

# **Petition to Toledo City Council:**

## **Adams Street Outdoor Refreshment Area**

### **Expansion 5/18/2023**

Presented by The Village on Adams, a 501c(3) Non-Profit Organization  
and the Office of the Mayor of the City of Toledo, Wade Kapszukiewicz

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## **Expansion Overview**

The Office of the Mayor of the City of Toledo and The Village on Adams, Inc, a 501c(3) Non-Profit Organization (The Village), petition the Toledo City Council to approve and enact the expansion (The Expansion) of the Adams Street Outdoor Refreshment Area (The Adams St ORA), in accordance with Section 4301.82 of the Ohio Revised Code and Ohio Substitute House Bill 47.

The Expansion would extend the Adams St ORA boundary at Adams Street and 12th Street one block to the North along 12th Street to include Quenched and Tempered Brewery, located on the northwest corner of the intersection of Jackson Street and 12th Street.

As outlined in this Petition, The Village will be working with the Mayor's office, Toledo City Council, The Toledo Police Department, and the Divisions of Safety, Sanitation, and Transportation officials to ensure a safe, professional implementation of The Expansion. Through constant communication with all affected City Departments, The Village will precisely tailor The Area security and sanitation needs as time and experience progress, as permitted in ORC 4301.82

4301.82(F)(1)(a) & (B)(1)

## **Specific Boundaries of The Expansion, Including Street Addresses**



### **Expansion Boundaries Description:**

#### **Full Adams St ORA Boundary Description, with Expansion Boundary Description in BLUE:**

Commencing at the centerline of 21st Street and the centerline of Adams Street, also being the point of Beginning.

1.

Then N 36.34 E a distance of 33.37 feet.  
Then S 56. 71 E a distance of 383.15 feet.  
Then N 32.97 E a distance of 40.00 feet.  
Then S 56.83 E a distance of 66.00 feet.  
Then S 32.97 W a distance of 40.04 feet.  
Then S 56.79 E a distance of 568.73 feet.  
Then N 0.90 W a distance of 40.00 feet.  
Then N 90.00 E a distance of 80.5 feet.  
Then S 1.41 E a distance of 94.48 feet.

Then S 57.06 E a distance of 206.9 feet.  
Then N 89.49 E a distance of 122.9 feet.  
Then S 2.46 E a distance of 80.32 feet.  
Then S 56.7 E a distance of 387.4 feet.  
Then N 32.81 E a distance of 40.00 feet.  
Then S 56.83 E a distance of 63.6 feet.  
Then S 32.21 W a distance of 42.19 feet.  
Then S 57.12 E a distance of 81.74 feet.  
Then N 32.8 E a distance of 100.8 feet.  
Then S 56.85 E a distance of 184.48 feet.

2.

Then S 32.95 W a distance of 101.03 feet.  
Then S 56.63 E a distance of 200.26 feet.  
**Then N 32.79 E a distance of 481.57 feet**  
**Then N 56.63 W a distance of 109.21 feet**  
**Then N 32.83 E a distance of 61.34 feet**  
**Then S 56.68 E a distance of 177.32 feet**  
**Then S 33.20 W a distance of 543.51 feet**  
Then S 56.99 E a distance of 201.61 feet.  
Then S 35.14 W a distance of 69.61 feet.  
Then N 56.5 W a distance of 197.41 feet.  
Then S 33.08 W a distance of 40.00 feet.  
Then N 56.89 W a distance of 66.29 feet.  
Then N 32.94 E a distance of 39.60 feet.  
Then N 56.66 W a distance of 198.13 feet.  
Then S 33.31 W a distance of 40.00 feet.  
Then N 56.45 W a distance of 65.95 feet.  
Then N 33.27 E a distance of 38.81 feet.  
Then N 56.45 W a distance of 201.65 feet.  
Then N 56.77 W a distance of 399.13 feet.  
Then S 32.86 W a distance of 100.45 feet.  
Then N 56. 72 W a distance of 40.64 feet.

3.

Then N 32.83 E a distance of 100.48 feet.  
Then N 56.68 W a distance of 95.00 feet.  
Then S 32.64 W a distance of 40.00 feet.  
Then N 56.74 W a distance of 66.01 feet.  
Then N 32.41 E a distance of 39.56 feet.  
Then N 56.74 W a distance of 200.47 feet.  
Then S 33.17 W a distance of 142.00 feet.  
Then N 58.27 W a distance of 66.01 feet.  
Then N 33.20 E a distance of 142.00 feet.

Then N 56.79 W a distance of 200.34 feet.  
Then S 33.10 W a distance of 40.00 feet.  
Then N 56.79 W a distance of 66.12 feet.  
Then N 33.10 E a distance of 40.00 feet.  
Then N 56.79 W a distance of 343.08 feet.  
Then S 33.10 W a distance of 40.00 feet.  
Then N 56.79 W a distance of 70.7 feet.  
Then N 33.10 E a distance of 39.99 feet.  
Then N 56.79 W a distance of 379.23 feet.  
Then N 33.63 E a distance of 33.19 feet to the point of beginning

**Said description of land contains approximately 6.425 acres.**

**Source: Toledo Plan Commission**

### Expansion Parcels and Adresses:

parid	owner	property address	property address city	property address state	property address zip
1550011	COPFALCON LLC	424 12TH ST	TOLEDO	OH	43624
1550027	LAUDERDALE COMPANY,LLC NO3	418 12TH ST	TOLEDO	OH	43624
305854	MOSSING STUDIOS LLC	1210 JACKSON ST	TOLEDO	OH	43604
1550021	LAUDERDALE COMPANY,LLC NO3	414 12TH ST	TOLEDO	OH	43624
305755	MADHOUSE PROPERTIES LTD AN OH LLC	448 13TH ST	TOLEDO	OH	43624
305794	MADHOUSE PROPERTIES LTD AN OHIO LIMITED	435 12TH ST	TOLEDO	OH	43624
305811	ABC MOVERS INC AN OH CORP	449 12TH ST	TOLEDO	OH	43604
1550007	COPFALCON LLC	426 12TH ST	TOLEDO	OH	43624
1550024	LAUDERDALE COMPANY,LLC NO3	416 12TH ST	TOLEDO	OH	43624
305754	MADHOUSE PROPERTIES LTD AN OHIO LIMITED	448 13TH ST	TOLEDO	OH	43624
1550017	LAUDERDALE COMPANY,LLC NO3	412 12TH ST	TOLEDO	OH	43624
305861	MOSSING STUDIOS LLC	1212 JACKSON ST	TOLEDO	OH	43624
305817	SMITH VICKI C TRUSTEE	7 12TH ST	TOLEDO	OH	43624
305834	MOSSING STUDIOS LLC	1709 N 12TH ST	TOLEDO	OH	43624

## **The Number, Spacing, and Type of Signage Designating The Area**

Seven (7) “Adams St ORA” signs indicating The Expansion boundaries are required:

- Two (2) Large “ORA 12th Street Only to Jackson Street ” signs facing South toward Adams, replacing the two (2) existing ORA Boundary signs on 12th Street at Adams
- Two (2) Large “ORA 12th Street Only to Adams Street” signs on both sides of 12th Street, at Jackson Street, facing North toward Jackson.
- One (1) “ORA Boundary” sign on the Southeast corner of 12th/Jackson intersection, facing South toward Adams.
- Two (2) “ORA via Crosswalk Only” signs, one at each end of Crosswalk
  - Southwest corner of 12th/Jackson intersection Crosswalk entrance, facing South toward Adams
  - Northwest corner of 12th/Jackson intersection Crosswalk entrance, facing North

ORC 4301.82(F)(1)(c)

### **The Hours of Operation for The Area**

Monday through Friday, 5:00pm to 1:00am (Last ORA sales)

Saturday and Sunday 12:00pm to 1:00am (Last ORA sales)

Special Events/Holidays falling on a weekday (M-F), 12:00pm to 1:00am (Last ORA sales)

**ALL ORA beverages MUST be finished and disposed of by 2:30am.**

4301.82(F)(1)(d) & B(5)

**The Number of Personnel Needed to Ensure Public Safety in The Area**

The current frequency of the Toledo Police Department patrol is quite sufficient in providing a very visible, consistent presence for the safety of Adams St ORA Patrons, as well as for the safety of the businesses and residents.

Business owners, residents, and patrons within the Adams St ORA have reported to the Village that TPD Response Times for calls for service are rapid and nearly always within the anticipated arrival times.

The City of Toledo Division of Transportation has lowered the speed limit from 35 MPH to 25 MPH through the ORA zone.



## **A Sanitation Plan That Will Help Maintain the Appearance and Public Health of The Area, Number of Personnel Required**

### **Trash Receptacles for litter prevention and control:**

Since its inception in 2014, the Village on Adams has been monitoring and adding resources for litter prevention and control. The Village has purchased, maintained, and hired personnel to empty 50 trash receptacles from 20th Street to 11th Street since the Adams St ORA's creation in 2015.

Through that monitoring, it has been determined that the most effective number of trash receptacles per East<->West oriented block of the Adams St ORA is three (3) receptacles per side of the street, or six (6) per block. For North<->South oriented blocks, the most effective number is four (4) per side of the street, or eight (8) per block. Two (2) trash receptacles are currently positioned on the Expansion block at the Adams Street end. Six (6) additional receptacles will be placed evenly into the Expansion to bring the total to eight (8) receptacles.

Litter patrol for the Adams St ORA has been performed as a Streetwide effort by all of the six (6) participating ORA Establishments, and has been more than effective at maintaining any and all litter generated by ORA Patrons. This will also be the case for the Expansion, as Quenched and Tempered has pledged its participation in keeping the Expansion litter-free.

### **Street Sweeping:**

The City of Toledo Division of Streets, Bridges, and Harbors will continue its current schedule of street sweeping in the Adams St ORA and the Expansion.

Per request by the original Adams St ORA Petition in 2015, The City of Toledo Department of Public Service has committed to monitor the need and frequency for street sweeping and will adjust the schedule as necessary. The Village will monitor this schedule as well, and will request adjustments as necessary.

**The number of personnel needed to execute the Sanitation Plan is four (4) for Trash Receptacle pickup, one (1) for Street Sweeping, and seven (7) for General Litter and Debris.**

ORC 4301.82 (F)(1)(g)

**A Requirement That Beer and Intoxicating Liquor Be Served Solely  
in Plastic Bottles or Other Non-Glass Containers in the Area**

All Adams St ORA Beverages shall only be served into, and consumed from, an Official Adams St ORA Cup (Official Cup). The Village orders and maintains the supply of Official Cups, and provides them, at cost, to each of the Adams St ORA Establishments.

In the interest of sustainability and reduced environmental impact, during Events held within the Adams St ORA and the Expansion, any non-glass container shall be acceptable for ORA Beverages for the duration of the Event. Once the Event is completed, the Official Cup shall again be required for all ORA Beverages.

Should there be an instance of limited Official Cup supplies or a shortage, unmarked plastic cups may be used until the shortage has been remedied.

ORC 4301.82(B)(2)(4)

## **Neighborhood Profile**

**ORC 4301.82 (B)(2) A general statement of the nature and types of establishments that will be located within the proposed outdoor refreshment area:**

### **Dining and Alcohol Establishments**

WESLEY'S BAR 1201 ADAMS - NEIGHBORHOOD BAR AND LIVE MUSIC  
QUENCHED AND TEMPERED BREWERY - CRAFT LOCAL BREWERY, LIVE MUSIC  
GEORGJZ419 SHOWBAR 1205 ADAMS - DRAG SHOWS, DANCING AND DINING  
MANHATTAN'S PUB 'N CHEER 1516 ADAMS - DINING AND LIVE MUSIC  
MANOS GREEK RESTAURANT 1701 ADAMS - TRADITIONAL GREEK CUISINE  
THE ATTIC ON ADAMS BAR AND GRILL 1701 ADAMS UPPER - LOUNGE AND SMALL PLATES  
CARLOS' POCO LOCO CUBAN-MEXICAN FUSION 1809 ADAMS - DINING AND LIVE MUSIC  
THE OTTAWA TAVERN 1815 ADAMS - DINING AND LIVE MUSIC

### **Retail**

HANDMADE TOLEDO MAKER SHOPPE 1717 ADAMS-ARTISTS, CRAFTS, RETAIL  
THE TRUTH ART GALLERY & EVENT CENTER 1811 ADAMS  
INK & IRON TATTOO PARLOUR 1505 ADAMS  
THE LASH ROOM 1503 ADAMS - EYELASHES AND EYEBROWS  
STUDIO ELEVEN ELEVEN 1111 ADAMS – ARTIST STUDIO SPACE  
ALL CRUMBS ARTISAN BAKERY 1109 ADAMS

### **Services**

SIMPLY MARRIED 1500 ADAMS - WEDDING CHAPEL  
JUPMODE 2022 ADAMS - SCREEN PRINTING AND APPAREL  
TOLEDO BUILDING SERVICES 2121 ADAMS – CLEANING SERVICE  
TOLEDO SIGN COMPANY 2021 ADAMS - SIGNAGE COMPANY  
ADAMS LAUNDRY & CLEANERS 1601 ADAMS - DRY CLEANING  
RG DEZIGNS 1316 ADAMS – GRAPHIC DESIGN STUDIO  
ARTWORKS 1314 ADAMS – FRAME SHOP AND ARTIST STUDIO  
MOCKENSTRUM, LLC 1119 ADAMS – TAX ATTORNEYS AND CPAS  
ELITE EVENTS 1113 ADAMS – EVENT DESIGN AND PLANNING  
DILLER & RICE, LLC 1105 ADAMS – LEGAL SERVICES

## **Institutions**

A RENEWED MIND TREATMENT CENTER 1830 ADAMS - DRUG AND ALCOHOL TREATMENT CENTER

PJ O'ROARKE MEMORIAL READING ROOM 1515 ADAMS - PUBLIC PARK

TOLEDO SCHOOL FOR THE ARTS 333 14TH ST @ ADAMS

CPL MAX KLINGER SPORTSBALL COMPLEX 1302 ADAMS – PUBLIC PARK

TOLEDO CITY PAPER/ADAMS STREET PUBLISHING 1120 ADAMS

TOLEDO-LUCAS COUNTY PUBLIC LIBRARY 325 N. MICHIGAN ST @ ADAMS

TOLEDO METRO FEDERAL CREDIT UNION 1212 ADAMS

## **ORC 4301.82 (B)(4): Evidence that the uses of land within the proposed outdoor refreshment area are in accord with the master zoning plan or map of the municipal corporation or township**

The Village believes in aligning our missions with the leaders and organizations already invested in our region and our neighborhood. Two strong examples of such vision and foresight are the Toledo 20/20 Plan and the Uptown Master Plan, and both give recommendations that directly correlate to developments like an Adams Street Open Refreshment Area.

### **The Toledo 20/20 Plan:**

Finished in 2013, recommends for Downtown neighborhoods in Section 167 on page 332: Creating entertainment and niche commercial development

### **The Uptown Master Plan:**

Also finished in 2013, goes much further in respect to the Adams Street corridor in Uptown (11th St. to Woodruff Ave.):

[Uptown Master Plan, Challenges and Solutions, page 28](#)

Uptown's entertainment anchor is Adams Street. The taverns and restaurants in this corridor are the backbone for the neighborhood. The music scene attracts a variety of individuals to this street and more importantly establishes venues that put activity into the neighborhood, which also makes people feel secure since other similar people are visible on the street.

#### Uptown Master Plan, Uptown Association Priorities, page 45

Upon further examination of what the priorities should be for the uptown neighborhood, a list of 10 initiatives was created to provide a guide for the Uptown Association Board. The Uptown Association Board ranked the initiatives on the level of importance and despite the final rankings all of the initiatives had merit in regards to the vision for Uptown. **The highest rated initiatives were maintaining Adams Street as the center of Arts and Entertainment district** and creating housing around the Uptown Green Park. Instituting the Urban Disc Golf Course into the neighborhood and developing student housing for Mercy College followed next on level of importance.

#### Prioritized summary of the Uptown Board's ranking of the 10 initiatives presented in the Uptown Plan:

11 Votes: Adams Street as the center of Arts and Entertainment

11 Votes: Housing around Uptown Green

6 Votes: Urban Disc Golf Course

5 Votes: Mercy College Housing

3 Votes: Roundabout at Collingwood and Monroe

3 Votes: Washington Street Athletic/Rec Fields

2 Votes: Jefferson and 17th as Complete Streets

1 Vote: 15th Street as Pedestrian only Connector

0 Votes: Commercial Center at Jefferson and 17th

#### Uptown Master Plan, Implementation, page 61

Continue to Promote Adams Street as the Center of Arts and Entertainment

Adams Street is the core of the residential, arts, and entertainment activity in Uptown. This street has the good building density; however, there are too often breaks along the street frontage that may afford an opportunity for additional development. Existing building stock should be stabilized, and a focus on strategic infill should be incorporated into the street especially at intersections. Another concept is to designate Adams Street as a local historic district. The overall goal for historic preservation in Toledo is to preserve and enhance the

unique historical and cultural heritage of a neighborhood. Historic preservation is important if the neighborhood is to continue to develop in a way that is authentically and uniquely Uptown. Uptown's sense of place is built to a great extent on the unique collection of historic buildings along Adams Street.

## **Rules of The Area**

- A person may have in the person's possession an opened container of beer or intoxicating liquor at an outdoor location within an Outdoor Refreshment Area created under section 4301.82 of the Ohio Revised Code if the open container of beer or intoxicating liquor was purchased from a qualified permit holder to which both of the following apply:
  - (i) The permit holder's premise is located within the Outdoor Refreshment Area.
  - (ii) The permit held by the permit holder has an Outdoor Refreshment Area designation.
- Outdoor Refreshment Area Participants may NOT Enter the premises of an establishment within an Outdoor Refreshment Area while possessing an open container of beer or intoxicating liquor acquired elsewhere
- ALL beer, wine, or intoxicating liquor must be contained in the Official Cup of the The Area, with exceptions only permitted as outlined in section

### **Assumption of Good Behavior by ORA Participants:**

An ORA Participant can expect to enjoy the Adams Street Outdoor Refreshment Area without restraint, questioning, or harassment by ORA Security, The Village, or any ORA entity

**SO LONG AS** that ORA Participant correctly follows all of the Rules of The Area, and maintains a decorum of Good Behavior, free of public drunkenness, property destruction, or any action that disrupts the enjoyment of another ORA Participant, or disrupts any establishment, property owner, resident, or patron within the ORA.

**\*\*\*Violation of any of these Rules of The Area shall be considered a minor misdemeanor and violators face warnings and/or fines up to \$150.00 in accordance with ORC 4301.62**