

DATE: June 13, 2025
REF: Z25-0010

TO: President Carrie Hartman and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Amendment to Institutional Campus (IC) Master Plan

The Toledo City Plan Commission considered the above-referenced request at its meeting on June 12, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Institutional Campus (IC) Master Plan
Location	-	5601 Clegg Drive
Applicant/Owner	-	Washington Local School District 3505 W. Lincolnshire Blvd. Toledo, OH 43606
Design Professional	-	The Collaborative One Seagate, Park Level 118 Toledo, OH 43604

Site Description

Zoning	-	IC / Institutional Campus
Area	-	±56.9 Acres
Frontage	-	±1,154' along W. Alexis Road ±1,760' along Whitmer Drive ±1,114' along Lyceum Place ±1,418' along Clegg Drive
Existing Use	-	School
Proposed Use	-	School

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|---|
| North | - | Alexis Road, church and single-family homes / RS6 |
| South | - | Single-family homes / RS6 |
| East | - | Clegg Drive and single-family homes / IC, RD6 and RS6 |
| West | - | Whitmer Drive and single-family homes / IC and RS6 |

Parcel History

- | | | |
|-----------|---|--|
| Z-68-67 | - | Request for a Zone Change from R-2 to R-4 (PC rec. disapproved 5/18/1967; CC repealed Res. 68-67 6/5/1967 via Res. 160-67) |
| Z-127-67 | - | Request for a Community Unit Plan (Deferred 6/29/67) |
| Z-160-67 | - | Request for a Zone Change from R-2 to R-3 (PC rec. approval 6/29/1967; CC approved 8/7/1967 via Ord. 607-67) |
| M-8-72 | - | Request for a Playfield (PC approved 4/27/1972). |
| V-100-72 | - | Request to Vacate Edger Drive and Clegg Drive South of Edger Drive (PC rec. approval 4/19/1972; CC approved 6/27/1972 via Ord. 472-72) |
| M-15-72 | - | Review of an Addition to Whitmer High School (PC approved 6/26/1972) |
| M-21-72 | - | Request to Operate a Vocational School in the Washington Local School District (PC approved 8/31/1972) |
| Z-4001-15 | - | Zone Change from RS6 to IC (PC rec. approval 6/11/2015; CC approved 7/21/2015 via Ord. 382-15). |
| M-8-15 | - | Institutional Master Plan Adoption for Whitmer High School (PC approved 6/11/2015; CC approved 7/21/2015 via Ord. 382-15). |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

V-58-25 - Vacation of all that portion of Whitmer Drive lying between W. Alexis Road and Lyceum Place (PC rec. approval 4/10/2025).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant, Washington Local Schools (WLS), is proposing an amendment to their existing Institutional Campus (IC) Master Plan for the Whitmer Campus at 5601 Clegg Drive. The Campus consists of ±56.9 acres and is bounded by Alexis Road on the north, Lyceum Place on the South, Clegg Drive on the east and Whitmer Drive on the west. Surrounding land uses include a church and single-family homes to the north across Alexis Road; single-family homes and duplexes to the east across Clegg Drive; and single-family homes to the south and west.

The original IC Master Plan was adopted in 2015 and provided a plan for a ten (10) year period for phased improvements to the Whitmer Campus. Since the ten (10) year period is nearing an end and the relocation of Whitmer Drive was proposed, an amendment to the IC Master Plan is required to incorporate the relocation of Whitmer Drive, as well as to allow for future improvements to the campus in a phased approach. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met.

Proposed Institutional Campus Master Plan

Washington Local Schools is proposing several improvements across the Whitmer Campus that will be completed in phases over the next ten (10) years. The Whitmer Campus will transform from a facility that serves both junior high school students and high school students to one that serves strictly high school students. The campus will include Whitmer High School, Whitmer Career & Technology Center, Whitmer stadium, a maintenance hut, athletic fields and associated parking lots. An illustration of the existing and proposed campus master plan is provided as part of the proposed Whitmer IC Master Plan document, which is attached in Exhibit "A" at the end of this report.

STAFF ANALYSIS (cont'd)

IC Master Plans must be updated on at least a six (6) year cycle and include any changes to the institution's mission, objectives, existing property and uses, needs of the institution, development envelope, transportation management, pedestrian circulation, design guidelines, and neighborhood protection strategy. The proposed Whitmer Institutional Campus Master Plan is responsive to the factors listed in Toledo's Zoning Code in Section 1111.1304, each of which are set forth below along with the applicant's responses, which are excerpts from the submitted IC Master Plan.

- A. Planning Horizon: Expiration and Lapse of Approval:** The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan Approval.

Response: Whitmer High School is a public co-educational, comprehensive and college preparatory school, and one of the largest public high schools in Ohio. Whitmer's comprehensive academic programs have always provided students with high-quality instruction. Further, the school's philosophy "*Every student matters. Every Moment counts.*" reminds us to continue to grow to meet the needs of our students. Our schedule and offerings are examples of that commitment to academic growth.

After 100 successful years of history and development, Whitmer continues to move forward in campus development and has developed a Master Plan for development for the next ten (10) years. The development will be approached in a phasing of projects that will expand the campus to meet its continuing needs.

- B. Mission and Objectives:** The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the IC Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

Response: As members of the community, we (administration, faculty, staff, and students) come together to create an educational environment that emphasizes academic achievement; promotes the development of effective, humane decision making; teaches self-discipline and respect for persons and property; prepares students for life; and develops a sense of social responsibility for the progress of all. We value our teachers and staff members as highly respected members of our community because of their professional competence, generous dedication, and willingness to sacrifice. We believe that teachers and staff must participate in the school's leadership functions in order to shape its vision and that the faculty and staff may rightly expect competent

STAFF ANALYSIS (cont'd)

administrative leadership. Our dedicated faculty members take a sincere interest in each student's well-being and encourage them to reach their greatest potential.

Whitmer High School has two main objectives:

1. Provide a fully comprehensive education (academically, physically, and socially) for our students to enable them to grow into the leaders of the future.
2. Bring student events and activities along with parents and spectators back to the Whitmer campus to experience the new vibrancy, appearance, and tradition of the Whitmer High School campus.

In carrying out the foregoing objectives, Whitmer High School is committed to compliance with Title IX of the Education Amendments of 1972.

In order to achieve these objectives, Whitmer will need to provide its students with advanced, clean, safe and fully integrated campus facilities. While several Whitmer athletic teams practice and play games on campus, the girls' varsity and reserve softball teams practice and play home games off campus. This not only presents a safety concern of high school students driving all over town, but also keeps the parents and spectators in the community from experiencing how the Whitmer campus has grown and developed.

Staff Comment: The above objectives are the same as those submitted in the original IC Master Plan in 2015. While the submitted section does not specifically address the population to be served by the institution, and any projected changes in the size or composition of that population, it is important to note that the proposed improvements to the Whitmer Campus will eliminate the existing junior high buildings and the campus will be developed as a high school campus with associated facilities.

- C. Existing Property and Uses:** The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

Response: For generations, Whitmer High School has taught students and formed them into future leaders of the community. The Whitmer Campus is situated on about 56 acres in Northwest Toledo. The campus consists of five main structures: Whitmer High

STAFF ANALYSIS (cont'd)

School, Whitmer Stadium, Whitmer Career Technology Center, Jefferson Junior High, Washington Junior High, warehouse facilities, parking areas, maintenance hut, and various athletic practice fields.

Adequate parking areas are available for all staff, students, and visitors. The main parking lot for students is currently located west of Whitmer Drive. Staff and visitor parking areas are located closer to Whitmer High School and Career Technology Center. Additional visitor parking spaces and parent drop off lanes are planned for Whitmer High School, Jefferson Junior High, and Washington Junior High.

Staff Comment: The IC Master Plan includes descriptions for each of the existing buildings that outline building size, capacity and additions/renovations that have occurred over time. Additionally, an exhibit is attached to the Master Plan that identifies all of the existing buildings, parking lots, and associated facilities. This exhibit is included at the end of this report as Exhibit "A". It is noted that there are adequate parking facilities; however, the amount of current and proposed parking is not provided. As improvements are proposed, documentation will need to be submitted illustrating that adequate parking facilities are provided that meet an overall parking plan for the campus. This includes vehicle and bicycle parking, student drop-off/pick-up, bus unloading/unloading and all other necessary parking related facilities. This is listed as a condition of approval.

- D. Needs of the Institution:** The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

Response: The current Whitmer High School community consists of approximately 2,200 students and about 187 full time faculty and staff. Our campus is being designed to meet the needs of our students far into the future, and we offer programs and activities that provide them with the best opportunities for growth and success.

Whitmer offers 22 sports recognized by the Ohio High School Athletic Association. The comprehensive nature of Whitmer's program is evident by the participation of nearly 700 students on 38 teams that are guided by over 60 coaches. Investing in Whitmer is investing in the leaders of tomorrow. With the help of our alumni and the Washington Local School District family, Whitmer will be able to maintain the excellence that our students deserve and enhance the learning environment by creating new facilities and making improvements to its current infrastructure.

In Whitmer's continued pursuit of growth and excellence in its education mission, Whitmer has defined its current and future needs that will be addressed by this Master Plan:

STAFF ANALYSIS (cont'd)

1. Whitmer Drive Relocation
2. Junior High Building Demolition
3. New Baseball Complex
4. New High School Building and Repurposed Existing High School
5. Reduction of traffic and speed on Edgar Drive for the safety of students and spectators. Lyceum Place extension and connection to Clegg Drive.
6. Improve campus landscaping.

E. Development Envelope: The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

Response: The Whitmer IC Master Plan outlines the following five (5) phases in which the identified projects will be completed to meet future needs:

Phase 1

- a. *Whitmer Drive Relocation:* Whitmer Drive will be relocated and will shift to the west, allowing the parking lots to be located adjacent to the academic buildings. Pedestrians will no longer need to cross Whitmer Drive after parking and a traffic circle will be placed at the intersection of Whitmer Drive and Edgar Drive. New lighting will be provided in the new parking areas. The existing maintenance building at the western edge of the campus will be demolished.
- b. *Landscaping:* The project areas will be landscaped as per the City of Toledo Planning and Zoning Code requirements. Landscaping including landscaping beds, trees and plantings will be provided along the relocated Whitmer Drive. The new parking lots will receive landscaping including landscaping beds, trees and plantings.

Phase 2

- a. *Junior High Demolition:* Jefferson Jr High and Washington Jr. High buildings will be demolished, allowing space for additional campus modifications. This demolition work is expected to take place in the Fall of 2026 into the Spring of 2027.

STAFF ANALYSIS (cont'd)

Phase 3

- a. *Baseball Complex:* A New Baseball Complex will be located where Washington Jr. High was previously located at the corner of Alexis and Whitmer Drive. A New campus entryway is envisioned at the corner as well.

Phase 4

- a. *Whitmer High School:* A new high school building will be constructed along the southern end of the campus. This proposed 2 story building will house academic and Career Technology instructional space of approx. 220,000 sf. This size may vary depending on the final assessment from the Ohio Facilities Construction Commission.
- b. *Existing High School Building:* Portions of the existing high school building will remain, including relocating Central Administration to this campus, auditorium, fieldhouse, weight room and wrestling. The Career Technology building and portions of the existing high school building will be demolished once the new high school building is completed. New parking lot areas will be provided.
- c. *Soccer and Practice Fields:* Soccer/football practice fields to be located along Alexis Road including additional parking will be provided.
- d. *Edgar Drive:* Edgar Drive will be renovated to reduce speed and traffic flow in the athletic complex area. This will reduce traffic volume, speed, and reduce possible risk of injury to students, athletes, and spectators while still providing access to all areas.
- e. *Lyceum Place Connection to Clegg Drive:* Lyceum Place will be extended and connected to Clegg Drive further reducing vehicular traffic through campus making the pedestrian experience safer and providing vehicular access to the new high school building.

Phase 5

- a. *Landscaping:* The campus area will be landscaped to enhance the areas being renovated. The areas of asphalt removal are vacated along Edgar Drive. Landscaping will be added to the new parking lot areas, vacated portion of Edgar Drive and the new portions of Lyceum Place.

STAFF ANALYSIS (cont'd)

Staff Comment: An exhibit is attached to the IC Master Plan that illustrates the proposed improvements to the site in a proposed Whitmer Campus Master Plan. This IC Master Plan is included at the end of this report as Exhibit "A". Specifics for the above proposed improvements such as intensity and dimensional standards, required parking and required landscaping are not provided at this time. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards and listed as a condition of approval.

F. Transportation Management Plan: The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

Response: Existing daily school traffic operations and conditions on the Whitmer Campus will not change, except as noted on Edgar Drive. During the school year, the Monday through Friday daily traffic will remain the same for the approximately 2,200 students and 187 faculty and staff.

1. Existing & Future Conditions: About 2,200 Whitmer students and 187 teachers and staff members arrive from 7:00 a.m. to 8:00 a.m., including driving students, parent drop-offs, and yellow buses. The same conditions exist at the end of the school day from 2:30 p.m. to 2:45 p.m. Faculty and staff typically arrive earlier than the students and depart later than the students. Of the approximately 2,500 students about 40% are age 16 or older and have driving licenses. At Washington Junior High and Jefferson Junior High, about 1,000 students and 103 teachers and staff members arrive at the same time as the high school students, including yellow buses.
2. Impacts Assessment: Normal daily transportation operations will not vary from the existing conditions of student and faculty ingress and egress. The afternoon school departure (2:30 p.m. to 4:00 p.m.) takes place prior to the work "rush hour" traffic.
3. Transportation Management Plan Strategies: Daily Transportation Operations are focused on keeping efficient flow of students, faculty, and staff for arrival between 7:00 a.m. and 8:30 a.m. and departure between 2:15 p.m. and 4:00 p.m. The main transportation strategies are as follows:
 - a. Provide separation for each transportation method — yellow buses, student drivers, and parent drop-off and pick-up.
 - b. Provide different access points for each transportation method.
 - c. Faculty and staff arrive earlier and leave later than the students.

STAFF ANALYSIS (cont'd)

4. Monitoring: Monitoring of daily transportation operations is a continuous process involving the school administration, security, and parents. Periodic meetings to review transportation operations and make efficiency and safety adjustments will be conducted by the school administration.

Game Day Temporary Traffic Control Plans will be reviewed after each event by school administration and other necessary stakeholders to provide evaluation and continuous improvement.

Staff Comment: The Whitmer IC Master Plan notes that existing daily school traffic operations and conditions on the Whitmer Campus will not change, except as noted on Edgar Drive. While overall high school traffic volume and normal daily transportation operations may not change; there will likely be a major impact on how this traffic volume moves through the site with the relocation of Whitmer Drive and the high school building, and the connection of Clegg Drive with Lyceum Place. Staff understands that the proposed Whitmer Campus Master Plan has been designed to provide for internal pedestrian connections that minimize potential conflicts between vehicular traffic and pedestrians; however, this creates a potential for impact on surrounding residential areas. A balance is needed to create safe pedestrian access while minimizing any impact on surrounding neighborhoods. Therefore, a traffic study shall be completed prior to the new high school building being reviewed and/or Clegg Drive being connected with Lyceum Place. Traffic calming devices, such as chicanes, shall be considered along Clegg Drive based on the findings of the traffic study. These staff recommendations are listed as conditions for approval.

- G. Pedestrian Circulation Plan:** The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

Response: Existing daily school pedestrian conditions on the Whitmer High School Campus will not change. During the school year, the Monday through Friday daily pedestrian circulation will be inside the main Whitmer Campus.

PCP Roles & Responsibilities

1. Building Principals - Daily supervision
2. Campus Security - Daily security and monitoring
3. Coaches - Practice and game supervision, monitoring, and consultation
4. Teachers - Daily security and monitoring

STAFF ANALYSIS (cont'd)

Objectives

1. Provide safe access to all areas of the Whitmer High School Campus
2. Effective communication/signage for ease of movement & finding destinations
3. Provide accessibility for all areas of the Whitmer Campus

Existing & Future Conditions

Existing pedestrian circulation utilizes the main entrance to all buildings. Due to the current campus layout, there is a need for students and faculty to circulate outside the existing building to and from Whitmer High School and the Career Technology Center. The current conditions of the stadium, practice fields, and parking areas will not require changes in the pedestrian circulation plan. School operations will not be affected and will be maintained within the existing campus. The new sports practice and game facilities will not require new designated pedestrian sidewalks and street crossings for student, coaches, and spectator access.

Monitoring

Monitoring of daily pedestrian circulation is a continuous process involving the school administration, security, parents, teachers, and coaches. Periodic meetings to review pedestrian circulation and make efficiency and safety adjustments will be conducted by the school administration.

Staff Comment: Pedestrian pathways are provided throughout the site with the exception of the northern part of campus where the athletic fields, tennis courts and parking are proposed. A sidewalk plan shall be provided for this area as well as additional information documenting how the athletic and parking facilities will be appropriately screened to mitigate impact on traffic along Alexis Road as a condition of approval. Additionally, a designated pedestrian crossing shall be installed from the softball fields across Clegg Drive to Campus and listed as a condition of approval.

- H. Design Guidelines:** The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

STAFF ANALYSIS (cont'd)

Response: Whitmer High School Campus design specifications include:

1. Exterior Walls: All exterior walls will be of masonry construction. All masonry buildings will have 20% of the surface area to be exposed and finished concrete fascia (primarily at base and window and door penetrations).
2. Metal Building Systems: All metal pre-engineered service buildings will be of a color matching the existing Whitmer campus buildings.
3. Roofing Systems: All roofs will be either EPDM or standing seam metal roofing systems.
4. Soffits & Fascia: All painted soffits and architectural fascia will match existing structures.
5. Gutters & Downspouts: All gutters and downspouts on masonry construction will match the construction. Gutters and downspouts on metal buildings should match the color of the building siding.
6. Signage: All signs on campus will match the existing signage currently in use.

Staff Comment: In addition to the above noted design specifications, any proposed buildings or future modifications to the existing buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500. In addition, any proposed signage shall meet TMC§1113.0000 - Signs and listed as a condition of approval.

- I. **Neighborhood Protection Strategy:** The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

Response: Whitmer High School's Institutional Master Plan has been developed not only to enhance the facilities and experience at Whitmer, but also to improve and enhance the existing neighborhood.

- Improved security through density reduction, lighting enhancements and physical security patrol presence.
- Reduce high-speed cut through on Edgar Drive.

The Whitmer Campus has existed in this neighborhood for over 60 years, and Jefferson for over 90 years, and will continue to support our neighbors and enhance the neighborhood experience.

STAFF ANALYSIS (cont'd)

Lighting - The new Baseball fields will have security lighting, not for athletic events, and these will be directional to focus all the light onto the field area and face away from the surrounding areas. Other lighting will be available for parking and sidewalk areas. The relocated tennis courts will have the same lighting as currently provided.

Staff Comment: Very minimal landscape buffers exist on the Whitmer Campus. A frontage greenbelt and appropriate landscaping and screening shall be provided to minimize the impact of the Whitmer Campus on surrounding roadways and residential uses during the Site Plan Review process. In addition, all site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.

A privacy fence and landscape screening is proposed along the western boundary of campus and along the east side of Whitmer Drive in association with the relocation of Whitmer Drive. This will provide an appropriate buffer between the Whitmer Campus and the residential neighborhood to the west. As a note, staff has received emails concerning an existing man-made pathway that extends from Adelaide Drive to the east along the south side of Silver Creek to the existing parking lot on the west side of campus. Students currently use this as a short-cut to campus. It is the intent of Washington Local Schools to eliminate this access for safety and security purposes. The proposed privacy fence and landscape screening should assist with eliminating the situation.

Neighborhood Meeting

A neighborhood meeting was held on May 16, 2025 at the Whitmer High School Cafeteria to discuss the proposed IC Master Plan Amendment. Per the design professional, there were approximately 15-20 people in attendance. Residents had questions about the Whitmer Drive Relocation project with a noted concern that it may become a “race-way”. Concerns were also raised about the man-made cut-through from Adelaide Drive to Whitmer Campus and the impact of the new high school building on residences along the south side of Lyceum Place.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this property for Institutional land uses. The Institutional land use designation preserves regional and local anchors which require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The continued use of the property by Washington Local Schools for the Whitmer High School Campus is consistent with the purpose of the Institutional Land Use designation of the Forward Toledo Plan. Due to the size and the history of the site as an institutional use, the IC Master Plan is appropriate.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the adoption of the Amendment to the IC Master Plan at 5601 Clegg Drive because it is consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code. Additionally, the proposed Master Plan complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0010, an Amendment to an Institutional Campus Master Plan at 5601 Clegg Drive, to the Toledo City Council for the following **two (2) reasons**:

1. The proposed use/development is consistent with the adopted Forward Toledo Comprehensive Land Use Plan and the stated purposes of the Zoning Code (TMC§ 1111.1309(A)); and
2. The proposed use/development complies with all applicable standards of the Zoning Code (TMC§1111.1309(B)).

The Toledo City Plan Commission further recommends approval of Z25-0010, an Amendment to an Institutional Campus Master Plan at 5601 Clegg Drive to the Toledo City Council, subject to the following **twenty-seven (27) 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 and Construction Management

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All **proposed** commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering and Construction Management (cont'd)

4. The typical section for the roadway in the public right-of-way needs to be constructed in accordance with the City of Toledo Construction Standards.
5. Modifications to water mains within the public right-of-way or vacated right-of-way shall be reviewed by the Division of Engineering and Construction Management. Modifications to privately-owned water mains shall be reviewed by the Division of Water Distribution.
6. Construction permission for development and redevelopment of the institutional campus will necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Public Utilities, and Flood Hazard Zone Regulations in Planning and Zoning Code TMC§1110.
7. Planning shall consider the enclosed Silver Creek that runs through the campus. Coordinate with Toledo on design, construction and/or pipe rehabilitation due to the pipes' condition, capacity, and location. Sequence the coordination and planning with consideration of the proximity of phases to the enclosed creek's existing and/or proposed location.
8. The WLS stormwater management plan shall be kept up to date with operations and maintenance of management practices at this site. As the site is further developed, additional stormwater controls shall be added with their specific O&M instructions for each.
9. Sanitary sewer service for this development is available and subject to the Rules and Regulations of the Department of Public Utilities.

Sewer & Drainage Services

10. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
11. 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) 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)

Environmental Services

12. Operation and Maintenance plans developed for Stormwater Pollution Prevention Plan compliance of future site development shall be added to an Institutional Campus stormwater drainage plan and reported on annually to TOL ENV. For existing stormwater control measures without specific O&M plans, industry standards and/or manufacturer recommendations may be used to assess the condition and maintenance needs.

Fire Prevention Bureau

13. All new and renovated existing buildings must comply with all the requirements for the purpose and use, including separation requirements, structural load requirements and all fire safety requirements.
14. Any new buildings will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
15. Approved fire apparatus access roads shall be provided for all new facilities, buildings or portion of a facility or building constructed or moved into the jurisdiction which are not readily accessible from a public and/or private street. The access road shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.
16. Private and public fire service mains may be required.
17. Public and private hydrants may be required and locations to be approved by the site engineer and the Fire Prevention Dept.

Plan Commission

18. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards.
19. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal shall include:
 - a. Documentation illustrating that adequate parking facilities are provided that meet an overall parking plan for the campus. This includes vehicle and bicycle parking, student drop-off/pick-up, bus unloading/unloading and all other necessary parking related facilities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- b. 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;
 - c. The location, type, and direction of any proposed lighting. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908. Lighting is subject to the approval of the Director of the City of Toledo Plan Commission; and
 - d. The location, height, and materials of any fencing to be installed and maintained.
- 20. A traffic study shall be completed prior to the new high school building being reviewed and/or Clegg Drive connected with Lyceum Place. Traffic calming devices, such as chicanes, shall be considered along Clegg Drive based on the findings of the traffic study.
 - 21. A designated pedestrian crossing shall be installed from the softball fields across Clegg Drive to Campus.
 - 22. A sidewalk plan shall be provided for the northern portion of the site where the athletic fields, tennis courts and parking lot are proposed.
 - 23. Additional information shall be submitted documenting how the athletic and parking facilities will be appropriately screened to mitigate impact on traffic along Alexis Road.
 - 24. Any proposed buildings or future modifications to the existing buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500.
 - 25. Any proposed signage shall meet TMC§1113.0000 Signs. A sign permit application shall be submitted and approved for all signage.
 - 26. Minor adjustments to the Master 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.
 - 27. 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.

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June 13, 2025
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Respectfully Submitted,

Lisa Cottrell
Secretary

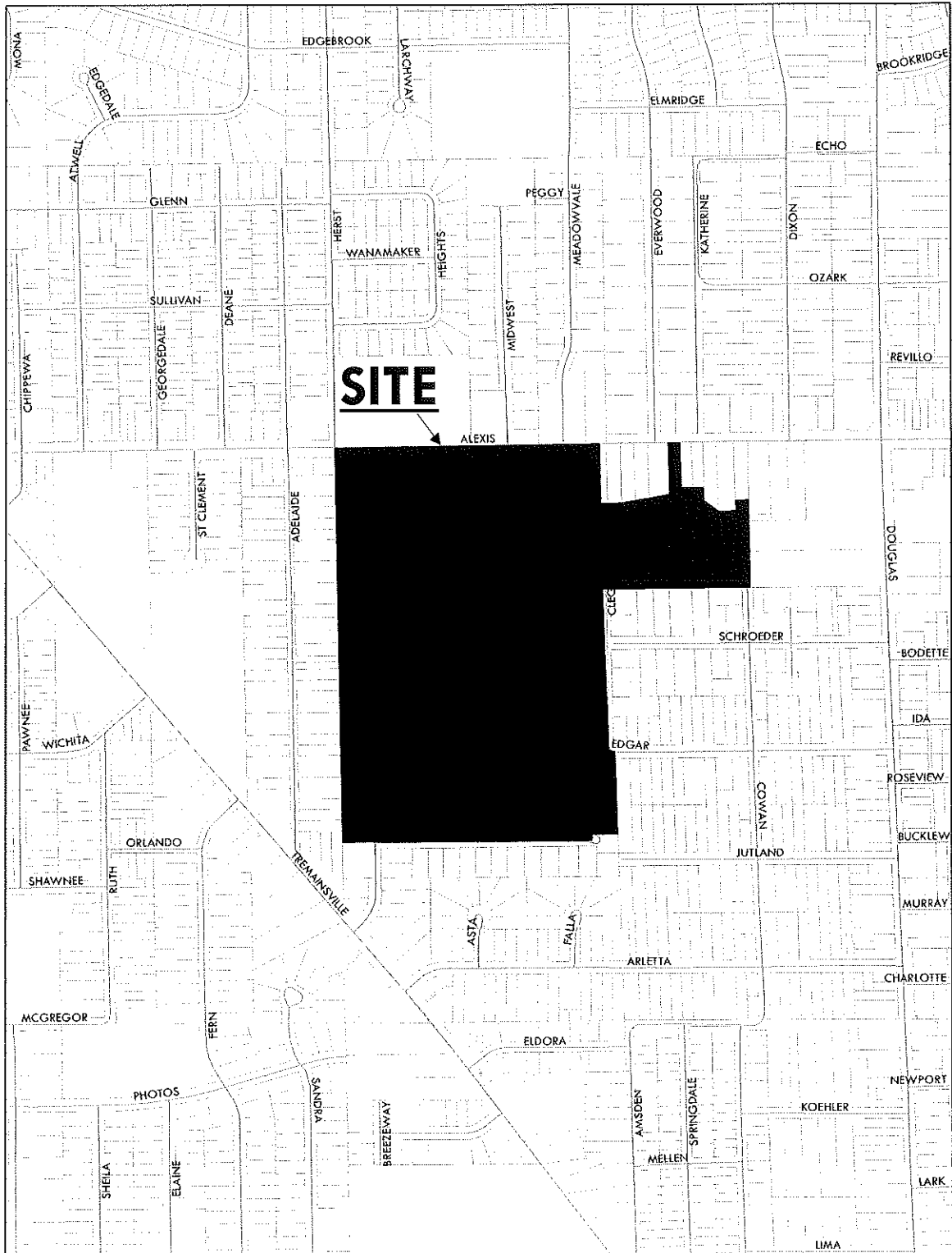
LK

Two (2) sketches and Exhibit "A" - Whitmer Institutional Campus Master Plan follows

cc: Washington Local School District, 3505 W. Lincolnshire Blvd., Toledo, OH 43606
Joe Adams, The Collaborative, One Seagate, Park Level 118, Toledo, OH 43604
Lisa Karcher, Planner

GENERAL LOCATION

Z25-0010



ZONING & LAND USE

Z25-0010

