



Toledo City Council
District Improvement Program
2018 Application

Toledo Warehouse District

Applicant - Community Group or Organization

Tim Bockbrader

Project Contact Person

33 South Michigan Street, Suite 304

Mailing Address

419-255-5335

Phone

tbockbrader@EDGEIa.com

E-mail Address

Toledo Warehouse District Gateway

Project Name

Washington Street & Michigan Street

Project Location

\$49,593.00

Grant Request

\$ 49,593.00

Total Project Budget

1. Brief Description of the Project.

The Toledo Warehouse District is requesting funding to create a Gateway Element at the southeast corner of Michigan Street and Washington Street for the purposes of creating a Welcome sign and identification of the Toledo Warehouse District. The proposed Gateway element will welcome visitors entering the downtown and Warehouse District from the North, on Washington Street, as well as travelers who are leaving the downtown via Michigan Street. The proposed Gateway will consist of a brick/masonry wall with brick and stone materials consistent with those materials used on numerous buildings throughout the Warehouse District. Signage on the wall, Identifying the "Toledo Warehouse District" will be styled after the numerous painted advertisements that are located throughout the Warehouse District. See attached wall elevation and section for reference.

2. Purpose and Need – State the goals and objectives of the proposed project. Identify the problems or needs which will be addressed. Identify the population that will benefit from this improvement.

This sign/wall will complement the Gateway project at the Lafayette Street/Erie Street entrance into the Warehouse District; further defining the borders of the District, thereby creating a stronger sense of community for those who live, work, and own property within this historic and evolving neighborhood. It will also make a statement to all who traverse this area that the City of Toledo is growing and yet respecting its past. Establishing landmarks that identify those areas that laid the foundation of the City helps accomplish that goal.

3. Project Location – Describe in detail the location of the proposed project. Is this project in an area already targeted by the city of Toledo or any other state or federal agency for funding? Identify the property owner and provide, as an attachment, proof of the owner's permission to complete the proposed project.

The proposed Warehouse District Gateway sign will be located in the Right-of Way at the corner of Southeast corner of Michigan Street & Washington Street, and will serve as a Gateway element for people entering the Warehouse District from the North, as well as people exiting the downtown on Michigan Street. The Warehouse District will be requesting a Right-of-Way permit from the City of Toledo for the installation of this Gateway element.

4. **Support and Sustainability** – Identify plans for securing additional funding if needed to complete this project. Also identify plans to secure ongoing support and maintenance for this project.

Additional funding, if needed to complete this project, will come from a combination of Warehouse District's general fund account and fund-raising events, such as the annual Wander the Warehouse. The TWD Gateway is to be constructed of brick and block, requiring limited maintenance. Funding for miscellaneous repairs will be provided through the same sources.

5. **Organizational Background** - Provide a brief background and history of the community group or organization applying for the grant. Include when and how it was established, its mission or purpose, accomplishments to date and a listing of all current programs and services.

Founded in 1987, the Association's mission is to benefit businesses, institutions, property owners, residents, and visitors by promoting socioeconomic stability and growth and encouraging the preservation and appreciation of the neighborhood's diversity and history. We envision building on the Warehouse District's rich and powerful history and the return of activity and opportunities that once existing here – a truly urban Toledo Neighborhoods that encourages a harmonious blend of residential, commercial, retail, and service components that create an environment in which to live, work and visit that is unlike any other in the metropolitan area.

Accomplishments include the production of WGTE Public Media video "The Warehouse District" – another means of educating the public on the history and growth of the District. Annually, the Association conducts a neighborhood cleanup day, generally prior to the Mudhens opening day; and flowers are planted at various locations within the District to beautify the area.

Current programs: monthly meetings for members to which community speakers are invited in order to share specific information about their missions that benefit the community; i.e., the Chief of Police, the Arts Commission.

Wander the Warehouse: annual event that attracts well over 1000 people from around the metropolitan area. This event provides the opportunity for the participants to experience the downtown/Warehouse District from a more intimate perspective and helping them to see for themselves that the City is growing in a positive way. It also brings business to the local restaurants.

6. **Organizational Structure** – Provide a list of board members, principal staff, directors, trustees, or key decision makers inside your community group or organization.

The Toledo Warehouse District is run by a Board of Directors:

Diane Keil-Hipp, President

Cathy Schrein, Secretary

Jamie Paul, Treasurer

Tim Bockbrader

Joe Marck

Karen Poore

Richard Rideout, ARC Chair



A.A. BOOS & SONS, INC.

COMMERCIAL General Contractors INDUSTRIAL

EDGE
33 South Michigan Street, Suite 304
Toledo, Ohio 43604
Attn.: Mr. Tim Bockbrader

March 27, 2019

Re: Toledo Warehouse District Sign Wall

Dear Mr. Bockbrader

A.A. Boos & Sons, Inc. is pleased to provide for your consideration the following quotations for the above referenced project.

Scope of Work:

1. Mobilize and lay out work area.
2. Excavate for wall footing, install 8" layer of compacted stone.
3. Pour the cast in place concrete footing.
4. Install the 4" and 8" foundation block.
5. Lay the 8" block wall including bond beam, wall ties, reinforcing steel and grout.
6. Furnish and install the 4" cut limestone veneer.
7. Lay the brick row-lock, soldier and stretcher courses.
8. Install weep holes as shown.
9. Clean and wash down the masonry wall when complete.
10. Clean up and restore area.

Total \$39,593.00

Qualifications:

1. Site will be left graded and neat.
2. We do not include electrical, painting or pavers.

We have added a \$10,000 allowance for lighting the sign wall.
Total Projected cost \$49,593.00.

We appreciate the opportunity to provide you with this quotation. If additional information is needed, please contact the undersigned at your convenience. Thank you.

Sincerely,

Stan Delventhal

Stan Delventhal
Project Executive

