

## GENERAL INFORMATION

### Subject

- |                   |   |  |
|-------------------|---|--|
| Request           | - | Major Site Plan Review for Swayne Field Shopping Center Renovation           |
| Location          | - | 3054 Monroe Street   |
| Applicant / Owner | - | Swayne Field Shopping Center, Inc.<br>3024 Monroe Street<br>Toledo, OH 43606 |
| Architect         | - | The Collaborative<br>One Seagate, Park Level 118<br>Toledo, OH 43604         |

### Site Description

- |              |   |  |
|--------------|---|--|
| Zoning       | - | CR-SO (Regional Commercial – Shopping Center Sign Control Overlay) & IL (Limited Industrial) |
| Area         | - | ± 7.67 acres   |
| Frontage     | - | ± 391 along Monroe Street<br>± 365 along N. Detroit Avenue<br>± 195 along Council Street     |
| Existing Use | - | Multi-Tenant Shopping Center   |
| Proposed Use | - | Multi-Tenant Shopping Center   |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | CR, IL, IG, RD6 / Gas Station, Self-Storage Facility                              |
| East  | - | CR, RM36 / Boys & Girls Club, Vacant Residential, Single-Dwelling Homes           |
| South | - | CR-SO, CR, IL, CO / Fast-Food Restaurant, Vacant Commercial, Church, Credit Union |
| West  | - | IL, CR, CO / Paint Store, Fast-Food Restaurant, Manufacturing, Auto Sales         |

### Parcel History

- |         |   |  |
|---------|---|--|
| M-39-54 | - | Text amendment for building design standards, Monroe Street Corridor Urban Neighborhood Overlay (PC approved 11/1/07; CC approved 12/11/07 via Ord. 811-07). |
|---------|---|--|

**GENERAL INFORMATION (cont'd)**Parcel History (cont'd)

- |           |   |  |
|-----------|---|--|
| Z-238-76  | - | Amendment to existing C-4 shopping center plan for Swayne Field Shopping Center (PC approved 10/14/76; CC approved 11/2/76 via Ord. 824-76).                 |
| M-11-07   | - | Text amendment for building design standards, Monroe Street Corridor Urban Neighborhood Overlay (PC approved 11/1/07; CC approved 12/11/07 via Ord. 811-07). |
| SPR-53-21 | - | Minor Site Plan Review for day care center at 3006 Monroe Street (Administratively approved on 1/28/22).   |
| SPR-27-24 | - | Minor Site Plan Review for amendment to day care center at 3006 Monroe Street (Administratively disapproved 6/24/24; PC approved appeal 8/8/24 (3-2)).       |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Monroe Street Corridor Design & Livability Plan

**STAFF ANALYSIS**

The applicant is requesting a Major Site Plan Review to renovate the Swayne Field Shopping Center at 3054 Monroe Street. Proposed improvements include a parking lot upgrade and façade enhancement. Surrounding land uses include a gas station and self-storage facility to the north, the Boys & Girls club, vacant residential lots, and single-dwelling homes to the east across Detroit Avenue, a fast-food restaurant, vacant commercial, a church, and a credit union to the south across Monroe Street, and a retail paint store, and a fast-food restaurant to the west.

History & Funding

The Swayne Field Shopping Center was constructed in 1956 on the site of the former Swayne Field baseball park, home of the Toledo Mud Hens from 1909-1955. The Shopping Center has not seen significant improvements in decades and much of the center has been vacant for some years. The site is in desperate need of renovation, a need which has been identified since at least 2002 (Monroe Street Corridor Design & Livability Plan). The applicant has procured grant funding and loans through the city and other sources to implement the proposed renovation. As a part of procuring these funds community workshops were held in which nearby residents were invited to identify what they wanted to see at the site. The proposed renovations are modeled after input received at those meetings.



**STAFF ANALYSIS (cont'd)**Parking and Circulation

Off-Street Parking Schedule “B” requires 265 off-street parking spaces for the 86,463 square foot shopping center. Per TMC§1107.1400 *Shared Parking Agreements* this site is eligible for a 20% reduction in the number of required off-street parking spaces due to the covered TARTA bus stop on Monroe Street, whose access to the site has been considered with a pedestrian path through the parking lot. This reduces the off-street parking requirement to 212 spaces. The proposed renovations would provide only 190 off-street parking spaces, which is 22 spaces less than required. The applicant has requested a waiver from this requirement due to the pedestrian amenities that are provided and the significant site and landscaping upgrades which are associated with renovation. Staff is supportive of a waiver for the same reasons.

Landscaping

Since the site is within the Monroe Street Corridor Urban Neighborhood Overlay (UNO) District, landscaping may follow the more flexible urban commercial landscape standards of TMC§1108.0300. Which simply requires that any part of a lot not used for buildings, other structures, roads, walks, parking, etc. must be landscaped with a combination of groundcover, trees and shrubs. TMC§1108.0302 permits the Planning Director to instead require the general landscaping standards of TMC§1108.0200 within the Monroe Street Corridor if they determine that there are no architectural characteristics or physical constraints of the site that preclude compliance with those standards. The applicant has attempted to comply with the landscaping standards of TMC§1108.0200 due to the site’s existing suburban characteristics and minimal physical constraints; however, they have not fully complied with all of those regulations. The Planning Director has determined that some of the proposed site improvements bring pedestrian-oriented characteristics to the site and that, due to this combination of urban and suburban features, full compliance with TMC§1108.0200 is not necessary.

TMC§1108.0202 *Frontage Greenbelt* requires landscaped greenbelts along public rights-of-way. At least one (1) tree would be required within this greenbelt for every thirty feet (30’) of lot frontage. TMC§1108.0202 would require thirteen (13) trees in the Monroe Street greenbelt. The applicant has provided six (6) trees on the submitted landscape plan and asked that this reduced number of trees be permitted due to limited planting areas and to allow greater storefront visibility. The Planning Director has determined that this is acceptable due to the characteristics of the proposed improvements.

TMC§1108.0202 would also require thirteen (13) trees along the Detroit Avenue greenbelt. The applicant has provided five (5) trees on the submitted landscape plan and asked that this reduced number of trees be permitted due to existing driveways and the existing McDonald’s sign. The Planning Director has determined that this is acceptable due to the characteristics of the proposed improvements.

**STAFF ANALYSIS (cont'd)**Landscaping (cont'd)

TMC§1108.0202 also requires frontage greenbelts to include a solid evergreen hedge planting to screen parking lots so that no headlights of any vehicles can be seen from the public street whenever a parking lot is in the front of the property. The submitted landscape plan provides the hedge plantings along Monroe Street, but not along Detroit Avenue. The applicant asked that this be permitted due to a bioretention area which requires sheet flow from the parking area to a bioretention area. Staff agrees that a shrub row between these areas would disrupt sheet flow and be harmful to the plantings; however, Staff also believes that a hedge row or masonry wall could be installed between the bioretention area and the street. This has been included as a condition of approval.

Based on the number of proposed parking spaces, TMC§1108.0204 *Parking lot Landscaping* would require the parking area to include 3,800 square feet of landscaped area with a minimum of thirty-eight (38) trees and one-hundred-fourteen (114) shrubs. The submitted landscape plan provides 3,984 square feet of landscaped area with thirty-one (31) trees and one-hundred-thirty-eight (138) shrubs. The Planning Director has determined that this is acceptable due to the characteristics of the proposed improvements.

Based upon the size of the building, TMC§1108.0205 *Interior Site Landscaping* would require that the site include eighty-six (86) trees on top of other landscaping requirements along with foundation plantings. No additional trees or foundation plantings are proposed on the submitted site plan. The Planning Director has determined that this is acceptable due to the characteristics of the proposed improvements.

TMC§1108.0406 *Irrigation/Watering* requires landscaped areas to be irrigated to maintain required plant materials in good and healthy condition. Water outlets (hose bibbs) are required within 100 feet of all required plant material unless a subsurface irrigation system is used. Plantings may be further than 100 feet from water outlets in areas where sufficient xeriscaping is used. This requirement is imposed on all landscaped areas whether they fall under TMC§§ 1108.0200 or 1108.0300. The applicant is seeking a variance from this requirement; however, they may be able to comply with the section if they submit a xeriscaping plan in lieu of artificial irrigation. Such a xeriscaping plan would need to contain a watering plan during plant establishment (approximately three years) and detailed depictions of xeriscaping features and techniques used, including soil type, drainage, topography, and plant cultivars/native plants. Compliance with TMC§1108.0406 shall be included as a condition of approval – whether that be through artificial means (hose bibbs) or an acceptable xeriscaping plan.

Elevations

The current Swayne Field Shopping Center structure was constructed in 1956 using a variety of exterior cladding materials. The sides and rear of the building are primarily brick and concrete block while the Monroe Street elevation is comprised primarily of painted brick at the pedestrian level and an unknown material resembling cement board above. Over the years a slim coat of synthetic stucco has been applied to areas subject to weathering and cracking and patched areas were repainted.

## **STAFF ANALYSIS (cont'd)**

### Elevations (cont'd)

Significant exterior modifications are proposed for the existing building. TMC§1108.0500 requires at least 80% of each elevation to be comprised of ‘predominant’ building materials as defined in the section. The proposed elevations fall short of this requirement, with the Monroe Street façade being comprised of only 50.8% predominant materials. Staff is supportive of a waiver of this requirement as it brings the nonconforming structure closer to compliance. Bringing the structure fully into compliance is not feasible within the scope of this project.

TMC§1109.0906(D) prohibits Exterior Insulation and Finish Systems (EIFS) materials within the Monroe Street Corridor UNO District. The submitted elevations show 16.7% of the Monroe Street elevation will be comprised of EIFS; however, the applicant’s architect has clarified that the proposed modifications do not include the addition of any EIFS materials nor are there existing EIFS exterior finishes. Revised elevations shall be submitted to the Plan Director reflecting no exterior EIFS materials in compliance with TMC§1109.0906(D). This has been included as a condition of approval.

### Design Criteria & Monroe Street Corridor UNO District

TMC§1109.0304 *Pedestrian Circulation* requires that continuous internal pedestrian connecting walkways be provided from each primary street frontage to the principal customer entrance of each principal building. The proposed walkway to Monroe Street meets this requirement; however, a walkway to Detroit Avenue is not shown. The applicant has indicated that they plan to install this walkway. A revised site plan shall be submitted to the Plan Director depicting a pedestrian walkway connecting the walkway along the front of the building to the public sidewalk along Detroit Avenue. This has been included as a condition of approval.

TMC§1103.0910(C) requires a brick masonry wall thirty-two inches (32") in height with a four-inch (4") coping be installed along property lines abutting parking lots when said parking lot is not in the rear of a lot. The applicant has requested a waiver of this requirement and has placed parking further from Monroe Street. Staff is supportive of this waiver.

TMC§1103.0911 mandates that large parking lots utilize a Shoe Box Fixture and pole with a maximum height of twenty-five feet (25’) for lighting. The section also mandates that pedestrian scale lighting with pole top mount be used along pedestrian walks. All light sources are required to be metal halide. The applicant wishes to use LED light fixtures at thirty-one feet (31’) in height and light columns along pedestrian walks. They have requested a waiver of these requirements to keep with contemporary style and lighting technology. Staff is supportive of these waivers.

### Monroe Street Corridor Design & Livability Plan

The Monroe Street Corridor Design & Livability Plan identifies the Swayne Field Shopping Center as deteriorating and calls for a replacement shopping center to be built in its stead. The plan recommends the shopping center provide a major chain grocery store, a job training facility, and a convenience goods and services store. The proposed site improvements are attempting to bring new life to the existing Swayne Field Shopping Center with the goal of attracting similar tenants.

**STAFF ANALYSIS (cont'd)**

Monroe Street Corridor Design & Livability Plan (cont'd)

The proposed improvements are consistent with the Monroe Street Corridor Design & Livability Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Pedestrian connectivity should be prioritized and individual parking lots for single users are discouraged. The proposed improvements are consistent with the Forward Toledo Plan as they promote pedestrian connectivity through a site with a shared parking facility.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve SPR25-0016, a Major Site Plan Review for Site Modifications at 3054 Monroe Street, for the following **two (2) reasons**:

1. The plan complies with all standards of the Toledo Municipal Code, this Zoning Code, and other adopted city policies (**TMC§1111.0809(A)**); and
2. The plan provides for the safe, efficient, and convenient movement of pedestrians on the subject site (**TMC§1111.0809(D)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waivers requested for Site Modifications at 3054 Monroe Street:

**Chapter 1103 – Overlay Zoning Districts**

**1103.0910 – Off-Street Parking**

3. If parking in the rear of the lot is not feasible because the lot is too shallow, or other unique circumstances approved by the Plan Commission, then parking may be allowed on the side of the building if a screening wall and landscape treatment is installed along the frontage in conformance with the following:
  1. A brick masonry screen wall thirty-two inches (32") in height measured from grade with a four inch (4") coping shall be installed along the property line.

Approve of a waiver to eliminate the brick masonry screen wall. In lieu of the wall, the parking is placed further from Monroe Street.

**STAFF RECOMMENDATION (cont'd)****Chapter 1103 – Overlay Zoning Districts****1103.0911 – Lighting Requirements****C. Site Lighting for Large Parking Lots (Twenty-Six or More Parking Spaces)**

- a. Site lighting for large parking lots shall utilize a Shoe Box Fixture and pole (maximum 25 feet height) for efficiency of lighting and neutrality of design. The model number for the light pole and luminaire, as well as detailed product specifications will be provided by the Plan Commission.
- b. The light source shall be metal halide.
- c. Pedestrian scale lighting (pole top mount) shall be used along collective walks.

Approve of a waiver to allow LED Fixtures with a 31' total height in lieu of shoebox-style metal halide with 25' height and light columns in lieu of pole top mount pedestrian scale lighting. These light fixtures are in keeping with contemporary style and lighting technology.

**Chapter 1107 – Parking, Loading and Access****1107.0400 – Off-street parking Schedule “B” additional commercial standards**

<b>Floor Area (sq. ft.)</b>	<b>Off-Street Parking Spaces Required</b>
First 50,000	1 per 300 square feet
50,000+	1 per 375 square feet

Approve of a waiver to permit twenty-two (22) spaces less than required. The significant landscaping and pedestrian amenity upgrades provided by the proposed site improvements bring the site closer to the purpose of Chapter 1107 *Parking, Loading and Access* as stated in TMC§1107.0101 *Purpose*.

**Chapter 1109 – Design Standards****1109.0502 – Requirements**

	<b><i>Building Material</i></b>
<b>Predominant</b> At least 80% of each elevation shall be comprised of these materials and colors.	Brick [A] Stone [B] Glass [C] Architectural Metal [D] Concrete Cladding [E] Terra Cotta [A]

**STAFF RECOMMENDATION (cont'd)**

<b>Accent</b> Up to 20% of each elevation may be comprised of these materials and colors.	Stucco Wood [F] Architectural Concrete Masonry Units [G] Fiber Cement Board EIFS [H] Ceramic Vinyl or Composite Siding Glass Block
--	---

Approve of a waiver to permit less than 80% predominant materials and more than 20% accent materials on the Monroe Street elevation. Proposed elevations bring an existing nonconforming structure closer to compliance. Bringing the structure fully into compliance is not feasible within the scope of this project.

The staff further recommends that the Toledo City Plan approve SPR25-0016, a Major Site Plan Review for Site Modifications at 3054 Monroe Street, subject to the following **thirty-five (35)** 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.

**Fire Prevention**

1. A Fire Hydrant is required in the front of the structure. Access to a hydrant on Monroe St will be eliminated with removal of an entrance drive. The fire hydrant on the west side of the structure is a dead-end hydrant on a 6 inch water line, which is not of an approved size. Fire hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.3, TMC 1511.03, Rule 5, #2)
2. Any structure renovations will need compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
3. Gates are present on both ends of the rear fire lane, obstructing immediate access to the fire department connections in the rear of the structure. FD access must be maintained via Knox Box or Knox Padlock Key. (OFC 506.1 & OFC 507.5.4)
4. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. Please assure proper addresses are on all occupancies in the shopping center, and rear doors are labeled with business name and address or suite numbers. (OBC 501.2 & OFC 403.11.1.5 & 505.1)

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention (cont'd)

5. Both the front and rear drives next to the building shall be marked as Fire Lanes. Approved signs or other approved notice shall be required. The signs or notice shall include the words “NO PARKING-FIRE LANE.” (OFC 501.3, 503.3, Appendix D D103.6)

Division of Engineering Services

6. 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.
7. 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. 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.
8. 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.
9. The stormwater planning is adequate for the site plan phase, but a full review for Engineering comments requires a full stormwater submittal; submittal shall include multiple items, listed as items 1.a. – 1.g. on the SWP3 submittal coversheet provided to applicant’s engineer. The cover sheet includes a web link to Toledo’ Infrastructure Requirements document.
10. Following the stormwater review, additional items are needed to receive construction permission:
  - a. As listed on the SWP3 submittal cover sheet, items 2.a. – 2.c.
  - b. Sewer Fee, and subcontracting for construction by a Toledo Licensed Sewer Contractor.
  - c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for pre-con notifications, field inspection, and permit closure.
11. Storm water detention to be provided as required by storm water personnel.

**STAFF RECOMMENDATION (cont'd)**

Environmental Services

12. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
16. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
17. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Transportation

18. Bicycle parking is required per TMC§1107.0900.
19. If one does not exist, a cross access agreement is required with adjacent property owner to the South.

Plan Commission

20. Per TMC§1103.0906(C)(3), any new roof-mounted mechanical equipment shall be screened from public view. The screening must be of a sufficient height to prevent persons located at the street level from viewing the screened items. The design, colors and materials used in screening must be consistent with the architectural design of the building.



**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

21. The light intensity shall average a minimum of .5 footcandles, measured five feet (5') above grade for parking lots and 1 to 3 footcandles measured five feet (5') above grade for pedestrian sidewalks per TMC§1103.0911(C)(4). 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. TMC 1107.1908
22. One (1) bicycle parking space is required per ten (10) vehicle parking spaces. Bicycle parking spaces shall be compliant with TMC§1107.0900. **Not acceptable as depicted. A revised site plan shall be submitted to the Planning Director depicting a minimum of nineteen (19) bicycle parking spaces.**
23. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways shall be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
24. A hedge row or masonry wall shall be installed between Detroit Avenue and the bioretention area depicted on the site plan so that no headlights of any vehicles can be seen from the public street. **Not acceptable as depicted. A revised site plan shall be submitted to the Planning Director.**
25. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406. Compliance with this condition may be achieved through any method prescribed by TMC§1108.0406. If xeriscaping is used, a xeriscaping plan must be submitted to the Planning Director for review and approval.
26. Topsoil must be back filled to provide positive drainage of the landscape areas.
27. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
28. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
29. Dumpsters and trash receptacles shall be screened with a minimum six-foot (6') high wood fence and may not be located in any required setback or landscape buffers and as far from residential areas as possible per TMC§1108.0203(G).

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

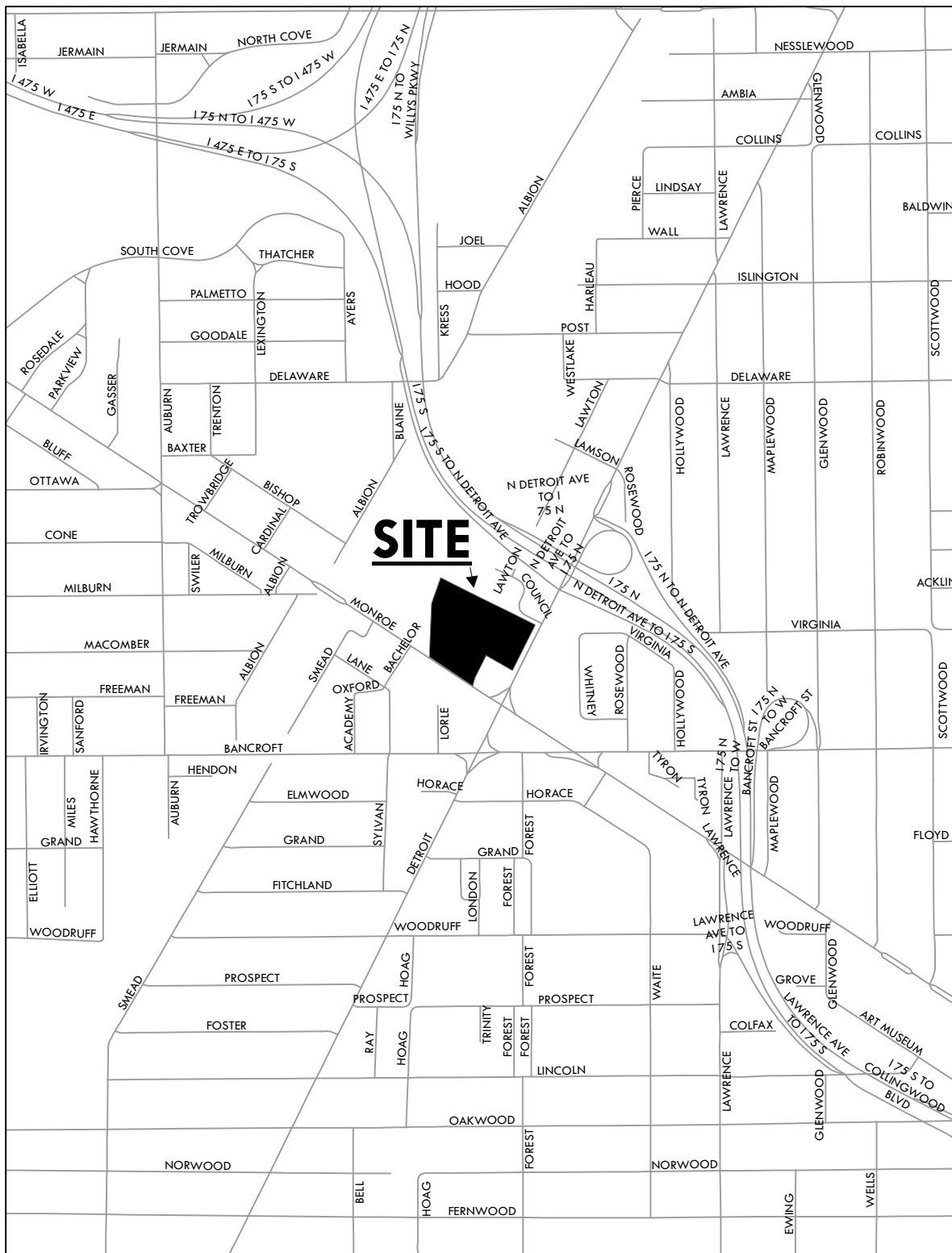
30. Exterior insulation and finish system (EIFS) materials and applications are prohibited per TMC§1103.0906(D). **Revised elevation drawings shall be submitted to the Planning Director depicting no EIFS materials on exterior elevations.**
31. A continuous internal pedestrian connecting walkway is required between Detroit Avenue and the walkway along the front of the principal building in compliance with TMC§1109.0304. **A revised site plan shall be submitted to the Planning Director depicting this walkway.**
32. Applicant shall obtain appropriate permits for any proposed signage.
33. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
34. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
35. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW  
TOLEDO PLAN COMMISSION  
REF: SPR25-0016  
DATE: July 3, 2025  
TIME: 2:00 P.M.

AS  
Eight (8) Sketches Follow

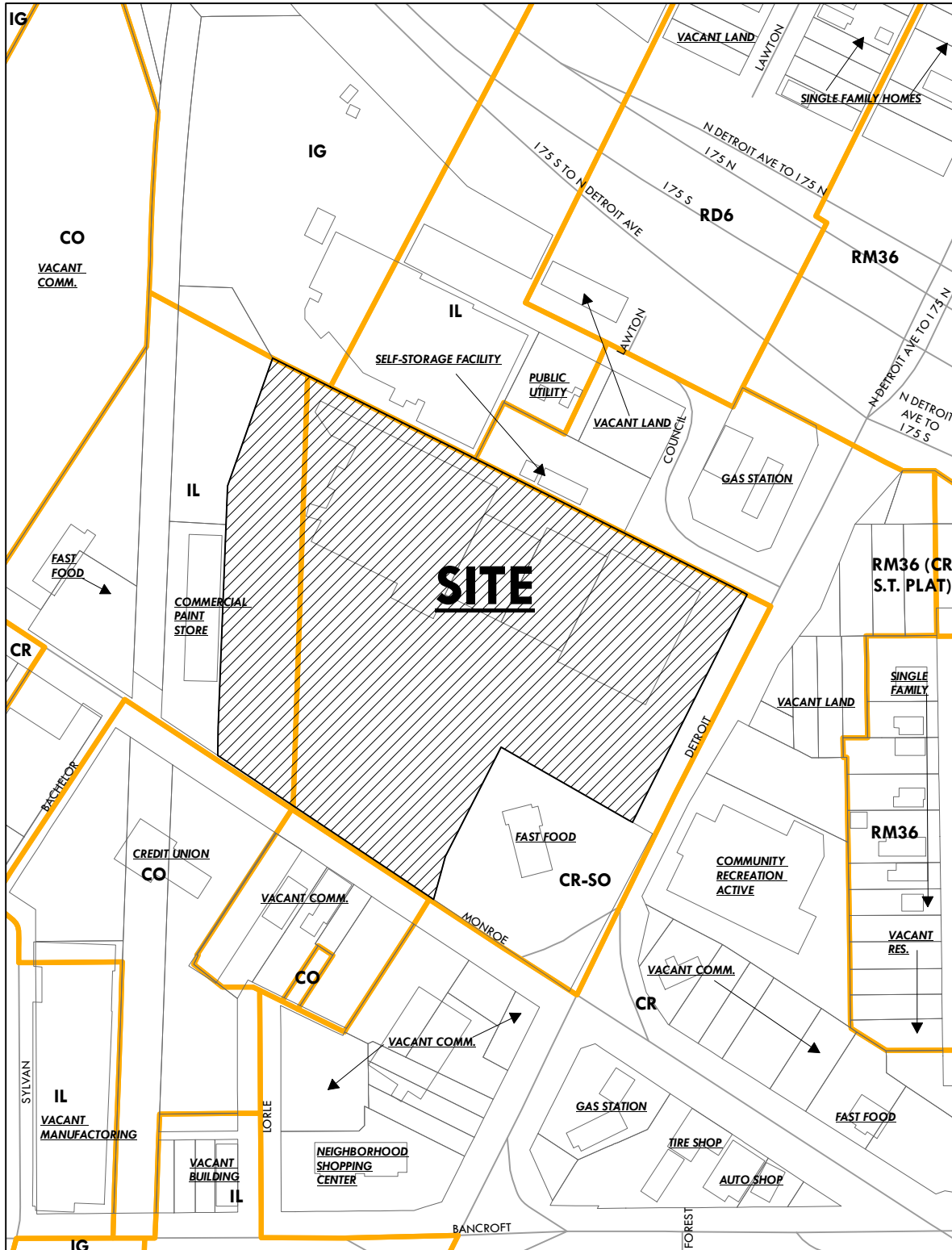
## GENERAL LOCATION

**SPR25-0016**  
**ID 17**



# ZONING & LAND USE

SPR25-0016  
ID 17



# SITE PLAN

SPR25-0016  
ID 17



THE  
COL  
LAB  
ORAT  
IVE

PRELIMINARY  
NOT FOR CONSTRUCTION

## LEGEND

- AREA OF ASPHALT PARKING  
SEE DETAIL SHEET C300
- CONCRETE SIDEWALK  
SEE DETAIL SHEET C300
- CONCRETE PAVEMENT  
SEE DETAIL SHEET C300
- 6" CONCRETE CURB  
SEE DETAIL SHEET C300
- BIORETENTION  
SEE DETAIL SHEET C300

## KEY PLAN

PROJECT TITLE  
**Swayne Field Shopping Center Inc**  
Architectural Improvements

3054 Monroe St.  
Toledo, OH 43606

9/25/2025 MAJOR SITE PLAN

TO JOB NO. 107116

OWNER JOB NO.

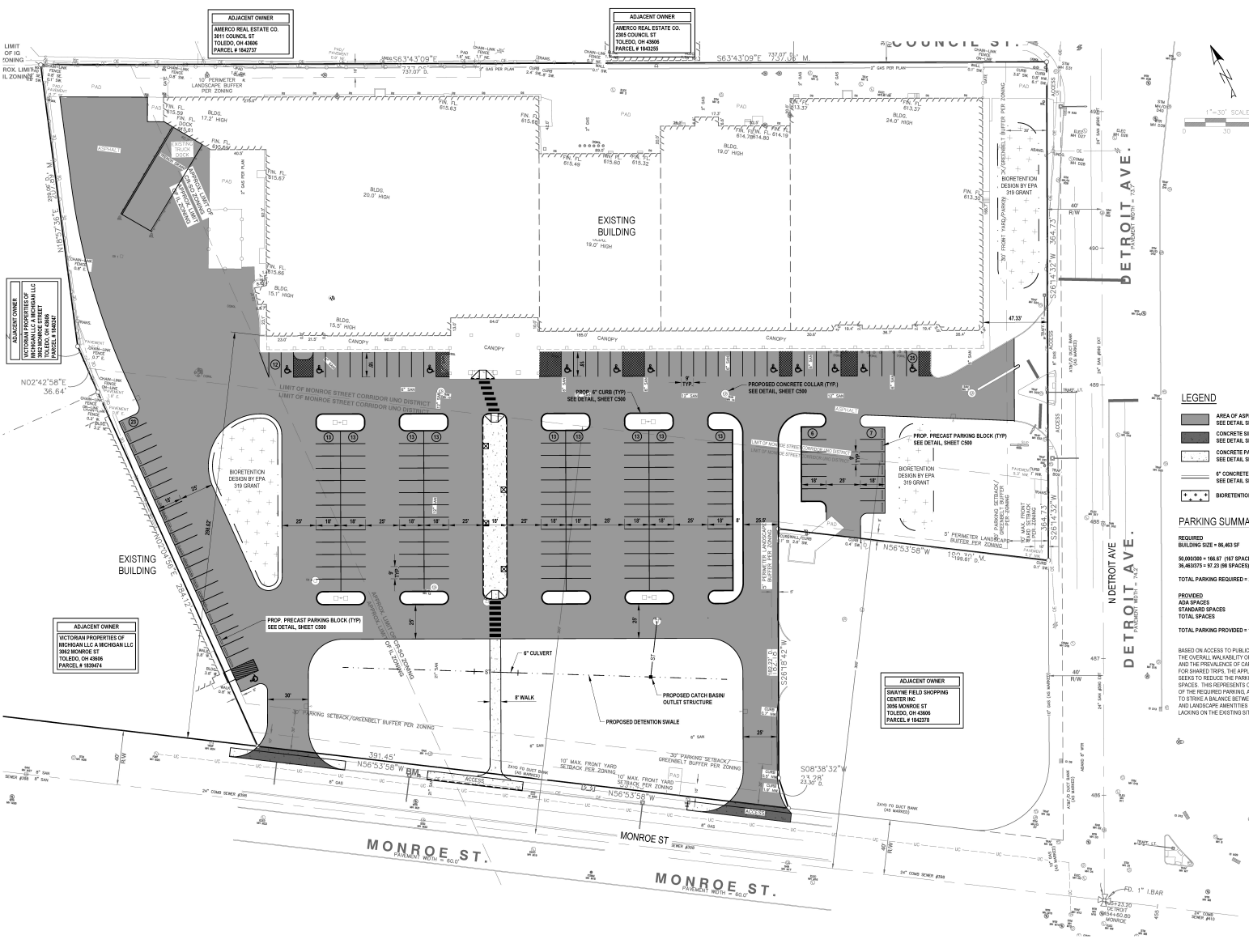
SHEET TITLE  
**SITE PLAN**

SHEET NO.

**C200**

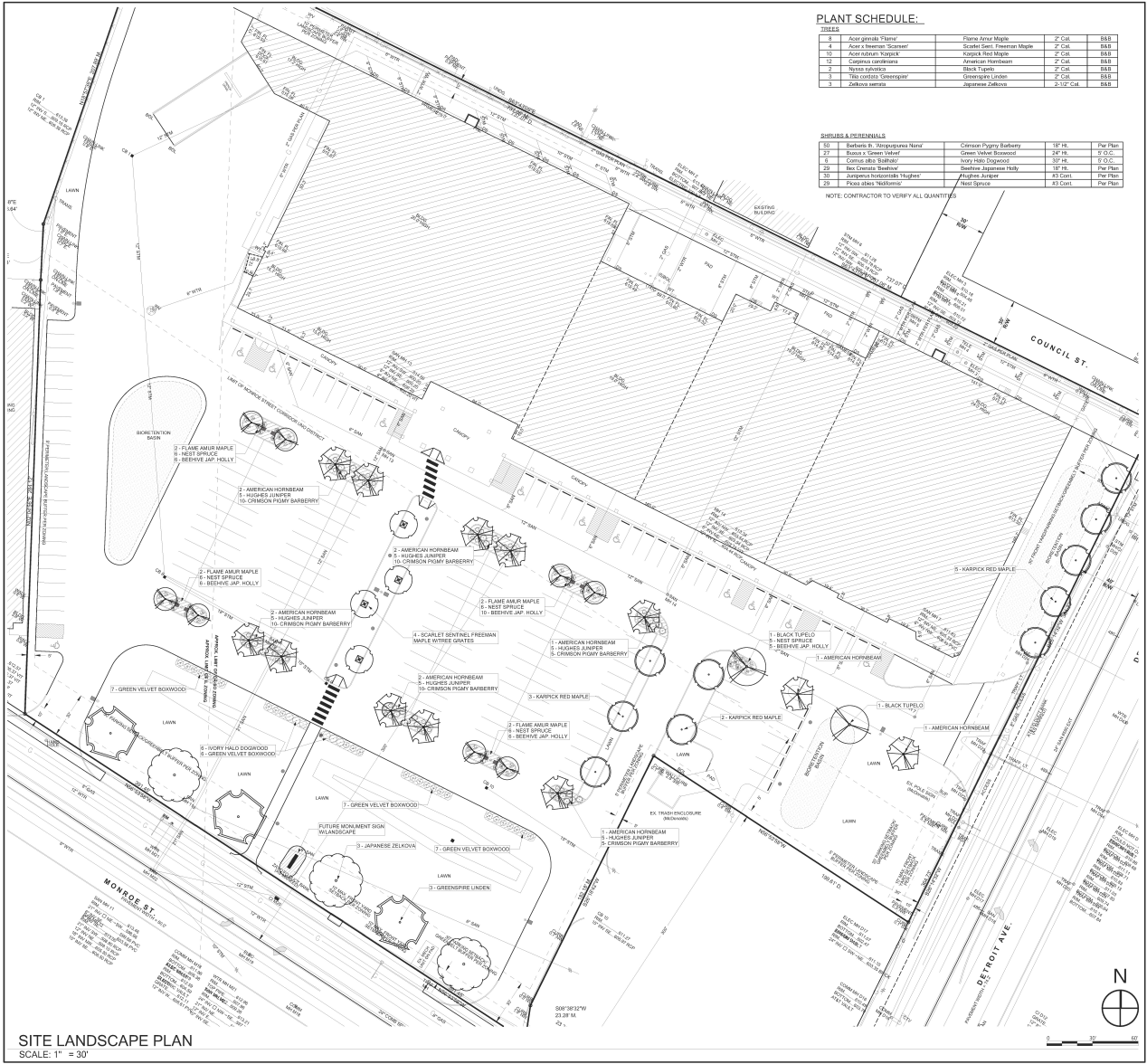
NOTE: KEEP THIS AREA CLEAR FOR SET-BINDING. NO DRAWING AND/OR NOTATION TO THE LEFT OF THIS LINE.

NOTE: KEEP THIS AREA CLEAR FOR SET-BINDING. NO DRAWING AND/OR NOTATION TO THE LEFT OF THIS LINE.



# LANDSCAPE PLAN

Z25-00016  
ID 17



### PLANT SCHEDULE:

ITEM	PLANT	SIZE	QTY
1	Acacia gmelina 'Vermilion'	2' Cal.	888
2	Acacia gmelina 'Vermilion'	2' Cal.	888
3	Acacia gmelina 'Vermilion'	2' Cal.	888
4	Acacia gmelina 'Vermilion'	2' Cal.	888
5	Acacia gmelina 'Vermilion'	2' Cal.	888
6	Acacia gmelina 'Vermilion'	2' Cal.	888
7	Acacia gmelina 'Vermilion'	2' Cal.	888
8	Acacia gmelina 'Vermilion'	2' Cal.	888
9	Acacia gmelina 'Vermilion'	2' Cal.	888
10	Acacia gmelina 'Vermilion'	2' Cal.	888
11	Acacia gmelina 'Vermilion'	2' Cal.	888
12	Acacia gmelina 'Vermilion'	2' Cal.	888
13	Acacia gmelina 'Vermilion'	2' Cal.	888
14	Acacia gmelina 'Vermilion'	2' Cal.	888
15	Acacia gmelina 'Vermilion'	2' Cal.	888
16	Acacia gmelina 'Vermilion'	2' Cal.	888
17	Acacia gmelina 'Vermilion'	2' Cal.	888
18	Acacia gmelina 'Vermilion'	2' Cal.	888
19	Acacia gmelina 'Vermilion'	2' Cal.	888
20	Acacia gmelina 'Vermilion'	2' Cal.	888
21	Acacia gmelina 'Vermilion'	2' Cal.	888
22	Acacia gmelina 'Vermilion'	2' Cal.	888
23	Acacia gmelina 'Vermilion'	2' Cal.	888
24	Acacia gmelina 'Vermilion'	2' Cal.	888
25	Acacia gmelina 'Vermilion'	2' Cal.	888
26	Acacia gmelina 'Vermilion'	2' Cal.	888
27	Acacia gmelina 'Vermilion'	2' Cal.	888
28	Acacia gmelina 'Vermilion'	2' Cal.	888
29	Acacia gmelina 'Vermilion'	2' Cal.	888
30	Acacia gmelina 'Vermilion'	2' Cal.	888
31	Acacia gmelina 'Vermilion'	2' Cal.	888
32	Acacia gmelina 'Vermilion'	2' Cal.	888
33	Acacia gmelina 'Vermilion'	2' Cal.	888
34	Acacia gmelina 'Vermilion'	2' Cal.	888
35	Acacia gmelina 'Vermilion'	2' Cal.	888
36	Acacia gmelina 'Vermilion'	2' Cal.	888
37	Acacia gmelina 'Vermilion'	2' Cal.	888
38	Acacia gmelina 'Vermilion'	2' Cal.	888
39	Acacia gmelina 'Vermilion'	2' Cal.	888
40	Acacia gmelina 'Vermilion'	2' Cal.	888
41	Acacia gmelina 'Vermilion'	2' Cal.	888
42	Acacia gmelina 'Vermilion'	2' Cal.	888
43	Acacia gmelina 'Vermilion'	2' Cal.	888
44	Acacia gmelina 'Vermilion'	2' Cal.	888
45	Acacia gmelina 'Vermilion'	2' Cal.	888
46	Acacia gmelina 'Vermilion'	2' Cal.	888
47	Acacia gmelina 'Vermilion'	2' Cal.	888
48	Acacia gmelina 'Vermilion'	2' Cal.	888
49	Acacia gmelina 'Vermilion'	2' Cal.	888
50	Acacia gmelina 'Vermilion'	2' Cal.	888
51	Acacia gmelina 'Vermilion'	2' Cal.	888
52	Acacia gmelina 'Vermilion'	2' Cal.	888
53	Acacia gmelina 'Vermilion'	2' Cal.	888
54	Acacia gmelina 'Vermilion'	2' Cal.	888
55	Acacia gmelina 'Vermilion'	2' Cal.	888
56	Acacia gmelina 'Vermilion'	2' Cal.	888
57	Acacia gmelina 'Vermilion'	2' Cal.	888
58	Acacia gmelina 'Vermilion'	2' Cal.	888
59	Acacia gmelina 'Vermilion'	2' Cal.	888
60	Acacia gmelina 'Vermilion'	2' Cal.	888
61	Acacia gmelina 'Vermilion'	2' Cal.	888
62	Acacia gmelina 'Vermilion'	2' Cal.	888
63	Acacia gmelina 'Vermilion'	2' Cal.	888
64	Acacia gmelina 'Vermilion'	2' Cal.	888
65	Acacia gmelina 'Vermilion'	2' Cal.	888
66	Acacia gmelina 'Vermilion'	2' Cal.	888
67	Acacia gmelina 'Vermilion'	2' Cal.	888
68	Acacia gmelina 'Vermilion'	2' Cal.	888
69	Acacia gmelina 'Vermilion'	2' Cal.	888
70	Acacia gmelina 'Vermilion'	2' Cal.	888
71	Acacia gmelina 'Vermilion'	2' Cal.	888
72	Acacia gmelina 'Vermilion'	2' Cal.	888
73	Acacia gmelina 'Vermilion'	2' Cal.	888
74	Acacia gmelina 'Vermilion'	2' Cal.	888
75	Acacia gmelina 'Vermilion'	2' Cal.	888
76	Acacia gmelina 'Vermilion'	2' Cal.	888
77	Acacia gmelina 'Vermilion'	2' Cal.	888
78	Acacia gmelina 'Vermilion'	2' Cal.	888
79	Acacia gmelina 'Vermilion'	2' Cal.	888
80	Acacia gmelina 'Vermilion'	2' Cal.	888
81	Acacia gmelina 'Vermilion'	2' Cal.	888
82	Acacia gmelina 'Vermilion'	2' Cal.	888
83	Acacia gmelina 'Vermilion'	2' Cal.	888
84	Acacia gmelina 'Vermilion'	2' Cal.	888
85	Acacia gmelina 'Vermilion'	2' Cal.	888
86	Acacia gmelina 'Vermilion'	2' Cal.	888
87	Acacia gmelina 'Vermilion'	2' Cal.	888
88	Acacia gmelina 'Vermilion'	2' Cal.	888
89	Acacia gmelina 'Vermilion'	2' Cal.	888
90	Acacia gmelina 'Vermilion'	2' Cal.	888
91	Acacia gmelina 'Vermilion'	2' Cal.	888
92	Acacia gmelina 'Vermilion'	2' Cal.	888
93	Acacia gmelina 'Vermilion'	2' Cal.	888
94	Acacia gmelina 'Vermilion'	2' Cal.	888
95	Acacia gmelina 'Vermilion'	2' Cal.	888
96	Acacia gmelina 'Vermilion'	2' Cal.	888
97	Acacia gmelina 'Vermilion'	2' Cal.	888
98	Acacia gmelina 'Vermilion'	2' Cal.	888
99	Acacia gmelina 'Vermilion'	2' Cal.	888
100	Acacia gmelina 'Vermilion'	2' Cal.	888

ITEM	PLANT	SIZE	QTY
1	Acacia gmelina 'Vermilion'	2' Cal.	888
2	Acacia gmelina 'Vermilion'	2' Cal.	888
3	Acacia gmelina 'Vermilion'	2' Cal.	888
4	Acacia gmelina 'Vermilion'	2' Cal.	888
5	Acacia gmelina 'Vermilion'	2' Cal.	888
6	Acacia gmelina 'Vermilion'	2' Cal.	888
7	Acacia gmelina 'Vermilion'	2' Cal.	888
8	Acacia gmelina 'Vermilion'	2' Cal.	888
9	Acacia gmelina 'Vermilion'	2' Cal.	888
10	Acacia gmelina 'Vermilion'	2' Cal.	888
11	Acacia gmelina 'Vermilion'	2' Cal.	888
12	Acacia gmelina 'Vermilion'	2' Cal.	888
13	Acacia gmelina 'Vermilion'	2' Cal.	888
14	Acacia gmelina 'Vermilion'	2' Cal.	888
15	Acacia gmelina 'Vermilion'	2' Cal.	888
16	Acacia gmelina 'Vermilion'	2' Cal.	888
17	Acacia gmelina 'Vermilion'	2' Cal.	888
18	Acacia gmelina 'Vermilion'	2' Cal.	888
19	Acacia gmelina 'Vermilion'	2' Cal.	888
20	Acacia gmelina 'Vermilion'	2' Cal.	888
21	Acacia gmelina 'Vermilion'	2' Cal.	888
22	Acacia gmelina 'Vermilion'	2' Cal.	888
23	Acacia gmelina 'Vermilion'	2' Cal.	888
24	Acacia gmelina 'Vermilion'	2' Cal.	888
25	Acacia gmelina 'Vermilion'	2' Cal.	888
26	Acacia gmelina 'Vermilion'	2' Cal.	888
27	Acacia gmelina 'Vermilion'	2' Cal.	888
28	Acacia gmelina 'Vermilion'	2' Cal.	888
29	Acacia gmelina 'Vermilion'	2' Cal.	888
30	Acacia gmelina 'Vermilion'	2' Cal.	888
31	Acacia gmelina 'Vermilion'	2' Cal.	888
32	Acacia gmelina 'Vermilion'	2' Cal.	888
33	Acacia gmelina 'Vermilion'	2' Cal.	888
34	Acacia gmelina 'Vermilion'	2' Cal.	888
35	Acacia gmelina 'Vermilion'	2' Cal.	888
36	Acacia gmelina 'Vermilion'	2' Cal.	888
37	Acacia gmelina 'Vermilion'	2' Cal.	888
38	Acacia gmelina 'Vermilion'	2' Cal.	888
39	Acacia gmelina 'Vermilion'	2' Cal.	888
40	Acacia gmelina 'Vermilion'	2' Cal.	888
41	Acacia gmelina 'Vermilion'	2' Cal.	888
42	Acacia gmelina 'Vermilion'	2' Cal.	888
43	Acacia gmelina 'Vermilion'	2' Cal.	888
44	Acacia gmelina 'Vermilion'	2' Cal.	888
45	Acacia gmelina 'Vermilion'	2' Cal.	888
46	Acacia gmelina 'Vermilion'	2' Cal.	888
47	Acacia gmelina 'Vermilion'	2' Cal.	888
48	Acacia gmelina 'Vermilion'	2' Cal.	888
49	Acacia gmelina 'Vermilion'	2' Cal.	888
50	Acacia gmelina 'Vermilion'	2' Cal.	888
51	Acacia gmelina 'Vermilion'	2' Cal.	888
52	Acacia gmelina 'Vermilion'	2' Cal.	888
53	Acacia gmelina 'Vermilion'	2' Cal.	888
54	Acacia gmelina 'Vermilion'	2' Cal.	888
55	Acacia gmelina 'Vermilion'	2' Cal.	888
56	Acacia gmelina 'Vermilion'	2' Cal.	888
57	Acacia gmelina 'Vermilion'	2' Cal.	888
58	Acacia gmelina 'Vermilion'	2' Cal.	888
59	Acacia gmelina 'Vermilion'	2' Cal.	888
60	Acacia gmelina 'Vermilion'	2' Cal.	888
61	Acacia gmelina 'Vermilion'	2' Cal.	888
62	Acacia gmelina 'Vermilion'	2' Cal.	888
63	Acacia gmelina 'Vermilion'	2' Cal.	888
64	Acacia gmelina 'Vermilion'	2' Cal.	888
65	Acacia gmelina 'Vermilion'	2' Cal.	888
66	Acacia gmelina 'Vermilion'	2' Cal.	888
67	Acacia gmelina 'Vermilion'	2' Cal.	888
68	Acacia gmelina 'Vermilion'	2' Cal.	888
69	Acacia gmelina 'Vermilion'	2' Cal.	888
70	Acacia gmelina 'Vermilion'	2' Cal.	888
71	Acacia gmelina 'Vermilion'	2' Cal.	888
72	Acacia gmelina 'Vermilion'	2' Cal.	888
73	Acacia gmelina 'Vermilion'	2' Cal.	888
74	Acacia gmelina 'Vermilion'	2' Cal.	888
75	Acacia gmelina 'Vermilion'	2' Cal.	888
76	Acacia gmelina 'Vermilion'	2' Cal.	888
77	Acacia gmelina 'Vermilion'	2' Cal.	888
78	Acacia gmelina 'Vermilion'	2' Cal.	888
79	Acacia gmelina 'Vermilion'	2' Cal.	888
80	Acacia gmelina 'Vermilion'	2' Cal.	888
81	Acacia gmelina 'Vermilion'	2' Cal.	888
82	Acacia gmelina 'Vermilion'	2' Cal.	888
83	Acacia gmelina 'Vermilion'	2' Cal.	888
84	Acacia gmelina 'Vermilion'	2' Cal.	888
85	Acacia gmelina 'Vermilion'	2' Cal.	888
86	Acacia gmelina 'Vermilion'	2' Cal.	888
87	Acacia gmelina 'Vermilion'	2' Cal.	888
88	Acacia gmelina 'Vermilion'	2' Cal.	888
89	Acacia gmelina 'Vermilion'	2' Cal.	888
90	Acacia gmelina 'Vermilion'	2' Cal.	888
91	Acacia gmelina 'Vermilion'	2' Cal.	888
92	Acacia gmelina 'Vermilion'	2' Cal.	888
93	Acacia gmelina 'Vermilion'	2' Cal.	888
94	Acacia gmelina 'Vermilion'	2' Cal.	888
95	Acacia gmelina 'Vermilion'	2' Cal.	888
96	Acacia gmelina 'Vermilion'	2' Cal.	888
97	Acacia gmelina 'Vermilion'	2' Cal.	888
98	Acacia gmelina 'Vermilion'	2' Cal.	888
99	Acacia gmelina 'Vermilion'	2' Cal.	888
100	Acacia gmelina 'Vermilion'	2' Cal.	888

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES

### LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
- DIMENSIONS SHOWN FOR LARGE, FREE-FORM PLANTING BEDS AND AREAS OF BEDS ARE SUBJECT TO FIELD CONDITIONS. SETBACK LINES FOR ARCHITECT'S REVIEW BEFORE PLANTING.
- PLANT SPACING EXPLICITLY SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL OR CENTER SPACING NOTED IN PLANT SCHEDULE.
- ALL LANDSCAPE BEDS SHALL BE MULCHED, PREPARED, AND IN ACCORDANCE WITH SPECIFICATIONS. SHOWS-CUT ALL FREE EDGES AS PER LANDSCAPE DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL TREES ARE TO BE FRESH DUO MATERIAL.
- ALL TREES TO BE STAKED. CONTRACTOR TO SUBMIT PROPOSED OPTION FOR TREE STAKING FOR APPROVAL.
- PROVIDE SLOW RELEASE WATERING BAGS FOR TREES AS REQUIRED BY AND IN ACCORDANCE WITH SPECIFICATIONS.
- AREAS WITHIN THE DRAINAGE OF EXISTING TREES TO REMAIN AS PART OF FINAL WORK SHALL NOT BE DISTURBED BY DEMOLITION/CONSTRUCTION ACTIVITY UNLESS NOTED OTHERWISE.

### LANDSCAPE REQUIREMENTS:

- FRONTAGE GREENBELT STREET TREES: (1 TREE/50 FEET OF LOT FRONTAGE)  
MONROE STREET  
300 FEET OF FRONTAGE = 13 TREES REQUIRED (6 PROVIDED)  
NOTE: ONLY 4 TREES PROVIDED DUE TO LIMITED PLANTING AREAS & TO ALLOW STOREFRONT VISIBILITY
- DETROIT AVENUE  
300 FEET OF FRONTAGE = 13 TREES REQUIRED (6 PROVIDED)  
NOTE: ONLY 4 TREES PROVIDED DUE TO EXISTING DRIVEWAYS & "MCDONALD'S" SIGN
- PARKING LOT INTERIOR LANDSCAPE: (20 SQ. FT. STALLS)  
190 STALLS = 1,800 SQ. FT. REQUIRED  
(144 SQ. FT. OF LANDSCAPE BEDS PROVIDED)
- PARKING LOT INTERIOR PLANTING: (2 TREES/10 STALLS & 6 SHRUBS/10 STALLS)  
190 STALLS = 38 TREES REQUIRED (21 PROVIDED)  
(144 SHRUBS REQUIRED (136 PROVIDED)  
(144 SHRUBS REQUIRED (136 PROVIDED)
- PARKING LOT PERIMETER PLANTING: (ADJACENT TO PUBLIC STREET)  
MONROE STREET: 10 SHRUBS PROVIDED ADJACENT TO PARKING LOT BIG PARKING IS ADJACENT TO EPA SECTION 17'S STORMWATER CATCH BASIN/TENTION AREA AND REQUIRES SHEETFLOW FROM PARKING TO BASIN/TENTION
- EXISTING TREE CREDIT:  
NO EXISTING TREES ON SITE
- FOUNDATION PLANTS ALONG STREET FACING ELEVATION - NONE PROVIDED
- ALL LANDSCAPED AREAS ARE REQUIRED TO BE IRRIGATED (SEEING VARIANCE)  
BUILDING HAS EXISTING HOSE BIBS ALONG MONROE STREET AND DETROIT AVENUE FACADES

THE  
COL  
LAB  
ORAT  
IVE



PROJECT TITLE  
Swayne Field  
Shopping Center Inc.

Site Improvements

3054 Monroe St.  
Toledo, OH 43606

9/25/2025 MAJOR SITE PLAN

TC JOB NO. 107116  
OWNER JOB NO. 42601 G0000

SHEET TITLE  
SITE  
LANDSCAPE  
PLAN

SHEET NO.  
L1.00

N  
↑



PRELIMINARY-  
NOT FOR CONSTRUCTION

- NOTE:**  
EXISTING PAVEMENT WILL RECEIVE 1.5" PLANNING AND 1.5" NEW SURFACE COURSE. PROPOSED GRADES FOR PARKING LOT ARE INTENDED TO MATCH CLOSELY TO THE EXISTING GRADES.
- NOTES:**
1. ADA RAMPS NOT TO EXCEED 1 TO 12 SLOPE.
  2. ALL CROSSWALKS SHALL NOT EXCEED 2.0 % CROSS SLOPE.
  3. ADA SPACES AND STRIPED ADA AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  4. NO LONGITUDINAL SLOPE WITHIN ADA ACCESSIBLE ROUTE SHALL EXCEED 1.0% AND NO CROSS SLOPE SHALL EXCEED 2.0%

KEY PLAN  
N.T.S.

PROJECT TITLE  
Swayne Field  
Shopping Center  
Inc  
Architectural  
Improvements

3054 Monroe St.  
Toledo, OH 43606

04.25.2025 MAJOR SITE PLAN

TC JOB NO. 107116  
OWNER JOB NO.

SHEET TITLE  
GRADING PLAN

SHEET NO.

C300



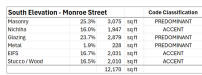
## 2-18

N  
↑

PRELIMINARY-  
NOT FOR CONSTRUCTION



SPA-1







# RENDERING

SPR25-0016  
ID 17



Swayne Field Revitalization

THE  
COLLAB  
ORATIVE