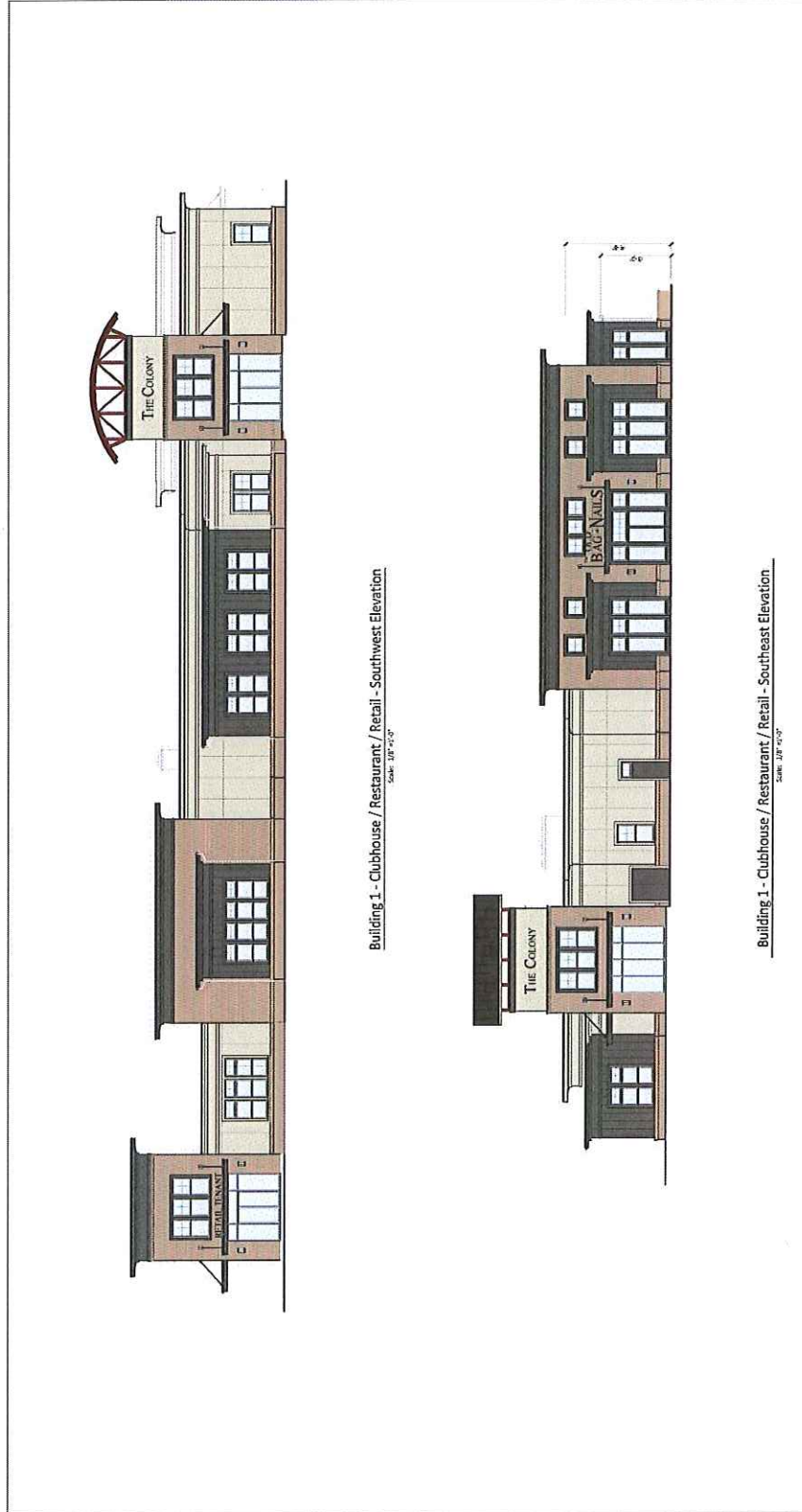


ELEVATION

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



Building 1 - Clubhouse / Restaurant / Retail - Southwest Elevation
Scale: 1/8" = 1'-0"

Building 1 - Clubhouse / Restaurant / Retail - Southeast Elevation
Scale: 1/8" = 1'-0"

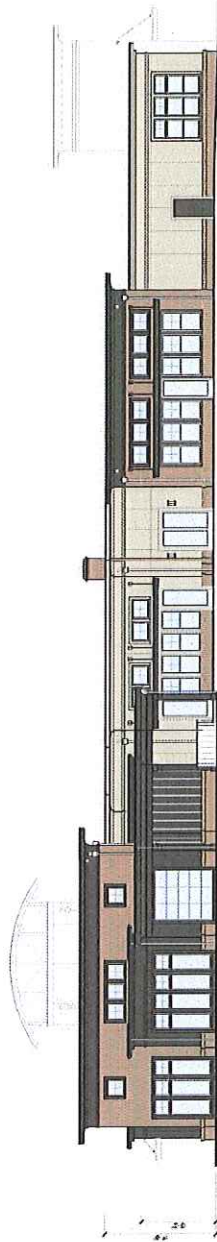
DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bevely, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

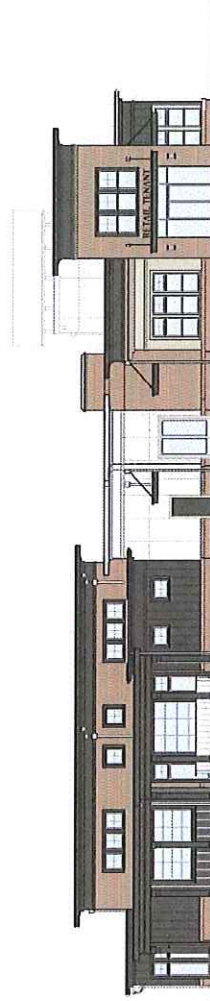
ELEVATION

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



Building 1 - Clubhouse / Restaurant / Retail - Northeast Elevation
Scale: 1/8" = 1'-0"



Building 1 - Clubhouse / Restaurant / Retail - Northwest Elevation
Scale: 1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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ELEVATION

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



DEAN A. WENZ

ARCHITECTS

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Toledo, Ohio 43209 Phone (419) 259-6668
www.wenz-architects.com

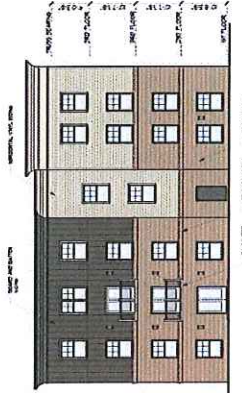
ELEVATION

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



C - Building Type A Exterior Elevation
Scale: 1/8" = 1'-0"



D - Building Type A Exterior Elevation
Scale: 1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street
Toledo, Ohio 43609
Phone: (419) 239-8868
www.wenz-architects.com

ELEVATION

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



D - Building Type A2 Exterior Elevation
Scale: 1/8" = 1'-0"



C - Building Type A Exterior Elevation
Scale: 1/8" = 1'-0"

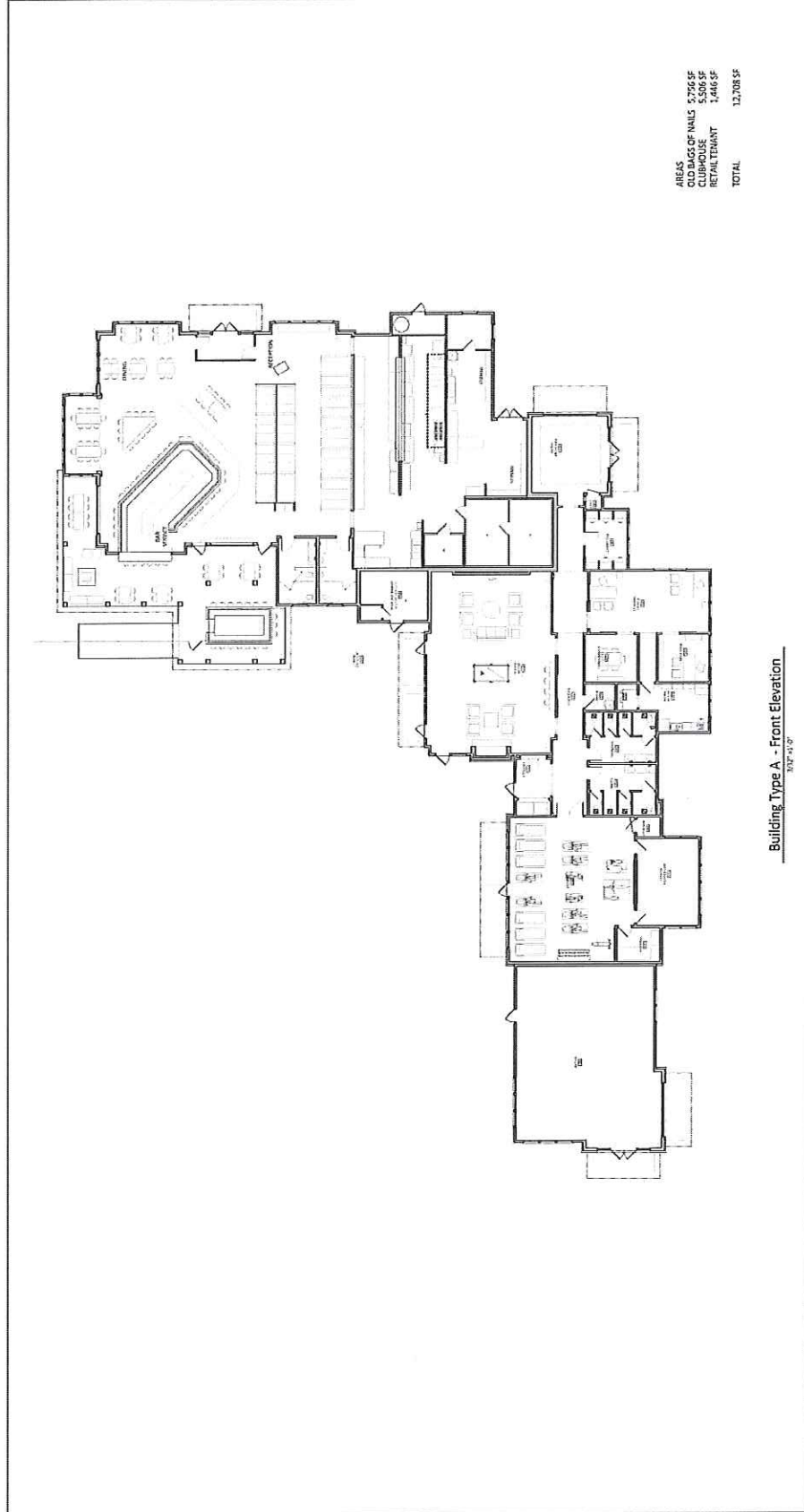
DEAN A. WENZ
ARCHITECTS

2465 East Main Street Beavley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

BUILDING LAYOUT

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
West Central Avenue, Toledo, Ohio



AREAS	
OLD BAGS OF NAILS	5,276 SF
CLUBHOUSE	5,506 SF
RETAIL/STANT	1,446 SF
TOTAL	12,228 SF

Building Type A - Front Elevation
1/2" = 1'-0"

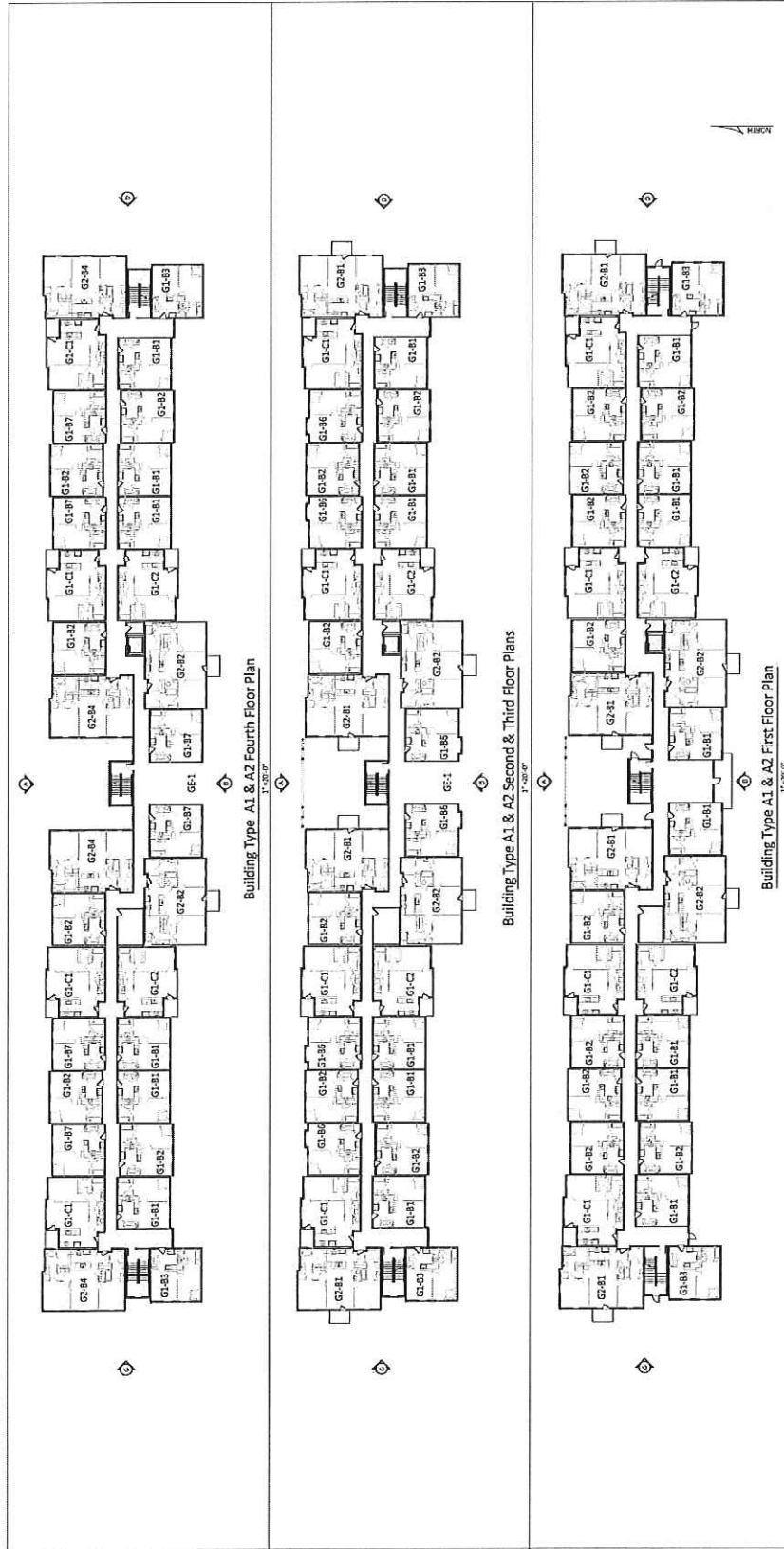
DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

BUILDING LAYOUT (2)

PUD-8007-19
ID 45

Hallmark - The Colony at Toledo
W. Central Avenue, Toledo, Ohio



DEAN A. WENZ

ARCHITECTS

2463 East Main Street
Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

Sundvold, Ryne

From: Matthew D. Lewandowski <mdl@lewandowskieng.com>
Sent: Wednesday, February 12, 2020 10:16 AM
To: Sundvold, Ryne
Cc: Rose, Mark; Gus Cook <Gus Cook; Hauptman, Reed; Troy Barman; Nicole J. Gilford; Ryan Pearson
Subject: Colony Hotel and PUD
Attachments: 50701-Plan Commission 2020-02-12 01 COLONY NORTH PROP.pdf; Apartments Cross Section Exhibit 3.pdf; Landscape Plan Rev (50701) - North 200212.pdf; McKinley GIS EXHIBIT 1.pdf; McKinley GIS EXHIBIT 2.pdf; Midwood Landscaping Exhibit 4.jpg

Ryne - Please see the attached .pdfs

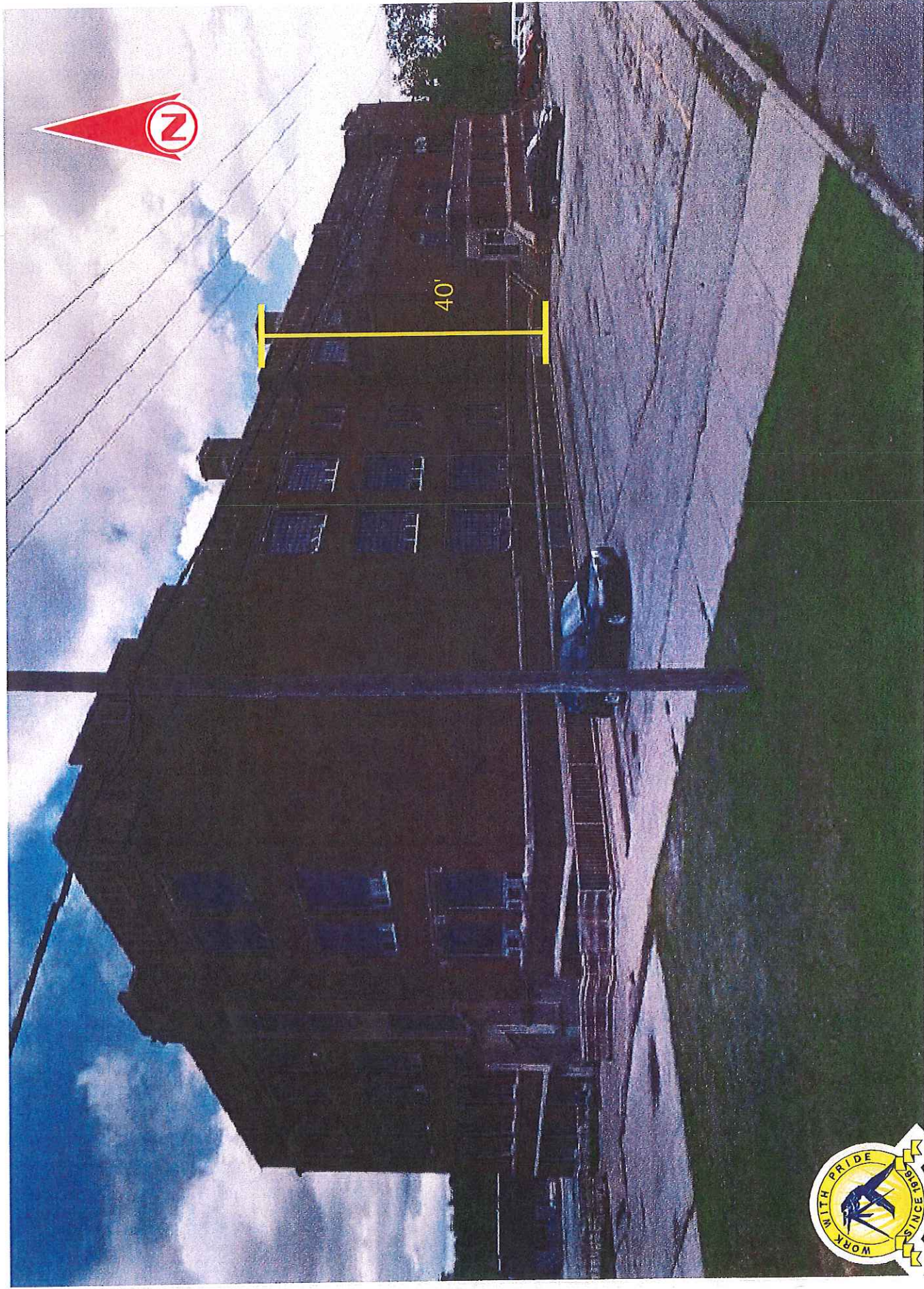
1. The hotel site plan has been revised to remove the dumpster from the 10' yard setback. This should allow your office to remove Item 50 from SPR 38-19 (1108.0203(g)(5) from the Staff Report.
2. The hotel landscape plan has been revised to cram (editorial comment) in the additional 6 trees to meet the interior landscape requirements. Item 60(d) should be able to be removed from the variance request. This leaves just the two variances associated with the building and parking drive aisle adjacent to Central Ave, (Items 44 & 45)
3. Four Exhibits that I would like to have on your big-screen presentation should the need arise to address any additional comments from interested parties in the audience. These include:
 - A. An annotated picture of the former McKinley School indicating the height of the structure and lack of landscaping.
 - B. An aerial view of the footprint of the former school and two parking fields with a spatial relation to the proposed apartments and parking. This .pdf also includes pavement elevations along Jermain and Central to aid in the discussion about building heights.
 - C. A cross-section plan prepared by EDGE that provides perspective from Jermain toward the apartments fronting on Central
 - D. A picture of a similar landscape buffer constructed by Promedica along Midwood Avenue,

Please have these four exhibits available for the presentation, if needed.

Again, thanks for all of your assistance....especially the meetings over the last few days. It is much appreciated. - Matt

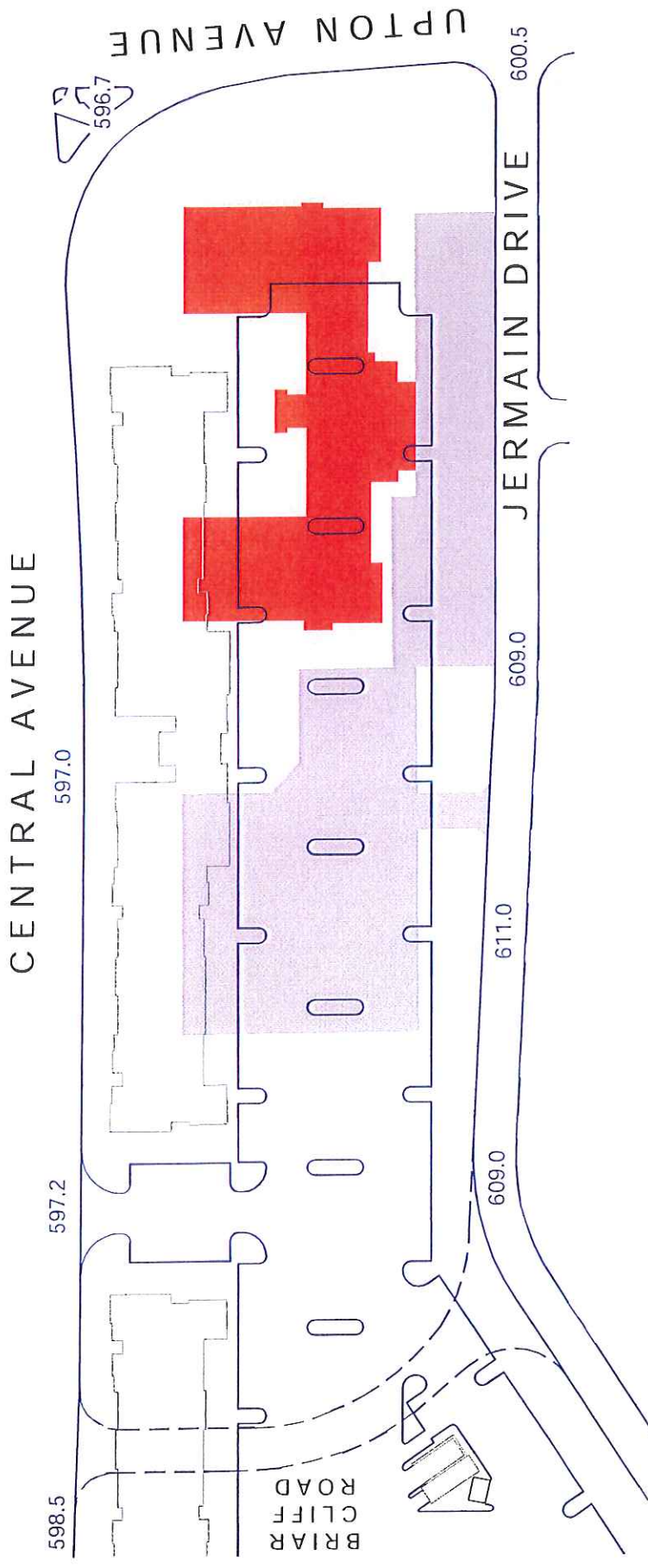
COLONY SOUTH

PUD-8007-19 - McKinley School

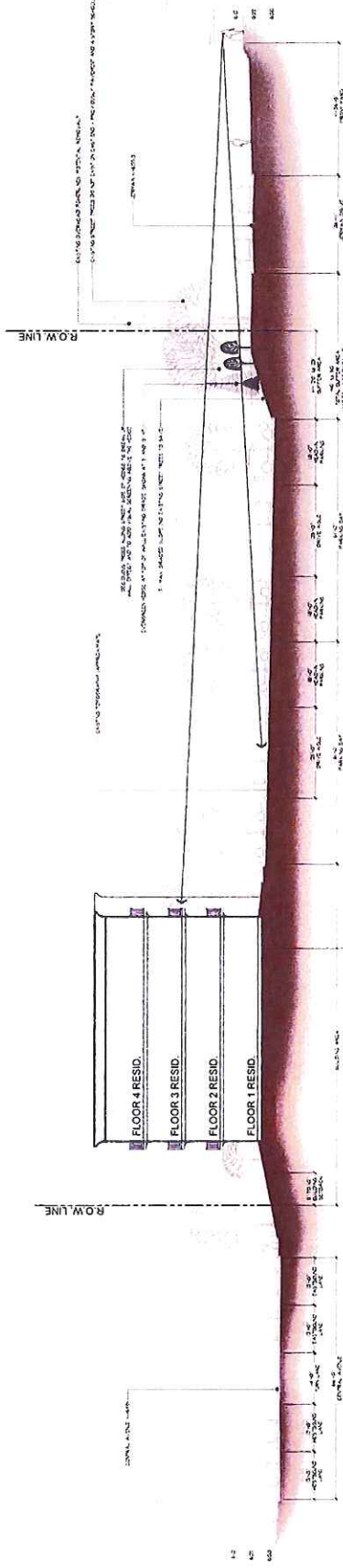


LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS AND SURVEYORS

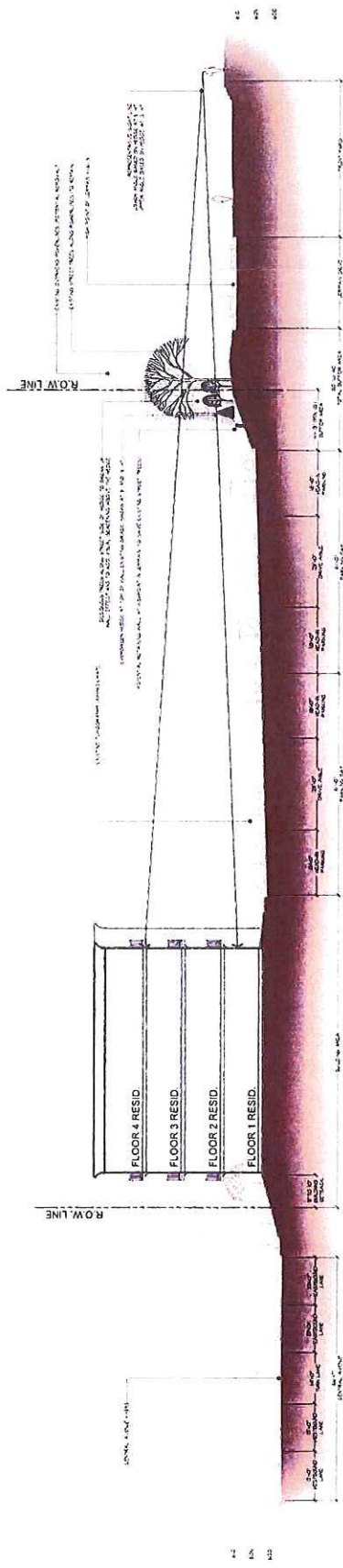
02/12/2020



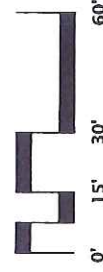
-  SCHOOL REMOVED
-  PAVEMENT REMOVED



SECTION THROUGH EAST END OF SITE



SECTION THROUGH HIGH POINT



TYPICAL CROSS SECTION LOOKING EAST

THE COLONY

Toledo, Ohio

September 24, 2019



CONTINENTAL
REAL ESTATE COMPANIES

EDGE



Sundvold, Ryne

From: Matthew D. Lewandowski <mdl@lewandowskieng.com>
Sent: Tuesday, February 11, 2020 11:59 AM
To: Sundvold, Ryne
Subject: Colony PUD Parking Calcs.

Ryne - Below are our parking calcs from yesterday.

Apartment Complex Parking Numbers

1. 262 Apartments translates to 419 parking spaces required.
2. The retail site @ 1500 sf requires 5 parking spaces
3. Restaurant is 5,756 square feet. Assuming that 3500 sf is patron area and the remaining 2256 is kitchen, restrooms, janitorial, cooler space.
 - 1 space per 75 sf of restaurant = $3500/75 = 47$ spaces
 - Assume 15 employees per shift, 1 space per 3 employees = $15/3 = 5$ spaces
4. Clubhouse should = 0 spaces as this area is reserved for residents
 - Worst Case Scenario: A resident wants to hold a party in the clubhouse with non-resident visitors. Code requires an additional 26 parking spaces.

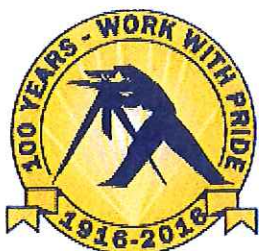
419 (apts) + 5 (retail) + 47 (restaurant) + 26 (clubhouse visitors) = 497 parking spaces required.

Installing a permanent shelter bus stop provides for a 20% reduction in parking requirements.

- $497 \times 20\%$ (bus stop reduction) = 99.4 (approximates 100) space credit
- 497 spaces required - 100 (bus credit) = 397 required per code.

Site plan provides for 430 spaces. $430 - 397 = 33$ extra spaces. No variances required.

Hit me with any questions - Thanks - Matt



**Toledo Colony
Redevelopment
of
Central Avenue Between Upton and ProMedica Parkway**

**NEIGHBORHOOD/DEVELOPER MEETINGS SUMMARY
[February 10, 2020]**

Since the Developer filed its applications for rezoning/site plan approval, the Developer and Neighbors have had four (4) formal meetings:

- October 2, 2019 – Sanger Branch Library
- October 30, 2019 – Mary Ellen Falzone Diabetes Center
- December 18, 2019 – Guiding Light Tabernacle Church
- January 6, 2019 – Guiding Light Tabernacle Church

In an effort to learn about and address concerns of residents of the neighborhood adjacent to the proposed multi-family, mixed use development (south of Central between Upton and ProMedica Parkway) and proposed Home2Suites Hotel (north of Central Avenue between Upton and ProMedica Parkway), the Developer, Continental Properties, held two widely noticed meetings: the first on October 2, 2019 at the Sanger Branch Library, and the second on October 30, 2019 at the Mary Ellen Falzone Diabetes Center. Both of these meetings were well attended by residents of the neighborhood (generally, the neighborhood directly south of the proposed development bounded by Upton, Monroe and ProMedica Parkway) along with other community members interested in the development.

Following the Plan Commission meeting on November 7, 2019, a sub-group of the neighborhood (again, generally the neighborhood south of the proposed development bounded by Upton, Monroe and ProMedica Parkway), including community members representing this group – Carty Finkbeiner and Peter Culp, also attended by Councilman Tyrone Riley, met on December 18, 2019 at the Guiding Light Tabernacle Church to review a list of their “High Priorities” for the development. Following this meeting, the Developer provided the following responses to each of the High Priorities submitted by the neighbors, which responses the Developer presented to the neighbors (same group as participated in the December 18, 2019 meeting) on January 6, 2020 at the Guiding Light Tabernacle Church:

	<u>Neighborhood “High Priorities” (December 18, 2019)</u>	<u>Developer Proposed Resolution</u>
1.	Build Across from the Ronald McDonald House	As the Developer, and ProMedica (which owns the property known as the “triangle” across Monroe Street from RMH), reviewed at the December 18 meeting, the triangle site is not part of the residential development and, at this point, no plans have been developed for the triangle.
2.	20’ Setbacks -- the neighbor group indicated that this request referred to the set-back of the buildings on Central	The set-backs proposed for the residential and hotel developments are supported by the Plan Commission staff and are consistent with the Monroe Street Overlay District

	<u>Neighborhood "High Priorities" (December 18, 2019)</u>	<u>Developer Proposed Resolution</u>
	Avenue – the neighbor group did not describe how this set-back (on Central Avenue) impacted their neighborhood	objectives and requirements. Although these developments are slightly outside of the Monroe Street Overlay District, the principles supporting that District apply to this corridor as well. Moreover, moving the residential buildings closer to Central Avenue creates greater distance of these buildings from the residences on Jermain – another desired objective.
3.	<p>Oppose any waivers. Developer is requesting the followings waivers/variances:</p> <p>a. Hotel:</p> <ul style="list-style-type: none"> (i) Variance for 20' set-back on Central Avenue (ii) Variance to permit parking in the front-yard 15' set-back (iii) Variance-Waiver of 5' for required 10' perimeter landscape buffer (iv) Variance-Waiver of 9 tree reduction (from 19 required) in parking lot (v) Variance-Waiver of dumpster location – allow to locate in rear set-back <p>b. Residential/Mixed-Use:</p> <ul style="list-style-type: none"> (i) Variance-Waiver of impervious coverage to allow for 61% coverage (vs 40% permitted) (ii) Variance-Waiver of perimeter open space requirement to allow for 9.5' perimeter open space vs 22' required 	<p>The variances (Hotel) will be reviewed by the BZA. Given the topography and relatively shallow depth of this parcel and its location bounded to the north and west by a highway and off-ramp, and building be sited as close as possible to the commercial corner of this site, developer believes the variances requested are warranted.</p> <p>The variances-waivers for the Hotel are supported by the Plan Commission Staff and are consistent with the location of the hotel (i.e., bordering on highway and major commercial street).</p> <p>The variances-waivers required by Developer for the residential/mixed use are also supported by Plan Commission Staff as consistent with applicable standards. More importantly, as described below on the Jermain buffer area, developer has agreed to vastly enhance the landscaping and buffer area (including a fence) to further separate the development from the Jermain Street residences as requested by the neighbors.</p>
4.	New Restaurant – oppose liquor sales, control noise – prefer Panera	The proposed restaurant (<i>Old Bag of Nails</i>) is a family restaurant with menu and offerings not unlike Appleby's, Chili's, and Max & Erma's (interestingly, the neighbors suggested these would be more favored alternatives to Old Bag of Nails). Like each of these favored alternatives, Old Bag of Nails offers beer, wine and liquor. Also, at request of neighbors, Developer has eliminated pedestrian access from Jermain to the restaurant site. As for Panera, a new Panera just opened on ProMedica Parkway, less than 2 blocks away, just inside the new Generations Tower.
5.	Apartment Building – two story maximum	The proposed residential development will have 4 floors – however, due to the elevation difference between Jermain

	<u>Neighborhood "High Priorities"</u> <u>(December 18, 2019)</u>	<u>Developer Proposed Resolution</u>
		and Central, only slightly more than 2 floors of these buildings will be visible from Jermain. Of course, the proposed apartment buildings will not be nearly as intrusive, or visible from Jermain, as was the former McKinley School which occupied this site for more than 50 years.
6.	Protect neighbors from noise, etc. of apartment building by planting mature, thick trees or brick/stone 6' fencing	While the apartment buildings will have the effect of actually reducing noise transferred to the neighborhood from I-475 and Central Avenue, the Developer has fully revised its landscaping buffer to further buffer the Jermain Street residents by adding a fence and significant landscaping compared to its original plan. Trees will include a mix of evergreens and deciduous trees which will provide substantial coverage upon initial plantings. Also, at request of neighbors, Developer has eliminated pedestrian access from Jermain to the restaurant site.
7.	Balance traffic flow equally between neighbors and hospital	Developer is not quite sure of the neighbors' concern here – Developer has stated it will support Jermain Street residents' efforts to change Jermain to 2-way traffic (that is a City decision – not Developer). The overall development is supported by a traffic study (Mannik & Smith).
8.	Hospital Security assumes regular patrols of existing neighborhood	The Hospital will add the neighborhood to its normal rounding for its security force – note that the Hospital does not have jurisdiction to make arrests or perform normal law enforcement duties.
9.	Left turn light at Central-Upton intersection	This is a City of Toledo decision.
10.	LED lighting in the area	The Developer has committed to moving its lighting, which is LED, slightly to the south in its parking area (residential development) so that there is additional illumination of Jermain Street. Lighting on Monroe Street (east of ProMedica Parkway) is currently not operating fully and that is a subject for the City to work with Toledo Edison.
11.	Ban alcohol from Hotel and Restaurant	See response to Number 4 above.
12.	Local Union construction on job	Developer has committed to using local, union trades for the development. NOTE: although not included on its "list" of issues, the neighbors also expressed interest in having the Developer include minority workers as part of the development. The Developer will encourage its contractors to use their best efforts to meet this objective.

	<u>Neighborhood "High Priorities"</u> <u>(December 18, 2019)</u>	<u>Developer Proposed Resolution</u>
13.	Homes inspected before construction	Developer has committed to inspecting the homes along Jermain Street prior to construction to establish a base condition for these properties.
14.	Any damaged streets, water lines, sewers or home damage will be repaired promptly at contractors, ProMedica or City's expense. Such an agreement to be in writing prior to construction.	Developer and all parties responsible for damage or injury to persons or property will be responsible for repairs/compensation as a result of such damage or injury. This statement, requirement, should be a condition to approval (thus satisfying the "writing" requirement of the neighbors).

PRELIMINARY
 NOT FOR CONSTRUCTION

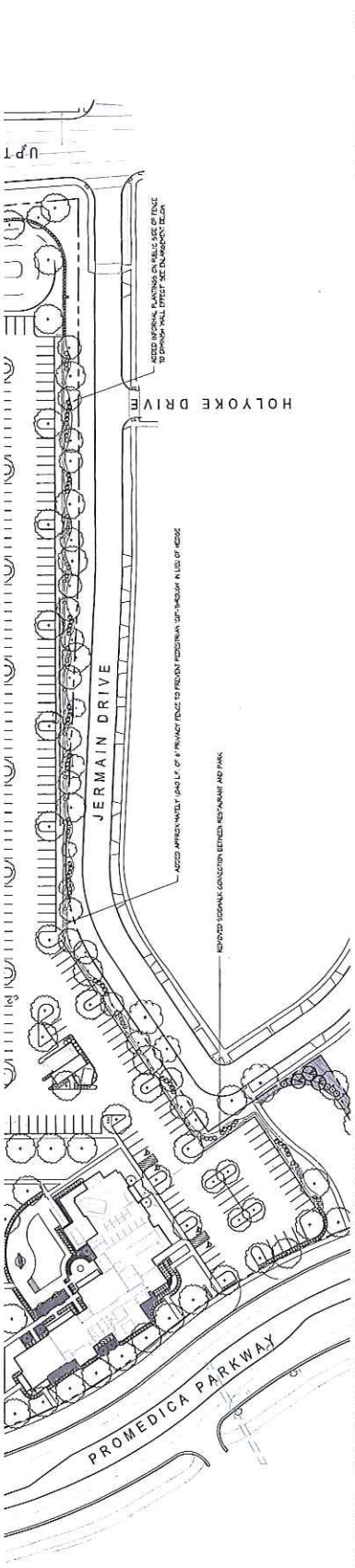
THE COLONY
 Landscape Plans
 Toledo, Ohio

Hallmark
 Communities
 150 E. Broad St
 Columbus, OH
 43215

PROJECT NO.	16137
DATE	7/21/2019
REVISIONS	
	10/24/2019
	12/24/2019

Sheet Title
**JERMAIN DRIVE
 BUFFER
 EXHIBIT**

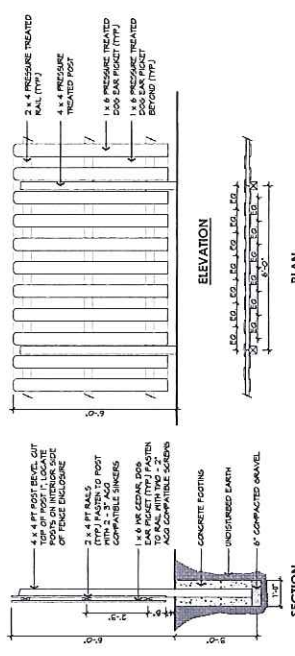
NOTE: This exhibit is subject to the
 conditions with the Neighborhood and
 Land Use Ordinance. All drawings
 are subject to change without
 notification and Engineering Drawings.



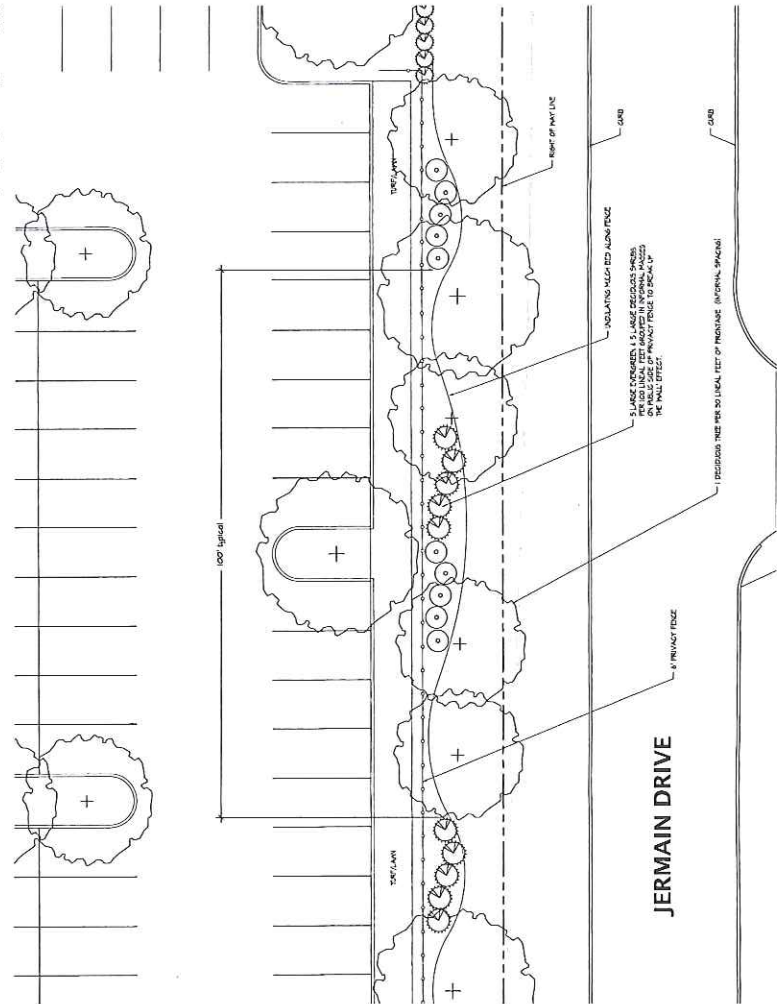
OVERALL JERMAIN FRONTAGE TREATMENT



SIMILAR BUFFER TREATMENT EXAMPLES



PRIVACY FENCE DETAIL



BUFFER PLAN ENLARGEMENT (TYP. 100' SECTION)

Geoff Mitchell, MD, JD, FACEP
Assistant Professor
University of Toledo College of Medicine
Tuesday, February 4, 2020

The Honorable Wade Kapszukiewicz
Mayor, City of Toledo
Public Records Request
One Government Center
640 Jackson Street
Toledo, OH 43604

Re: Public Records Request - February 13, 2020 Toledo City Planning Commission Hearing

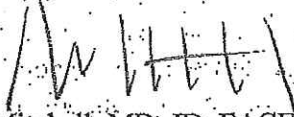
Dear Mayor Kapszukiewicz and Staff:

This is a public record request pursuant to City of Toledo Administrative Policy AP # 56, TMC Chapter 108, the State of Ohio's Public Records Act, and any other applicable public records statutes. I was unable to find on the City's website, an address to request public records.

Please send me records pertaining to the upcoming Toledo City Planning Commission hearing scheduled February 13, 2020. Please send, in particular:

1. Any and all records, documents, correspondence, letters, emails pertaining to PUD-8007-19, the planned unit development with or without any "clubhouse/restaurant" on W. Central Ave (the Colony South area) in the possession of the Planning Commission or the City at any time during the past two years.
2. If not included in the response to the above request, PUD-8007-19, any and all other records, documents, correspondence, letters, emails pertaining to planned commercial real-estate development of the Colony South area for the past two years.
3. If not included in the responses to the above requests, any and all records, documents, correspondence, letters, emails pertaining to any zoning variances, waivers, or approvals for commercial development projects planned in the Colony South area over the past two years.
4. If not included in the responses to the above requests, any and all records, documents, correspondence, letters, emails pertaining to any commercial development planned or overseen by ProMedica or Toledo Hospital in the Colony South area over the past two years.
5. The names of anyone in City government connected to the Colony South real estate project and connected financially with ProMedica, Toledo Hospital or any business associates of ProMedica or Toledo Hospital.
6. The names and professional contact information of the Toledo City Planning Commissioners solely for the purpose of establishing the presence or absence of any financial or other relationships between said Commissioners and ProMedica, Toledo Hospital or any of their business associates.

Very truly yours,



Geoff Mitchell, MD, JD, FACEP
Assistant Professor, UT COM & LS
Attending Faculty Physician, UTM
gmitch@columbus.rr.com, 614-439-4964

Mailing address:

Geoff Mitchell, MD, JD
3847 Olentangy Blvd.
Columbus, OH 43214

Feb. 4, 2020

Z-8006-19
+
PUD-8007-19

Mayor Wade Kapszukiewicz
Toledo City Council Members
Toledo Law Director Dale Emch, Esq.
Toledo Plan Commission Members
Toledo Plan Commission Lawyer & Staff

Dear City Officials,

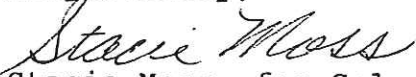
We, Colony Neighbors, are in deliberations with Toledo Hospital regarding the commercial rezoning of land immediately adjacent to our residential properties.

We believe the Chairman of the Plan Commission has a conflict in his role. He owns multiple properties in a neighborhood immediately adjacent to the Hospital, and is buying and selling real estate properties in this neighborhood for a profit and his personal gain financially.

Most of us have lived in our neighborhood for years and wish to continue doing so. Mr. Fallows, Plan Commission Chairman, is an investor and thereby should be denied the right to vote upon a matter in which he has a real conflict of interest.

Be advised, that if Mr. Fallows does not recuse himself from voting on this matter, we will pursue any and all legal recourses available to us, including any remedies through the Ohio Ethics Commission.

Respectfully,


Stacie Moss, for Colony Neighbors
1752 Wellesley Drive
Toledo, Ohio 43606
419-508-2408

cc Colony Neighborhood Coalition
George Thomas, Fair Housing Center
Ray Wood, President, NAACP

January 20, 2020

Letter to Editor
Toledo Blade
541 N. Superior Street
Toledo, OH 43660

The Chairman of the Toledo Lucas County Plan Commission spoke in the Toledo Blade recently. He stated the residents of the Colony Neighborhood favored the commercial development ProMedica is pushing on Central Avenue immediately adjacent to many of our homes.

He further stated that opposition is coming from outside the Colony Neighborhood. The chairman is dead wrong. We do not like the four-story apartment building at all. We do not like the taking of our green grass to be replaced by an array of businesses we do not consider an asset to our residential community.

If Toledo Hospital wishes to put commercial buildings where we all have lived for years, they should buy each of our homes, not commercialize our neighborhood.

Respectfully,

Marian & Andrew Graham Kevin & Brenda Brake

Marian & Andrew Graham
(419) 473-8705

Kevin & Brenda Brake
(419) 787-4471

Janette Robinson

Janette Robinson
(419) 472-8379

Cc: Mayor Wade Kapszukiewicz, City of Toledo, One Government Center, Toledo, OH 43604
Members, Toledo City Council, One Government Center, Toledo, OH 43604
Members, Toledo Plan Commission, City of Toledo, One Government Ctr # 1620, Toledo, OH 43604
Dr. Cedric Brock, Mt. Nebo Baptist Church, 831 N Detroit Ave, Toledo, OH 43607
Bishop Robert Culp, First Church of God, 3016 Collingwood Blvd, Toledo, OH 43610
Mr. Baldemar Velásquez, Black/Brown Unity Coalition
Pastor Otis Gordon, Warren AME Church, 915 Collingwood Blvd, Toledo, Ohio 43604
Mr. Dale Emch, Esq, Toledo Law Director, City of Toledo, One Government Center, Toledo, OH 43604
Mr. Ray Wood, President NAACP, 1326 Collingwood Blvd, Toledo, OH 43604
Ms. Kim Bates, Managing Editor, Toledo Blade, 541 N. Superior Street, Toledo, OH 43660

Mrs. Stacie Moss
1752 Wellesley Drive
Toledo, Ohio 43606

January 20, 2020

Mr. Randy Oostra
2142 N Cove Blvd
Toledo, OH 43606

Dear Mr. Oostra,

I am writing to express my concerns about the proposed development in the Colony Neighborhood. As a resident and homeowner, I have been a member of the Colony Neighborhood community for 19 years. Being close to a hospital, school, park and transportation access was of great value to my husband and me when selecting this location to raise our family. We did not consider multi-unit apartments and commercial development as this was not originally zoned for the area closest to our home.

My greatest concern is the lack of direct participation offered to the Colony Neighborhood community as expansion of the hospital was being considered. I understand that public notices were posted, but I would have expected, with ProMedica's community focus, that your organization would have proactively engaged the neighbors more directly before proposing such a project. Initially, the purchasing and subsequent demolishing of homes in the neighborhood to make way for expansion was alarming. Now, most troubling is the continued development further invading the neighborhood without consideration of the neighborhood community impact.

We understand the need for development of vacant space, but after several meetings with the Colony Neighborhood Preservation Committee, representatives of the developer and Promedica, there are still critical issues unresolved. The volume of waivers required, along with rezoning of the area, would indicate a dramatic change to the neighborhood.

Also, of importance is the impact to our property values. There are some who propose that this development would increase property values. We believe these individuals are landlords and renters with limited vested interest in the impact to resident homeowners. Many neighbors who own their homes, including me, have concerns this may not be the case. Many have suspended making improvements to our properties due to the lack of communication regarding this proposed development in addition to the unknown of what will happen with the other property owned by ProMedica in the immediate area.

In my travels south over the holiday, I saw in person several developments similar to the one proposed and noticed that none of them are directly in the midst of a neighborhood. Additionally, as I go through the City of Toledo, other developments similar to what is proposed are also not directly connected to an existing neighborhood. ProMedica's development of buildings within the Colony Neighborhood homes to date have been built with brick and concrete and are consistent with the look of surrounding buildings and consistent with the neighborhood properties.

Ultimately, what is to prevent ProMedica or subsequent developers from further projects that may depreciate our properties or make our neighborhood less desirable for families such as mine? If rezoned and waivers are granted, it is possible ProMedica would completely invade our neighborhood and displace young families and retirees who are least able to address relocation. Middle class families like mine who have chosen to raise their families in this neighborhood would be financially stressed to relocate.

There is work to be done to gain the support of my family and many of my neighbors for development of the property in the Colony Neighborhood. We require greater transparency and a written commitment to include the neighborhood homeowners in the long-term development plans for all of the vacant space surrounding the area. I see the Colony Neighborhood Preservation Committee's involvement in future planning of the remaining vacant space as vital and would allow us to protect our homes and families as you continue your expansion.

I look forward to hearing your thoughts on our concerns.

Respectfully,



Stacie Moss
(419) 508-2408 Cell

CC: Mayor Wade Kapszukiewicz, City of Toledo, One Government Center, Toledo, OH 43604
Members, Toledo City Council, One Government Center, Toledo, OH 43604
Members, Toledo Plan Commission, City of Toledo, One Government Ctr # 1620, Toledo, OH 43604
Ms. Kim Bates, Managing Editor Toledo Blade, Toledo Blade, 541 N. Superior Street, Toledo, OH 43660
Colony Neighborhood Preservation Committee, Toledo, Ohio 43606