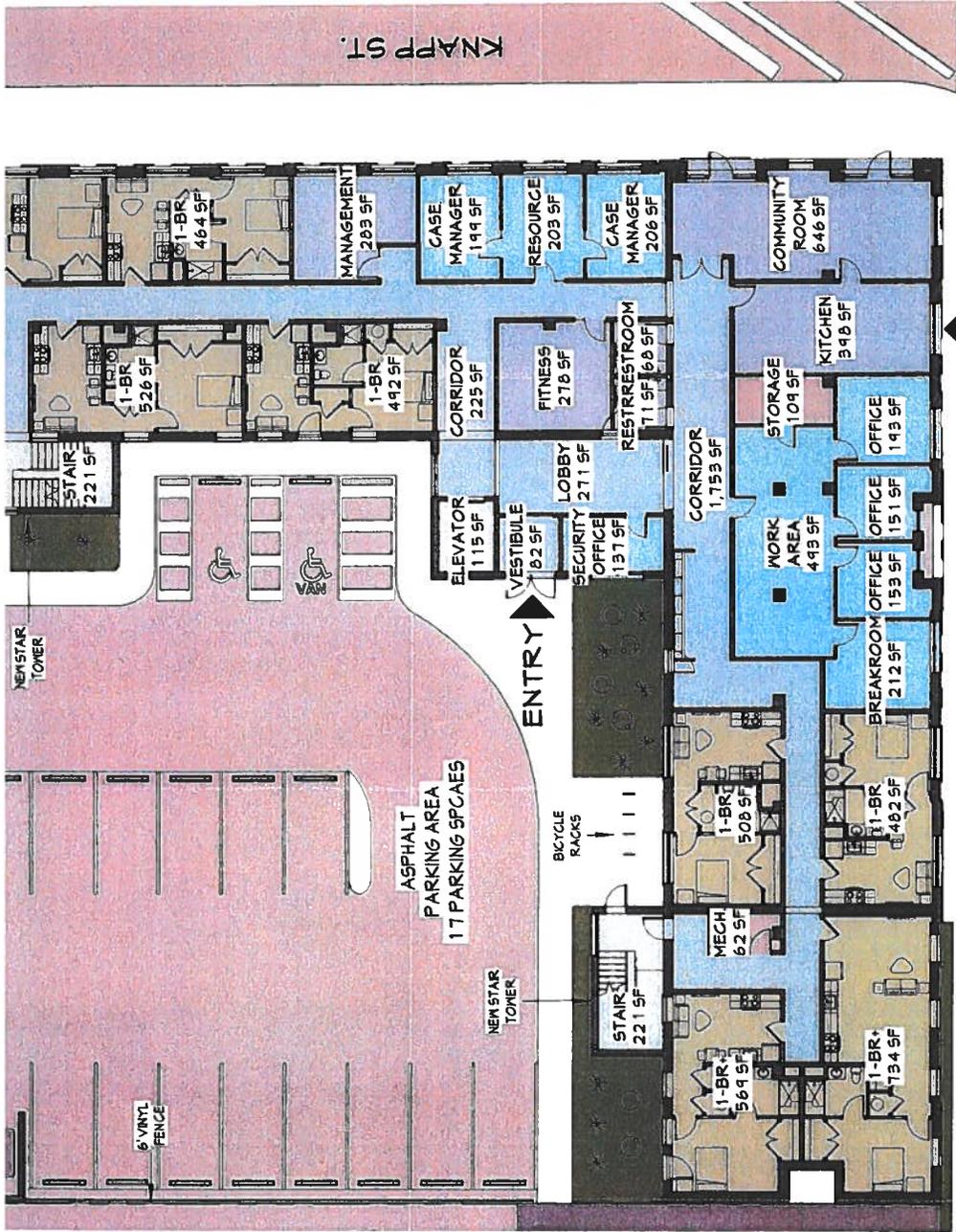






Building Area Legend

- COMMON CIRCULATION
- LIVING UNITS
- SUPPORT SPACE
- VERTICAL PENETRATIONS



Building Area Legend

- COMMON AREA
- COMMON CIRCULATION
- DEDICATED PROGRAM SPACE