

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|---|
| Request | - | Major Site Plan Review of Building Demolition in Main Starr Front Overlay District |
| Location | - | 414 Main Street |
| Applicant & Owner | - | Lucas County Land Reutilization Corporation
One Government Center, Suite 580
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|----------------------------|
| Zoning | - | CS / Storefront Commercial |
| Area | - | ±2,158 Square Feet |
| Frontage | - | ±22' along Main Street |
| Existing Use | - | Vacant Commercial Building |
| Proposed Use | - | Vacant Commercial Lot |

Area Description

- | | | |
|-------|---|---|
| North | - | CS & CM / Vacant Commercial, Shopping Center |
| South | - | CS & RD6 / Vacant Commercial, Car Wash, Duplexes, Single Dwelling Homes |
| East | - | CS / Laundry, Offices, Retail |
| West | - | CS, RD6, RM12 / Vacant Commercial, Multi Dwelling Homes |

Parcel History

- | | | |
|----------|---|---|
| Z-298-77 | - | Main St./Starr Ave. C-6 District Designation (P.C. approved 10/4/77; Council approved 11/16/77, Ord. 872-77) |
| M-23-09 | - | Main St./Starr Ave. Urban Neighborhood Overlay District Designation (P.C. approved 1/14/10; Council approved 3/2/10, Ord. 95-10) |
| M-8-23 | - | Main St./Starr Ave. UNO Amendment to expand boundaries and add demolition criteria (P.C. approved 3/14/24; Council approved 4/24/24, Ord. 199-24) |

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant, the Lucas County Land Bank, has requested approval to demolish the building located at 414 Main Street within the Main/Starr/Front Urban Neighborhood Overlay. The site is zoned CS (Storefront Commercial), and is surrounded by vacant commercial and a shopping center to the north; vacant commercial, a car wash, duplexes, and single-dwelling homes to the south; a laundry, office and retail to the east; and vacant commercial and multi-dwelling homes to the west. Pursuant to TMC§1103.1314 the Plan Commission has authority for demolition review within the Main/Starr/Front Urban Neighborhood Overlay District.

This site is occupied by a 2,090 square foot commercial building which was constructed in 1917. The building has been vacant and abandoned for many years. According to the Land Bank, the building was in extremely distressed condition when it transferred to them following tax foreclosure in May 2023. After conducting a full assessment of the property, including an internal inspection and an independent appraisal through Martin + Wood Appraisers, the Land Bank has determined that there is no reasonable economic return and therefore has applied to demolish the structure. The Plan Commission may grant the demolition if one or both of the following are found to exist: the structure contains no features of architectural or historical significance and it does not contribute to the character of the Main/Starr/Front District; or there is no reasonable economic return for the structure as it exists and there is no feasible alternative to demolition. The Land Bank is making the application solely under the “economic hardship” standard – that there is no reasonable economic return at this time.

Economic Hardship Standards and Criteria

TMC§1103.1314(C) outlines standards and criteria the Plan Commission may consider when making a determination of economic hardship. The Land Bank attached the aforementioned Martin + Wood Appraisal Report and a Land Bank Inspection report to prove economic hardship.

The Martin + Wood Appraisal Report used a sales comparison approach, which compared the structure to other similar structures that were recently sold to determine its value-if-renovated then subtracted that value with an estimated cost of the structure’s renovation. The report determined that the building’s value as renovated is \$100,100 and estimated the cost of renovation to be \$125,400. The report concludes that the estimated “As Is” value of the structure is \$0.00.

The Land Bank Inspection Report estimates the cost of the structure’s renovation to be roughly \$187,000, which is more than the Martin + Wood Appraisal Report’s estimate. The right

STAFF ANALYSIS (cont'd)

Economic Hardship Standards and Criteria (cont'd)

foundation along the alley needs replaced and complete upgrades are required for gutter, HVAC, electrical, and plumbing systems. The roof and one of the floors has failed and requires repair and/or replacement.

In keeping with TMC§1103.1314(C), staff requested further evidence showing the practicality of rehabilitating the structure as assessed by a structural engineer and the saleability of the property as determined by a licensed realtor. The applicant included letters from LKL Engineers, Ltd. and Signature Associates.

The LKL Engineer's letter stated that they performed a structural inspection of the property and determined that, in their opinion, prolonged exposure to weather and lack of maintenance has made the entire structure unsound and un-repairable. The only feasible restoration of the structure in their opinion is a complete rebuild of the structure. Otherwise, the structure should be demolished.

The Signature Associates letter stated that they do not believe a new purchaser would invest resources into renovating the property, because it would require more to renovate the property than it would be worth afterwards. It is their opinion that the only way to render the property saleable for redevelopment is to demolish the distressed structure.

Neighborhood Meeting / One Voice for East Toledo

One Voice for East Toledo is a neighborhood organization covering the East Side. TMC§1103.1314(K) compels the Plan Commission to arrange a meeting with the applicant and neighborhood leaders when a demolition application is received. Staff notified One Voice for East Toledo when the application was received and gave the applicant their contact information. The applicant will be presenting the proposed demolition at One Voice for East Toledo's May 5th, 2025 meeting.

Connecting the Pieces Plan

The Connecting the Pieces Plan identifies 68 buildings within the code of the Main/Starr Business district and suggests that most of them are in substantially good condition only requiring moderate renovation and improvement. However, it identifies three to four of these buildings which are historically insignificant and which are recommended for demolition. The subject building is one of these identified buildings recommended for demolition. The proposed demolition is consistent with the Connecting the Pieces Plan.

Garfield Community Plan

The Garfield Community Plan recommends mothballing architecturally significant vacant structures in the Main/Starr Business District so they can be preserved; however, this structure was not identified by the plan as architecturally significant. The plan instead lists this structure as a "possible loss," stating that it will most likely be demolished within the next couple of years. The proposed demolition is consistent with the Garfield Community Plan.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for neighborhood mixed-use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. The structure which is proposed to be demolished is a pedestrian-oriented single-story commercial building built in 1917 containing 3,135 square feet of space. Forward Toledo's Building Preservation Goal seeks to preserve these older buildings which supports architectural/cultural heritage and provides unique business options. The goal understands that not all structures can be saved, especially one in such a condition as this, but asks that in these cases deconstruction is considered rather than demolition. Deconstruction is the act of taking a building apart without damaging the raw materials and offers an alternative that enables building materials to be reused rather than being sent to landfills or buried. Staff asks the applicant to consider deconstruction of this structure as a condition of approval. It should be noted that deconstruction pilot programs in Wayne County, Michigan found deconstruction to be 50% more cost-effective than traditional demolition, due to the value of the reclaimed building materials.

Staff recommends approval of the demolition as there is no reasonable economic return for the structure as it exists and there is no feasible alternative to demolition submitted to the applicant by concerned organizations or individuals.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of SPR24-00117, a Major Site Plan Review of a Building Demolition at 414 Main Street, for the following two (2) reasons:

1. There is no reasonable economic use or return for the structure as it exists (TMC§1103.1314(B)(2)); and
2. There is no feasible alternative to demolition submitted to the applicant by concerned organizations or individuals (TMC§1103.1314(B)(2)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SPR24-00117, a Major Site Plan Review of a Building Demolition at 414 Main Street, subject to the following **three (3)** conditions:

Plan Commission

1. Any necessary demolition permits shall be obtained through the City of Toledo Division of Building Inspections.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

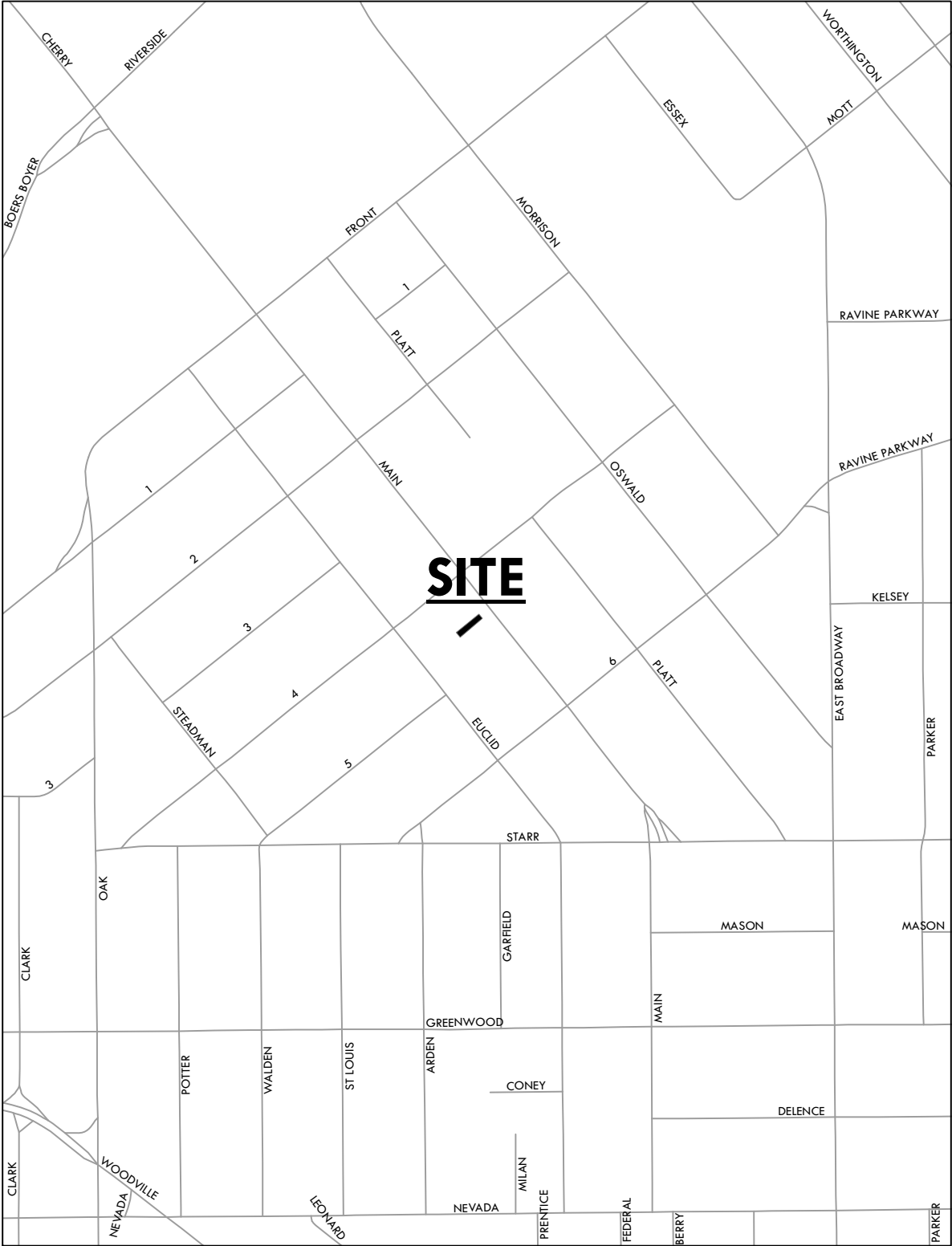
2. The applicant shall consider deconstruction of this structure rather than demolition to the extent that it is practicable.
3. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR24-00117
DATE: May 8, 2025
TIME: 2:00 P.M.

AS
Two (2) sketches follow
Three (3) exhibits follow

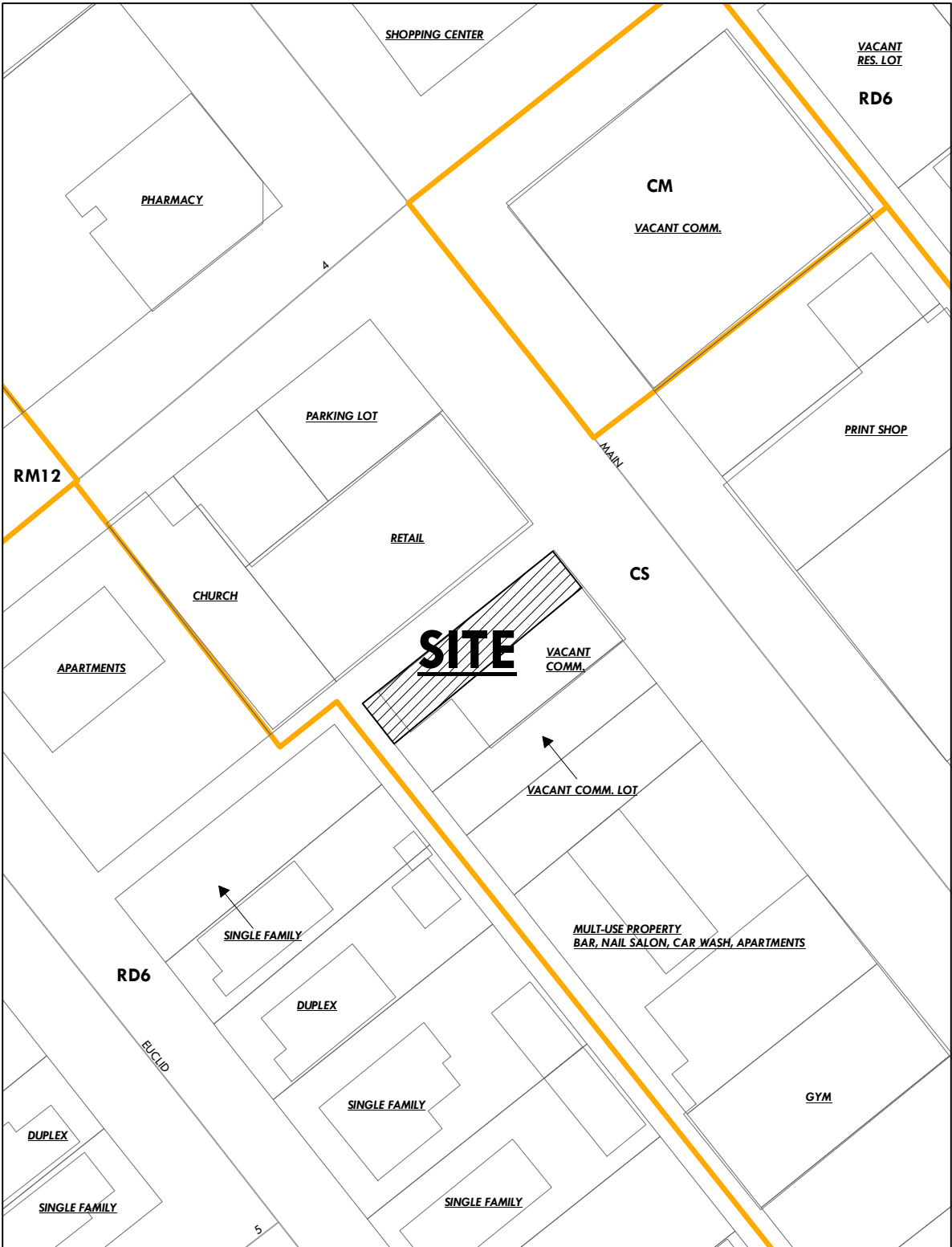
GENERAL LOCATION

SPR24-00117
ID 28



ZONING & LAND USE

SPR24-00117
ID 28



**At the Request Of:
Ms. Stephanie Shackelford
Senior Vice President
Lucas County Land Bank
1 Government Center, Suite 580
Toledo, Ohio 43604**

**Appraisal Report of the
Commercial Building Property
Located at
414 Main Street,
Toledo, Ohio 43605**

**Date of Value:
August 11, 2024**

**Prepared By:
Martin + Wood Appraisal Group Ltd.
43 S. St. Clair Street
Toledo, Ohio 43604
File #2024-08-139**

**Prepared On:
August 14, 2024**

EXHIBIT "A"

2

August 14, 2024



Ms. Stephanie Shackelford
Senior Vice President
Lucas County Land Bank
1 Government Center, Suite 580
Toledo, Ohio 43604

Dear Ms. Shackelford:

RE: Real Estate Appraisal of the Commercial Building Property, located at 414 Main Street, Toledo, Ohio.

In response to your request for an estimate of the value of the fee simple estate in the above referenced property, we have conducted an appraisal to determine the market value. We have personally viewed the exterior of the subject property and have carefully considered all factors pertinent to the determination of value. The accompanying Restricted Appraisal Report contains the results of our investigation and analysis.

In our opinion, the "As Is" fee simple estate market value of the subject property (Building Only), as of August 11, 2024 is estimated to be:

ZERO DOLLARS
\$0.00

In addition to the standard general assumptions and limiting conditions listed within the report, this appraisal is also subject to the following extraordinary assumption, special limiting conditions and considerations.

- 1. Our estimated market value takes into account the fact that we only did an exterior viewing of the subject property and did not go inside the building. We were provided with additional photos of the interior and exterior of the building. We were not provided any estimated renovation cost estimates. This is considered to be an Extraordinary Assumption.**

Extraordinary assumption. An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.).¹

¹Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition, (Chicago: Appraisal Institute, 2022) "extraordinary assumption" p. 68, PDF e-book.

Letter of Transmittal (continued)

2. Our opinion of value is for the structure only and since the subject is in poor condition due to neglect, vandalism, etc., it is not financially feasible to renovate the subject property and should be razed based upon the \$0 or negative value.
3. The estimated values set forth above are for real property only and does not include the value of any equipment, furniture or fixtures that would be considered personal property and would likely be removed if the property were sold.
4. This appraisal has been prepared in compliance with Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA and standards established by the Appraisal Institute.

The following Restricted Appraisal Report should provide an adequate outline of the appraised property's description, as well as the valuation procedures employed to arrive at the final estimates of market value. However, if you have any questions, or if we may be of further service, please let us know. Thank you.

Respectfully submitted,



Brian J. Fischer, Appraiser
Ohio General Certified Appraiser No. 2007006521
Michigan General Certified Appraiser No. 1205073903



Kenneth P. Wood
Ohio General Certified Appraiser No. 408942
Michigan General Certified Appraiser No. 1205008336
MARTIN + WOOD APPRAISAL GROUP, LTD

EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"

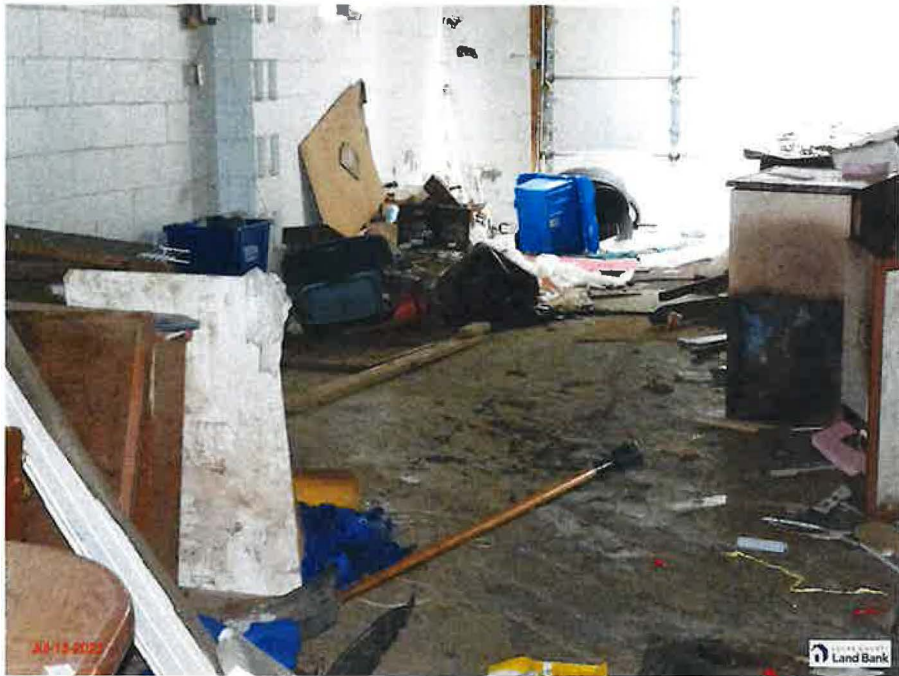


EXHIBIT "A"



EXHIBIT "B"

Joshua Murnen
Lucas County Land Bank
1 Government Center Suite 580
Toledo, OH 43604

January 24, 2025

Dear Joshua,

At your request I performed a structural inspection of the property located at 414 Main Street in Toledo. The structure is a single story commercial building built in 1917 over a concrete masonry basement that contains 3135 square feet of space. The property has been abandoned for a number of years and has deteriorated due to damage and neglect such that it's structural integrity of the is now extremely compromised.

The roof over the south end of the building has collapsed with the interior exposed to weather. Two other of the main roof beams have fractured but are shored to prevent collapse.

The main floor is framed with 2x8 sawn lumber supported by at midspan by a built up wood beam with posts. There is evidence of widespread wood rot caused by insect infestation on the joists and the main beam. The south end of the floor has collapsed due to failure of the main beam. There is significant bowing of the west basement wall and pilasters due to exterior water pressure.

The exterior walls are in fair condition. The wall appears to be plumb but there are numerous cracks in the masonry joints due to foundation settlement.

It is our opinion that prolonged exposure to weather and lack of maintenance has made the entire structure unsound and un-repairable. The only feasible restoration in our opinion is a complete rebuild of the structure. Otherwise the structure should be demolished.

I hope this information will satisfy your needs and if there are any questions or concerns please do not hesitate to call me.

Thank you,


Wellington Lee, P.E.



EXHIBIT "C"



**SIGNATURE
ASSOCIATES**

Four SeaGate, Suite 608
Toledo, OH 43604

1 (419) 249 7070
www.signatureassociates.com

March 10, 2025

Thomas Gibbons, Director
Toledo Plan Commission
One Government Center, Ste. 1620
Toledo, Ohio 43604

Re: 414 Main Street, Toledo, Ohio 43605 / Parcel # 17-03061

Dear Mr. Gibbons,

I am writing on behalf of Signature Associates regarding the property described above. Signature is a full service commercial real estate broker with decades of experience in the Toledo market.

The Lucas County Land Bank, the owner of this property, approached Signature for a broker's opinion on whether this property is salable. Signature has thoroughly reviewed the property in the context of its condition and the broader real estate market.

The property is in extremely distressed condition and is structurally unsound. Based on its level of deterioration it seems to have been this way for some time. We do not believe that a new purchaser would invest resources into renovating the property, because it would require more to renovate the property than it would be worth afterwards. The only feasible way the property would be salable for redevelopment is as vacant land.

Based on this review and for the reasons stated above, Signature does not believe that the property is salable with the structure.

It is Signature Associates' opinion that the only way to render this property salable for redevelopment is to demolish this distressed structure.

Yours truly,

SIGNATURE ASSOCIATES

Rob Keleghan, SIOR
rkeleghan@signatureassociates.com
419.249.6323

RK/mj