

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: February 10, 2023

REF: PUD-8009-22

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

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

SUBJECT: Planned Unit Development for multi-family development at 1338 N. Summit

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 9, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Planned Unit Development for multi-family development
Location	-	1338 N. Summit
Applicant	-	BPM-Brown Property Management, LLC 26 Lansdowne Road Toledo, OH 43623
Co-Applicant & Owner	-	Bridges of Toledo, LLC PO Box 167195 Oregon, OH 43616
Architect	-	Architecture by Design 5622 Mayberry Square Sylvania, OH 43560

Site Description

Zoning	-	CN / Neighborhood Commercial (<i>CM Mixed Commercial Zoning requested via Z-8008-22.</i>)
Overlays	-	MRO / Maumee Riverfront Overlay SSCRO / Summit Street Corridor Redevelopment UNO District
Area	-	± 1.37 Acres

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Frontage	-	± 503' along Summit ± 171' along Magnolia
Existing Use	-	Vacant
Proposed Use	-	Multi-family development

Area Description

North	-	IL, CR / Vacant Lots & Commercial Structures, Brewery & Distillery, Offices, Warehouse
South	-	IG / Vacant Land, CSO Basin, Pedestrian Path, Urban Prairie, Maumee River
East	-	IG / Light Manufacturing
West	-	IG / Pedestrian path, Urban Prairie

Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
Z-8008-22	-	Zone change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N Summit (PC approved 10/13/22) <i>Companion Case.</i>
MRO-2-22	-	Maumee River Overlay Review for multi-family development (Plan Commission Deferred 12/01/22) <i>Companion Case.</i>

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested approval of a Planned Unit Development (PUD) for a multi-family development named “Bridges of Toledo”. The ± 1.37 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee River. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is Summit Street, across which is a brewery/distillery, vacant lots, offices, and a warehouse. To the east of the site is Magnolia, across which is light manufacturing. The site is located north-east of the historic Vistula Neighborhood, and within the recently established Community Entertainment District named “Lowertown”. Lowertown has been host of several on-going redevelopment efforts focused on a mix of residential and commercial projects. This case, and its companion case MRO-2-22, were deferred by the Plan Commission on December 1, 2022. Adjustments to the site plan based on plan commission feedback have been made and are reflected in this report.

The project consists of forty-two (42) units split between eight (8) buildings, six (6) of which are three-story buildings fronting onto Summit Street with six (6) units each. Within this report these shall be referred to as the “three-story buildings”. The remaining two (2) buildings are referred to in the elevations as Bungalows. The Bungalows are two-stories tall, inset into sloped-grade of the site, and facing primarily south-east towards the river. A parking area separates the bungalows and the three-story buildings.

A PUD is required for this project to facilitate multiple buildings on a lot in commercial zoning districts. Two companion cases for this development have been submitted. Companion cases include a Zone Change (Z-8008-22) from CN Neighborhood Commercial to CM Mixed Commercial, which was recommended for approval by the Plan Commission on October 13, 2022, and a Maumee Riverfront Overlay Review (MRO-2-22), required due to the site’s location within the Maumee Riverfront Overlay.

Proximity to Historic District

The subject site is located within five-hundred (500) feet of the Vistula Historic District. Per TMC§1103.0305(B) -*Correlation of City Programs; Land Use Review*, Plan Commission Staff notified the Toledo City Historic District Commission of the proposed Planned Unit Development.

Intensity and Dimensional Standards

As a PUD, there are no minimum lot sizes, lot-widths, and building or structure setbacks, except for the open space requirements. The maximum height of buildings located within the CM zoning district is 120’. The elevations submitted indicate the top of the roofline of the proposed buildings are at a maximum of 40’ 10”.

STAFF ANALYSIS (cont'd)

Intensity and Dimensional Standards (cont'd)

The proposed CM zoning with a PUD allows for forty-nine (49) dwelling units per gross acre per TMC§1103.1007 – Residential Standards. However, pursuant to TMC§1106.0402 - Reduction, the minimum lot area required for multi-dwellings in the CM shall be reduced by 100 square feet from the original 700. Using the Multi-Dwelling Lot Area Bonuses for the provided greenspace, the 1.37-acre site, eighty-percent (80%) of which can be counted towards density within a PUD, will allow for eighty (80) dwelling units. The proposed forty-two (42) units is acceptable.

Pursuant to TMC§1103.1007(C), no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking areas pavement. The applicant is proposing a total impervious surface area of eighty-two percent (82%). A waiver to the impervious requirements is supported by staff due to the applicability of urban commercial landscape standards within the Summit Street Overlay, the purpose of which are to allow for denser urban development characteristic of Summit Street not possible with standard landscape requirements. The maximum allowed setback within the Summit Street Overlay is ten-feet (10'). A three-foot (3') setback is provided.

Parking and Circulation

The site plan provides three (3) access points for vehicles. The first curb cut is located on Summit Street, directly across from the end of Mulberry Street. Connecting to the same parking lot is a curb cut off of Magnolia Street. Finally, there is a second curb cut off of Magnolia Street designed to provide access to garage spaces within several of the bungalows. Sidewalks are to be provided along the right-of-way. Off-street parking facilities within the Summit Street Overlay are required to place parking in the rear of the building – the provided plan complies with this provision.

Upon review of the submitted plan the Division of Transportation does not object to the proposed on-site circulation. However, they have identified multiple requirements which are listed as conditions of approval.

Pursuant to TMC§1107.0300, the required parking for multi-family housing is one (1) and one-half (1 ½) spaces for every one (1) dwelling unit, plus one (1) space per ten (10) units for visitor parking. Calculations conclude that a 42-unit multi-family housing development requires sixty-three (63) residential spaces plus four (4) parking spaces for visitor parking for a total of sixty-seven (67) parking spaces. Seventy-two (72) spaces are provided within the surface lot, additional parking is provided in the garage accessed units. Additionally, two (2) car accessible and one (1) van accessible spaces are required.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Multi-family developments are required to provide connecting walkways for internal pedestrian flow. The proposed site plan utilizes sidewalks along the internal parking area for access to the site, as well as the new sidewalk along Magnolia for access to the bungalows from the primary parking area.

Open Space Requirements

Per TMC§1103.1007(D), a PUD is required to provide fifteen percent (15%) of gross site acreage to usable, accessible, and consolidated open space, none of which is part of any required yard or perimeter open space areas. The applicant is proposing a consolidated open space in the form of a communal area to the west and a second to the south. The western communal area is approximately two-thousand five-hundred ninety (2,590) square feet, or (4.3%) of the total site area. The applicant provided a percentage of non-paved "greenspace" (totaling to sixteen (16%) percent of the site), however because it is not consolidated and therefore is not useable. As a condition of approval, a revised site plan shall be submitted depicting the total area of the consolidated open space. A waiver to the consolidated open space standards shall be required. As part of the final plat, the consolidated open space area west of the parking lot must be delineated as a separate lettered lot.

Furthermore, pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. The applicant is seeking a waiver of the required perimeter open space area. Staff supports this waiver, as the retaining wall and proposed fencing meet the intention of the buffer.

Landscaping

Due to the site's location within the Summit Street Corridor Redevelopment UNO District this development is subject to the Urban Commercial Landscape Standards per TMC§1103.1218. The intent of these standards is to recognize that compliance with the landscaping standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and therefore provide more flexible landscaping standards for redevelopment of existing structures and infill development in such areas of the City. A full list of landscape requirements for this development are included in the conditions of approval within this report. The submitted landscaping plan depicts a mixture of trees and shrubs being installed in the interior of the development and along the front setback.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Land use buffers are necessary to ensure effective buffering and screening between potentially incompatible land uses. Property lines abutting parcels zoned IG General Industrial shall be required to include a five-foot (5') wide landscape buffer with a solid evergreen hedge or decorative masonry wall, subject to approval of the director. If the previously mentioned waiver to TMC§1103.1007(E)(2) is not granted a thirty-foot (30') buffer with screening shall be required where abutting IG General Industrial zoning districts.

Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping shall consist of a landscaped area at least five-feet (5') wide planted with shrubs and a three and a half-foot (3 ½') metal tub/solid bar fence with shrubs planted along the outside of the fence. Such landscaping shall be required adjacent to Magnolia Street and Summit Street.

Existing street trees shall be preserved along the development to the maximum extent possible. Any street tree damaged or remove during construction shall be replaced. Additionally, and understory tree shall be provided between the sidewalk and the street along Magnolia spaced one tree per thirty (30) feet.

Building Design and Materials

The building design is subject to the standards outlined in TMC§1103.1209 – Architectural Review Requirements for New Buildings in the Summit Street Overlay as well as TMC§1109 – Design Standards. This review includes consideration of the following elements: scale and proportion, suitability of building materials, design in relation to surrounding buildings, design in relation to proposed landscaping, and aesthetics of proposed buildings. The two building types, three-story and bungalow, shall be addressed separately:

Three-story Buildings (buildings one (1) through six (6))

The proposed three-story buildings are flat-roofed and predominantly clad with Brick veneer and composite plank. A full breakdown of the proposed materials is included in the conditions of approval and included on the submitted elevations. The materials do not meet the requirements outlined in TMC§1109.0502. The amount of fiber cement board proposed, in the form of composite plank, exceeds the allowable maximum of twenty-percent (20%) by two-percent on the south elevation. The architect for the project has, per staff request, revised the design so as to work within the constraints of the project while meeting the standards of the code as closely as possible. Staff is supportive of the proposed elevations, however the two-percent variance (for a total of 22% accent material) to the design standards shall require approval of a waiver.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

The materials are used in tandem with recesses and projections in a way which minimize massing along any portion of each elevation, as well as creates a natural hierarchy for the placement of balconies servicing each unit along the South Elevation. Along the North, east, and west elevations a soldier course brick is utilized as an accent to create a datum delineating the base ground floor of the building from the body of the building. One portion of one of these buildings extends taller than the rest in order to act as a focal point and display signage.

Buildings within the Summit Street Overlay are required to have a highly visible customer entrance featuring at least three design elements. The three-story buildings each include a dark-bronze aluminum and glass French (double) door fronting onto Summit Street. Each door is placed along a recessed portion of the wall and further emphasized by a dentil header – meeting the requirements of the overlay.

Bungalows (buildings seven (7) and eight (8))

The bungalows are predominantly wood-sided, with large windows spanning the top floor facing the river. Samples of the wood material shall be required to be submitted to the director for approval. Due to the topography along the river, a portion of the ground floor is recessed into the slope of the site – due to this, the east and west elevations of the bungalows are a textured concrete foundation wall. The southern elevations, facing the Maumee River, include views of the ground and first floors. A patio visually separates the two floors. The ground floor proposes a dark bronze anodized aluminum overhead garage door for six of the units and windows in their stead in the remaining two. However, any unit not adjacent to a twenty-five-foot (25') drive aisle shall be required to remove the garage-door. The east and west elevations feature windows along the first floor. Along the north elevation only the first floor is visible – which is entirely wood sided and features horizontal windows to allow light in.

Additional Design Guidelines

The Summit Street Overlay requires careful consideration of design in order to protect the vistas from Summit Street and Vistula Historic District neighborhood to the Maumee River. The river is a visual, environmental, and transportation resource affecting substantial portions of the City including many neighborhoods. Maintaining river views will help eliminate or minimize negative environmental impact and provide for more improved scenic and aesthetic controls. The primary vista to preserve within the development is the intersection of Mulberry and Summit. The applicant has placed the drive aisle at this location, therefore preserving a viewing corridor to the River. Furthermore, fifteen-foot (15') open spaces are preserved between the three-story buildings allowing site lines to the river mid-block.

STAFF ANALYSIS (cont'd)

Additional Design Guidelines

Parking Lots with twenty-six (26) or more parking spaces are required to follow specific lighting requirements within the Summit Street Overlay per TMC§1103.1215. Site lighting shall utilize a Shoe Box Fixture and pole (maximum 25' height) for efficiency of lighting and neutrality of design. Alternatively, lighting similar to that along Summit Street shall be permitted. The model number of the light pole and luminaire, as well as a detail product specification shall be subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in design to those used along Summit Street. The applicant is encouraged to coordinate with staff to determine appropriate parking area and pedestrian site lighting.

Signage within the Summit Street overlay is dictated by Part 13, Title 9, Chapter 1387 of the Toledo Municipal Code as well as additional zoning requirements per TMC§1103.1217. Building signs are required to be located above the storefront opening (doorway or window) at the storefront cornice line, on the upper façade wall. The sign shall be sized to allow the masonry to be full exposed around the sign. Building signs are not permitted to exceed the width of the storefront opening. Proposed signage is located at the highest point of the three-story buildings to act as a development-wide indicator and extends wider than the storefront opening, however given the nature of the residential development, the director has approved the conceptual signage wider than the storefront opening, however a full sign package shall be required for approval.

Summit Street Redevelopment Plan

The Summit Street Redevelopment Plan is a plan adopted by city council intended to recommend community and economic development initiatives to reverse urban and economic decline, link existing residential neighborhoods with the Maumee River, and devise market driven revitalization programs. The plan designates the subject site as "flexible" for future land uses and notes the importance of the property in connecting the northern neighborhood to the water. The plan targets the land for future residential use. The proposed PUD conforms to the Summit Street Redevelopment Plan.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan, intended to guide development of the Vistula Neighborhood, designates the areas along Summit Street and parallel to the river as Lower Town. Lower Town is intended to be a unique extension of the Core Business District through zone changes. The specific site is targeted for Urban Village land use which integrates with the mixed-use nature of Lagrange Street. The proposed PUD complies to the Vistula Neighborhood Master Plan.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Urban Village Land Use. Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The street-oriented form of the structures meets these goals and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Planned Unit Development, as modified in accordance to the following recommended waivers and conditions, due to the proposed plan's conformance to the Toledo 20/20 Comprehensive Plan, Summit Street Redevelopment Plan, and Vistula Neighborhood Master Plan. Additionally, the proposed use is permitted in the requested CM Mixed Commercial zoning district. Finally, the proposed PUD will have a positive effect on the Summit Street Corridor by aiding redevelopment and housing needs.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-8009-22, a request for Planned Unit Development for multi-family development at 1338 N. Summit Street to Toledo City Council for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Comprehensive Plan, Summit Street Redevelopment Plan, and Vistula Neighborhood Master Plan. **(TMC§1111.0606(A)); and**
2. The proposed use is allowed in CM Mixed Commercial Zoning **(TMC1111.0809(B))**.

The Toledo City Plan Commission recommends approval of the following four (4) waivers:

Chapter 1106 - Intensity and Dimensional Standards
1106.0302 – Multiple Buildings on Lot

In any Residential district no more than 40% of the gross parcel acreage shall be devoted to coverage by buildings, street pavement, motor vehicle driveway pavement and parking area pavement.

Approve a waiver to allow coverage of a residential lot with multiple buildings greater than 40% due to the dense, urban nature of the Summit Street Corridor.

PLAN COMMISSION RECOMMENDATION (cont'd)

Chapter 1103 – Planned unit Development
1103.1007(D) – Residential Standards

D. No less than 15 percent of the gross site acreage, none of which is part of any required yard or perimeter open space, shall be allocated to usable, accessible, and consolidated common open space.

Approve a waiver to allow consolidated open space less than 15% of gross site acreage. The subject site is in a dense, urban environment with proximity to a bike path, river front, and mixed-use trail. Reduced space is acceptable and shall still require a lettered lot in the final plat.

Chapter 1103 – Planned unit Development
1103.1007(E) – Residential Standards

E. An open space area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be maintained along all perimeter property lines of the Planned Unit Development as follows:

1. When abutting a Residential district, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district;
2. When a residential area of a Planned Unit Development abuts a Commercial or Industrial district, an open space perimeter area shall be provided that has a minimum depth of 50 feet or 30 feet with fencing or screening.

Approve a waiver to allow a reduced open space perimeter where abutting Commercial or Industrial Districts due to the dense, urban nature of the Summit Street Corridor. Additionally, approval of this waiver allows a greater integration of views of the river into the development, and adjacent properties are improved with predominantly below-ground stormwater management amenities.

Chapter 1109 – Design Standards
1109.0500 – Building Façade Materials and Colors
1109.502 - Requirements

Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. Percentages apply to each façade individually:

Predominant: At least 80% of each elevation shall be comprised of these materials and colors: Brick, Stone, Glass, Architectural Metal, Concrete Cladding, and/or Terra Cotta.

PLAN COMMISSION RECOMMENDATION (cont'd)

Accent: Up to 20% of each elevation shall be comprised of these materials and colors: Stucco, Wood, Architectural Concrete Masonry Units, Fiber Cement Boards, EIFS, Ceramic, Vinyl, or Composite Siding, and/or Glass Block.

Approve a waiver to not require eighty percent (80%) predominant materials along the southern façade, and allow for the use of twenty-two percent (22%) composite on the southern elevation. The applicant and architect have worked with staff to create a visually appealing design which satisfactorily meets the intent of the Zoning Code.

The Toledo City Plan Commission further recommends approval of PUD-8009-22, a request for a Planned Unit Development for multi-family development at 1338 N. Summit Street, subject to the following **fifty-nine (59)** 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. Minimum 4' barrier free sidewalk shall be placed along frontages of all public streets in the development, and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
2. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6" thick concrete residential, 8" thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
3. Improvements per City of Toledo Infrastructure Design and Construction requirements.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Detailed plans for the water service lines shall be submitted to the Division of Water Distribution for review and approval.
7. A minimum of 10 feet horizontal clearance and 18 inches vertical clearance (outside of pipe to outside of pipe), shall be maintained between proposed sewers and existing water mains.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

8. One of the proposed stormwater solutions is acceptable for site planning and one is not acceptable at this time and would require additional planning and approval. The acceptable one is that of underground storage with drainage to the structure in Magnolia Street, but with an alternate routing of the proposed drainage pipe to achieve the clearances stated in the prior condition. The alternative solution proposed of landscape-based practices on the adjacent property would require additional planning and proposal to the Plan Commission.
9. Preliminary stormwater design communication is highly encouraged ahead of the full stormwater submittal, in order to minimize revisions once the full stormwater submittal is made, which requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.
 - c. The underground system design and accompanying long term maintenance plan shall meet the expectations of the 2018 Ohio Construction permit and latest revised chapter of the Ohio Rainwater Manual, including necessary access and inspection ports and structures.
10. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
11. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

13. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Water Distribution

14. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
15. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
16. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
17. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
18. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
19. Detailed water plans shall also be submitted to Fire Prevention for review and approval.

Fire Prevention

20. The proposed new buildings will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
21. Private fire service mains and hydrants will be required.
22. Approved Premises identification is required.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services

23. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
24. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
25. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
26. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
27. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Sewer & Drainage Services

28. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
29. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2)

Sewer & Drainage Services (cont'd)

30. two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Transportation

31. Bicycle parking is required and must be clearly shown on drawings per TMC 1107.0900
32. Wheel stops are required at all parking spots abutting property lines, sidewalks, planting strips and buildings per TMC 1107.1907.
33. Existing curb cuts and drive approaches not being used on North Summit must be clearly shown as removed and replaced to match adjacent curb and lawn areas.

Plan Commission

34. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according to the Subdivision Rules & Regulations for the City of Toledo. Final Plat shall be submitted for review with a separate lettered lot delineating for any of the consolidated common open space. **No build permits shall be approved until platting is complete.**
35. Per TMC§1107.0304 one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking is required. A minimum of sixty-seven (67) and maximum of one-hundred (100) parking spaces are permitted. **Quantity acceptable as depicted.**
36. Two (2) car accessible and one (1) van accessible space are required. **Acceptable as depicted.**
37. Parking spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**
38. The maximum building setback is ten-feet (10') along Summit Street. **Acceptable as depicted.**
39. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of seven (7) spots. Given the urban context of the site and proximity to bicycle trails, the applicant is encouraged to include additional bicycle parking required beyond the minimum. **None depicted. Seven (7) spaces shall be shown on a revised plan.**
40. Pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. **The applicant shall obtain a waiver of the required perimeter open space area.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
42. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway, or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
43. 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 setback. **Acceptable as depicted.**
44. No more than forty percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway and parking area pavement (TMC§1106.0302(B)). **Not acceptable as depicted, applicant shall obtain a waiver.**
45. A minimum of one litter receptacle per building-entrance from the parking lot shall be provided for the parking area.
46. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
47. Careful consideration shall be given to protecting the vistas from Summit Street and the Vistula Historic District neighborhood to the Maumee River. **Acceptable as depicted.**
48. Building frontages that face Summit Street and exceed a width of 50 feet must include vertical visual elements to break the plan of the building frontage per TMC§1103.1206(E(3)). **Acceptable as depicted.**
49. All roof-mounted mechanical equipment must be screened from public view pursuant to TMC§1103.1206(E(4)).
50. Grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s) per TMC§1103.1209(A(3)).
51. Each principle building on the site shall have clearly defined, highly visible customer entrance from summit street following the design guidelines outlined in TMC§1103.1209(A(6)).

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

52. The elevations of buildings one through six (three-story buildings) are subject to TMC§1109.0500 Building Façade Materials and Color.
- North Elevations depict 37% Brick, 20% Composite Plank, 16% architectural metal, 27% Fenestration. **Acceptable as depicted**
 - East and West elevations depict 62% Brick, 8% Composite Plank, 13% Architectural Metal, 17% Fenestration. **Acceptable as depicted.**
 - South elevations depict 26% Brick, 22% Composite Plank, 22% Architectural Metal, 30% Fenestration. **Composite plank shall be reduced below 20% or a waiver shall be obtained.**
53. The elevations of buildings seven and eight (Bungalows) are subject to TMC§1109.0500 Building Façade Materials and Color. Per TMC§1109.0502(F) Wood may be permitted as a Predominant Material, subject to approval of the Director. **Samples of stained and weatherized wood shall be submitted to the Director for approval.**
54. Units in buildings seven and eight (Bungalows) which do not have access to a 25' drive aisle shall not be permitted to include a garage door. **Shall be depicted on revised elevations.**
55. A detailed site, lighting, fencing, and four (4) copies of a landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include
- Any part of the lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees, and shrubs. Grass may be used in conjunction other plan material. **Plantings depicted on site plan are acceptable as depicted.**
 - Landscape improvements must be provided in the sidewalk or other paved area in front the building. One understory street tree for every 30 feet of frontage shall be provided along Magnolia. Such plantings may be in the right-of-way pursuant to TMC§1108.0303. **None depicted.**
 - Perimeter landscaping must be installed along any parking lot area adjacent to the street. Said landscaping shall include a five-foot wide planted area with at least one shrub for every 3 to 5 feet, a 3.5 ft high metal tube fence or solid bar fence, with at least on shrub for every 3 feet of property line planted outside of the fence, or a solid 3.5 foot high brick or stone wall. Such screening methods shall be used along Magnolia and Summit. **None depicted.**
 - A decorative fence adjacent to industrial properties shall be required. **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. Existing street trees along Summit Street shall be protected and maintained during construction and indefinitely upon completion of the project. In the event any existing tree along Summit Street is removed or damaged, it shall be replaced. A tree protection plan pursuant to TMC§1108.0408 shall be submitted.
 - f. Topsoil must be back filled to provide positive drainage of the landscape area.
 - g. 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.
 - h. 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.
 - i. The site is larger than ½ acre: 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.
 - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). Lighting shall be a Shoe Box fixture with a maximum height of 25' or a lighting fixture similar to the ornamental design used along Summit Street subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in visual design to those used along Summit Street. **Fixture details shall be submitted for approval by the Plan Director. Applicant is encouraged to coordinate with staff.**
 - k. Average light intensity shall be a minimum of .5 foot-candles measured five feet (5') above grade for parking lots and 1 to 3 foot-candles measured five feet (5') above grade for pedestrian sidewalks.
 - l. The location, lighting, and size of any signs.
56. Any new ground signage is limited to monument-style signage and shall be designed with building materials and architectural features to harmonize with the primary building. Conceptual new signage to identify the building is acceptable as depicted, however details shall need approval from the Plan Director. **Sign package shall be submitted for Plan Director approval prior to permitting.**
57. 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.

TO: President Cherry and Members of Council
February 10, 2023
Page 19

REF: PUD-8009-22

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

58. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
59. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Twelve (12) sketches follow
Exhibit "A" follows

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner
Commissioner, Division of Engineering Services
Environmental Services
Sewer & Drainage Services
Commissioner, Division of Transportation

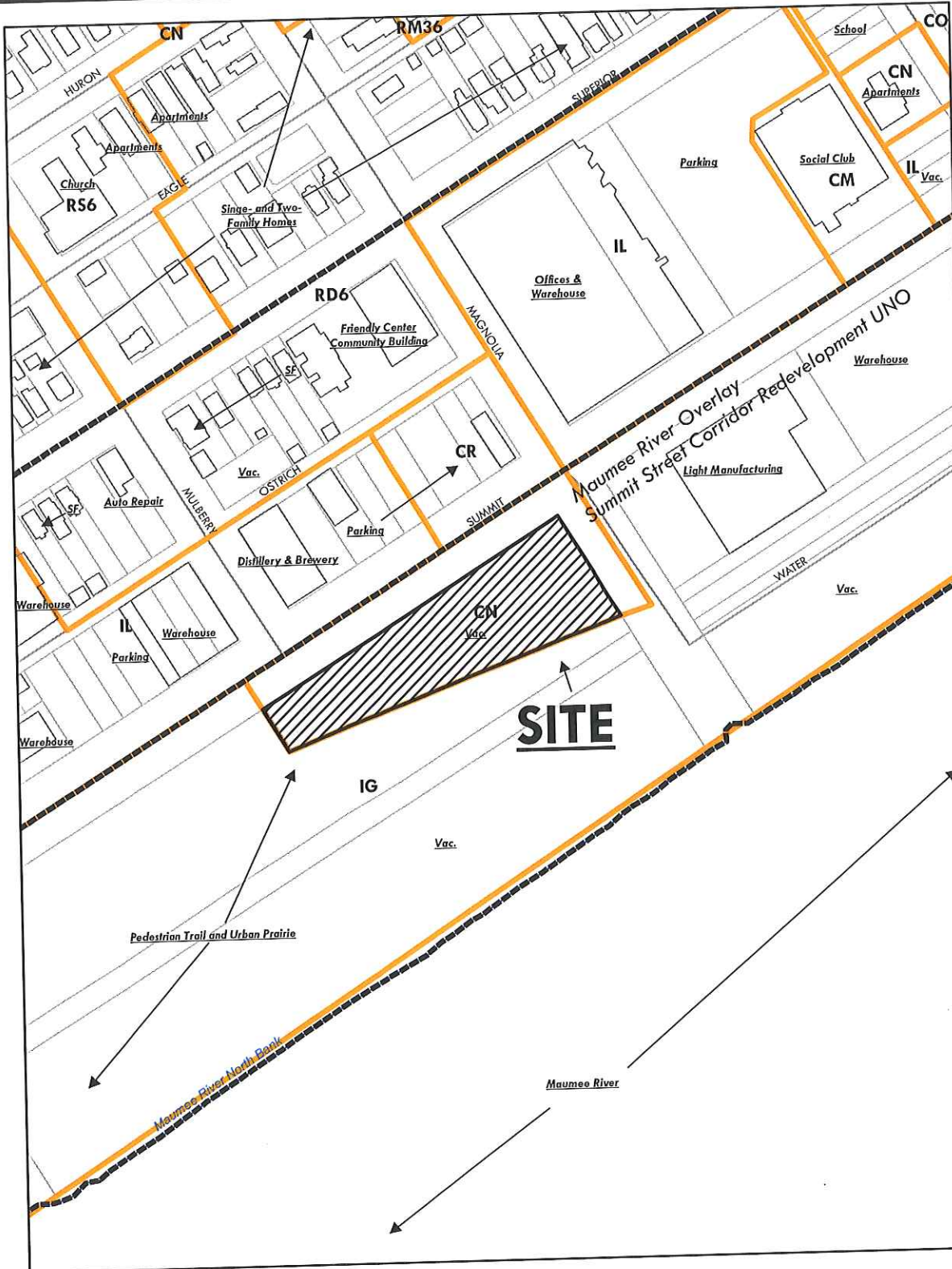
GENERAL LOCATION

PUD-8009-22
ID 4



ZONING & LAND USE

PUD-8009-22
ID 4



SITE PLAN MAGNIFIED

PUD-8009-22
ID 8



END

PREPARED BY:
 ZONE: D-CR
 PARCEL: 05004
 PROJECT ADDRESS:
 1200 NORTH SUMMIT STREET
 TOLEDO, OHIO 43604
 PREPARED BY: AN AND LLC
 PROJECT NUMBER: 12000000000000000000

OWNER:
 ZONE: D-LL
 PARCEL: 05004
 PROJECT ADDRESS:
 1200 NORTH SUMMIT STREET
 TOLEDO, OHIO 43604
 OWNER: TELUSO PROPERTIES LLC

PUD-8009-22
ID 8

DETAILED ELEVATIONS - BUILDING 1-6 - NORTH



TOWER NORTH ELEVATION (SUMMIT STREET)

DATE/REVISION:	
01/04/2022	REVISION

PROJECT NO/DATE:	
22107	10/17/2022
DRAWN BY:	CHECKED BY:
A-SH	P.N.G.

EX-3

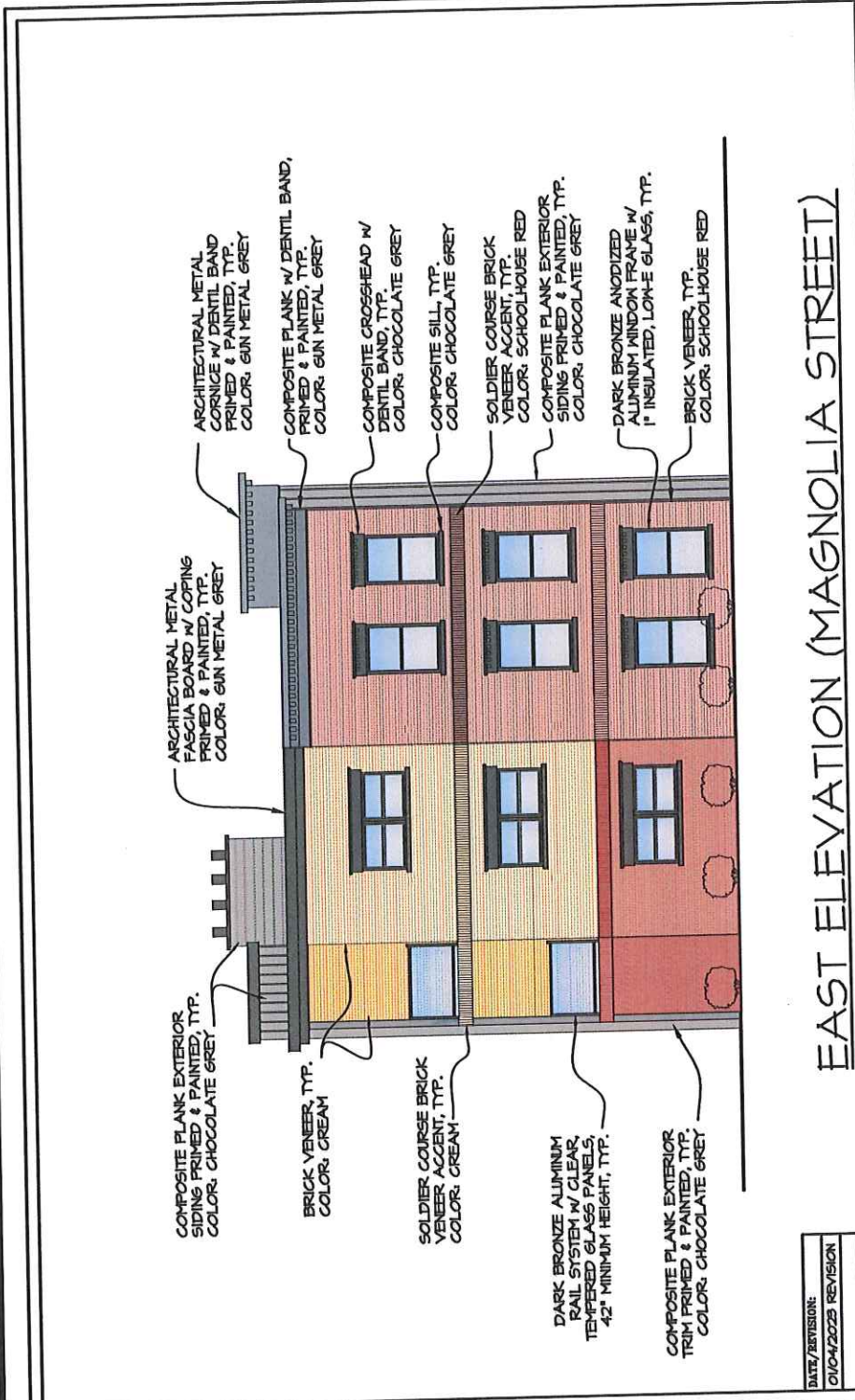
3 OF 7 DRAWINGS

ELEVATION COLOR PALETTE
NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1300 NORTH SUMMIT STREET
TOLEDO, OHIO



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DETAILED ELEVATIONS - BUILDING 1-6 - EAST



EAST ELEVATION (MAGNOLIA STREET)

ELEVATION COLOR PALETTE

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1388 NORTH SUMMIT STREET
TOLEDO, OHIO

DATE/REVISION:	PROJECT NO: DATE:
01/04/2022 REVISION	22107 10/17/2022
	DRAWN BY: CHECKED BY:
	A.S.H. P.N.G.

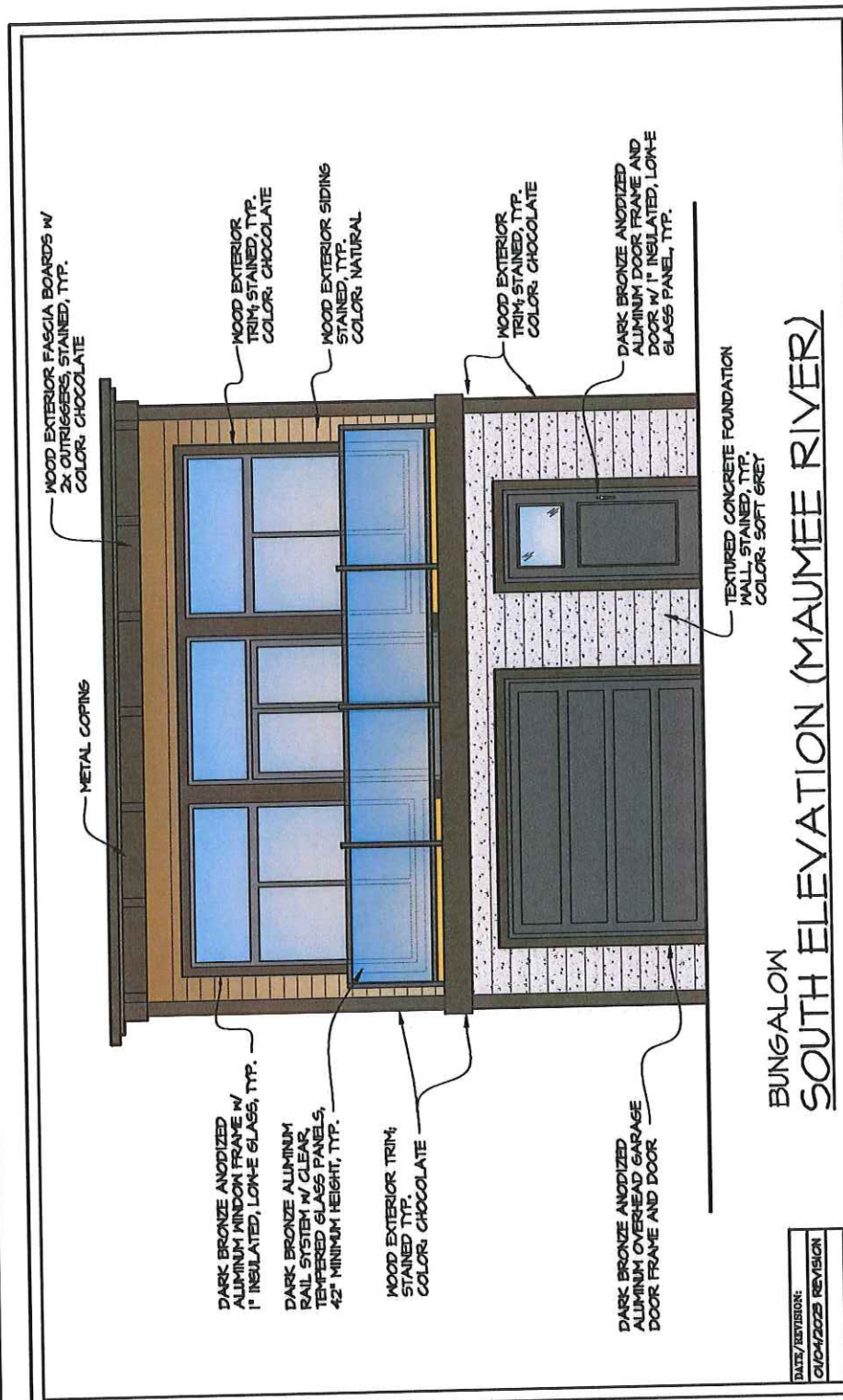
EX-4
5 OF 7 DRAWINGS

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PUD-8009-22
ID 8

DETAILED ELEVATIONS - BUILDING 7 & 8 - SOUTH



BUNGALOW SOUTH ELEVATION (MAUMEE RIVER)

DATE/REVISION:	
01-04-2023	REVISION

PROJECT NO-DATE:	22107 10/17/2022
DRAWN BY:	A.S.H.
CHECKED BY:	D.N.G.

ELEVATION COLOR PALETTE
NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1300 NORTH SUMMIT STREET
TOLEDO, OHIO

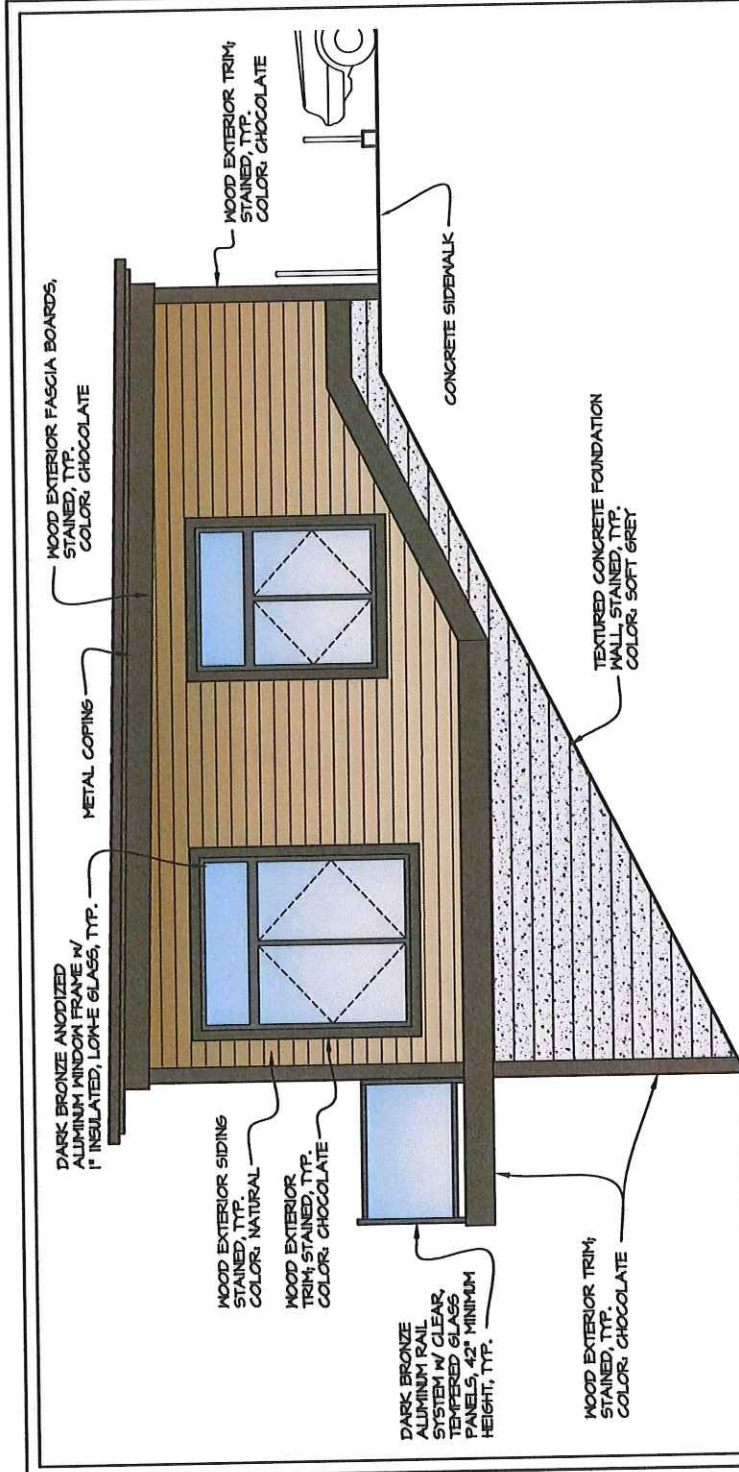
EX-1
1 OF 7 DRAWINGS

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PUD-8009-22
ID 8

DETAILED ELEVATIONS - BUILDING 7 & 8 - EAST



BUNGALOW EAST ELEVATION (MAGNOLIA STREET)

DATE/REVISION:	
01/04/2025	REVISION

PROJECT NO: DATE: 10/17/2022
 22107
 DRAWN BY: CHECKED BY:
 A.S.H. D.N.G.

EX-2
 2 OF 7 DRAWINGS

ELEVATION COLOR PALETTE
 NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
 1388 NORTH SUMMIT STREET
 TOLEDO, OHIO



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RETAINING WALL MATERIAL

PUD-8009-22
ID 4



RETAINING WALL
STYLE & ELEVATION
COLOR PALETTE

*FOR REFERENCE ONLY
NOT SUBJECT RETAINING WALL

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RETAINING WALL

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1388 NORTH SUMMIT STREET

TOLEDO, OHIO

PROJECT NO: DATE:

22107 10/17/2022

DRAWN BY: CHECKED BY:

A.S.H. D.N.G.

EX-7

7 OF 7 DRAWINGS

Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:05 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

Lonnie Homan Toledo Historical and long time Vistula Neighborhood director

----- Forwarded message -----

From: Lonnie Homan <lhoman4854@att.net>
Date: Sat, Sep 10, 2022 at 9:48 AM
Subject: Re: Bridges of Toledo
To: keith@brownrs.com <keith@brownrs.com>

Keith Brown:

This email will act as my Support for your (BRIDGES OF TOLEDO) project. This Vistula neighborhood needs to grow just like the other neighborhoods in the city of Toledo. We need to support all the men and women who stand up and develop the projects that are needed to move this city to the future. We as residents of Vistula are excited to see this project of Keith Browns come to life. The river front is the perfect place for this type of project. I have been living in this neighborhood for 35+years and have seen a lot of improvements. This is another reason why I support the (BRIDGES OF TOLEDO) project.

Lonnie Homan
419-351-2967

On Friday, September 9, 2022 at 09:11:56 PM EDT, Lonnie Homan <lhoman4854@att.net> wrote:

Keith sorry I have been busy I will do this this weekend

[Sent from AT&T Yahoo Mail on Android](#)

On Fri, Sep 9, 2022 at 11:48 AM, Keith Brown <keith@brownrs.com> wrote:

Lonnie,

I wanted to update you regarding the Bridges of Toledo project.

We submitted for rezoning from CN to CM last week. Attached below are the rendering, site plan, elevations, ect.

I am in for rezoning so an email of support from you and others in the area will help me with my efforts.

This is an exciting time for Toledo and the North Summit Corridor.

Best regards,

Keith

Keith Brown
Brown CRE
26 Lansdowne Rd.
Toledo, OH 43623
P- 419.290.7770
F- 419.754.2177
keith@brownrs.com

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--

Keith Brown
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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:03 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

from Greek Church

----- Forwarded message -----

From: Emmanuel Yakumithis <toledogreek@gmail.com>
Date: Fri, Sep 16, 2022 at 12:47 PM
Subject: Bridges of Toledo
To: keith@brownrs.com <keith@brownrs.com>

Mr. Brown,

Thank you for meeting with me to discuss your project. Father Larry and I have discussed with several parishioners and we are excited to show our support for this project. As a long term stakeholder in the neighborhood (over 100 years), we have seen the decline of the area and are filled with hope and pride in the current efforts being made by local development and businesses. Your project seems to fit in with the synergy being created for the area and we wish you success in this amazing project.

Emmanuel T. Yakumithis, President
Holy Trinity Greek Orthodox Cathedral

--
Keith Brown
Brown CRE
26 Lansdowne Rd.
Toledo, OH 43623
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keith@brownrs.com

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:06 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

From Fred Treuhaft, Gateway Developer

----- Forwarded message -----

From: Fred Treuhaft <fred@treuadvisors.com>
Date: Thu, Aug 11, 2022 at 9:11 AM
Subject: RE: Bridges of Toledo
To: Keith Brown <keith@brownrs.com>

Keith,

Please find this email as support for your project. We are very excited about the continued development of Vistula and your 44 unit project will blend in very well with what else is going on.

Good luck and looking forward to you breaking ground!

Fred

From: Keith Brown <keith@brownrs.com>
Sent: Wednesday, August 10, 2022 12:35 PM
To: Fred Treuhaft <fred@treuadvisors.com>
Subject: Bridges of Toledo

Fred,

It was a pleasure meeting with you recently regarding the market rate apartment project we are working on at 1338 N. Summit.

As you know we are applying for rezoning from CN to CM to accommodate the design we are developing. Your comments were encouraging and if you would send me an email detailing your support for the project it could help me with the rezoning application process.

To recap, we would build 44 units made up of apartments that would include bungalows and flats. A mixture of 1 bedroom and 2 bedrooms ranging in size from 750 square feet to 1,100 square feet. They would all have private balconies facing the river.

Again, we greatly appreciate your support and believe this is the right use for the property and the Vistula and Lowertown neighborhood. Because we are local investors we are able to use some of our profits to help the greater good of the local community. If there are any local charities or initiatives you want to bring to our attention please let us know.

Best regards,

Keith

--

Keith Brown

Brown CRE

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F- 419.754.2177

keith@brownrs.com

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--

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:09 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo,

from Ambrea Mikolajczyk

----- Forwarded message -----

From: Ambrea Mikolajczyk <ambrea@arktoledo.com>
Date: Thu, Aug 11, 2022 at 7:17 AM
Subject: Re: Bridges of Toledo,
To: Keith Brown <keith@brownrs.com>

Hi Keith,

Thank you for reaching out.

I will write a letter in support for you all, no problem.

Have a great day!

Ambrea Mikolajczyk
Torrey Hill Apartments
ARK Restoration & Construction
Office: 567-ARK-1535
Cell: 419-340-8404
arktoledo.com

On Aug 10, 2022, at 12:36 PM, Keith Brown <keith@brownrs.com> wrote:

Ambrea,

It was a pleasure meeting with you recently regarding the market rate apartment project we are working on at 1338 N. Summit.

As you know we are applying for rezoning from CN to CM to accommodate the design we are developing. Your comments were encouraging and if you would send me an email detailing your support for the project it could help me with the rezoning application process.

To recap, we would build 44 units made up of apartments that would include bungalows and flats. A mixture of 1 bedroom and 2 bedrooms ranging in size from 750 square feet to 1,100 square feet. They would all have private balconies facing the river.

Again, we greatly appreciate your support and believe this is the right use for the property and the Vistula and Lowertown neighborhood. Because we are local investors we are able to use some of our profits to help the greater good of the local community. If there are any local charities or initiatives you want to bring to our attention please let us know.

Best regards,

Keith

--

Keith Brown
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keith@brownrs.com

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--

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:07 PM
To: Latsko, Jonathan
Subject: Fwd: Development at Bridges of Toledo

Support from Angela Lucas, Tolhouse and Lucille's owner

----- Forwarded message -----

From: Angela Lucas <angela@tolhouse.com>
Date: Thu, Sep 15, 2022 at 1:04 PM
Subject: Re: Development at Bridges of Toledo
To: Keith Brown <keith@brownrs.com>

Hi Keith!

The project looks great! I support it.

Angela

-

Angela Lucas
[TolHouse](#) | #FORTHEVIBRANT

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On Jun 21, 2022, at 5:01 PM, Keith Brown <keith@brownrs.com> wrote:

Angela,

It was a pleasure speaking with you and touring the Tolhouse today.

I was really impressed with what you and your husband have created. I look forward to visiting your coffee house and jazz bar in the near future. I also would have interest in leasing an office in your building. Let me know if that would be possible.

The main reason for stopping in is to share the development ideas we have for our property at 1338 N. Summit. We would appreciate your thoughts and comments since you are a major stakeholder in the Summit corridor. Let me know when you and Will have time to meet. I am available this week: tomorrow from 8:30-noon and after 2:30, Thursday from 9-10 and from noon to 5:30 or Friday afternoon. Next week I am open Monday from 8:30-10 or after 2:30 and anytime the rest of the week except Wednesday morning.

Thanks again for your time.

Best regards,

--

Keith Brown
Brown CRE
26 Lansdowne Rd.
Toledo, OH 43623
P- 419.290.7770
F- 419.754.2177
keith@brownrs.com

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--

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