



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: May 11, 2018

REF: M-5-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Adoption of the Seagate Block Urban Renewal Plan

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 10, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

- Request - Adoption of the Seagate Block Urban Renewal Plan
- Location - Generally bounded by Jefferson Avenue to the northeast, Summit Street to the southeast, Monroe Street to the southwest, and Superior Street to the northwest
- Applicant - Lucas County Planning & Development  
One Government Center, Ste. 800  
Toledo, OH 43604

### Site Description

- Zoning - CD / Downtown Commercial
- Area - ± 6.35 Acres
- Frontage - ± 563 Feet along Jefferson Avenue  
± 491 Feet along Summit Street  
± 563 Feet along Monroe Street  
± 491 Feet along Superior Street
- Existing Uses - Convention Center, Hotel, Offices, Vacant Space
- Proposed Uses - Convention Center, Hotels, Offices

**GENERAL INFORMATION (cont'd)**

Area Description

- |       |   |   |
|-------|---|---|
| North | - | Huntington Center, Parking Garages, Apartments / CD-DOD         |
| West  | - | Apartments, Commercial, Parking / CD-DOD                        |
| South | - | Fifth Third Field, Hensville, Restaurant, Offices / CD-DOD, -WD |
| East  | - | Offices, Parking, Promenade Park / CD-DOD & POS                 |

Parcel History - Combined

*See Parcel Ownership Map for More Detail*

Parcels 1, 3, 7: Convention Center

- |            |   |   |
|------------|---|---|
| AP-14-79   | - | Application for Building Permit for the Ohio Citizens Trust Company. Administratively approved 7/20/79.   |
| SUP-137-84 | - | Review of Convention Center Project. Plan Commission recommended approved 9/6/84. City Council approved 9/25/84. Ord. 701-84.                                   |
| V-138-84   | - | Vacation of St. Clair Street and Adjacent Alleys. Plan Commission recommended approval 9/6/84. City Council approved 10/2/84. Ord. 718-84                       |
| M-11-84    | - | Amendment to Vistula Meadows Urban Renewal Plan text to include Convention Centers. Plan Commission approved 9/6/84. City Council approved 9/25/84. Ord. 702-84 |
| M-13-84    | - | Downtown Overlay District Review of the Convention Center Project. Plan Commission approved 9/6/84.   |
| S-12-85    | - | Preliminary Drawing for the Convention Center. Plan Commission approved 8/22/85.  |

**GENERAL INFORMATION (cont'd)**

Parcel History – Combined (cont'd)  
*See Parcel Ownership Map for More Detail*

Parcels 1, 3, 7: Convention Center (cont'd)

- |            |   |   |
|------------|---|---|
| M-12-85    | - | Closure of Stub Alleys. Plan Commission recommended approval 8/22/85. City Council approved 9/13/85. Ord. 633-85.   |
| SUP-161-85 | - | Amendment to Special Use Permit Ord. 701-84. Change from a roof to a basement parking center. Plan Commission recommended approval 8/22/85. City Council approved 9/13/85. Ord. 632-85. |

Parcel 2: Park Inn

No parcel history on record.

Parcels 4, 5: Seagate Hotel

- |          |   |  |
|----------|---|--|
| DOD-7-15 | - | Downtown Overlay District Review to demolish Seagate Hotel at 127 and 141 N. Summit Street. Plan Commission approved 11/5/15.                    |
| DOD-3-18 | - | Downtown Overlay District Review for building renovations to the former Seagate Hotel at 127 & 141 N. Summit Street. <i>Case pending review.</i> |

Parcel 6: Neighborhood Health Association

No parcel history on record.

Parcel 8: Secor Building

- |          |   |  |
|----------|---|--|
| DOD-3-14 | - | Downtown Overlay District Review for a Wireless Communication Facility. Staff approved 10/29/14. |
|----------|---|--|

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- 2017 Downtown Toledo Master Plan

## STAFF ANALYSIS

The request is a review and adoption of the Seagate Block Urban Renewal Plan. This plan was prepared in order to rejuvenate an underperforming block in downtown Toledo, anchored by the Seagate Convention Centre. The “blighted” designation allows an area to use different tools and funding sources to improve the district. In order for an area to qualify for an Urban Renewal Plan there must be documentation of “blighted” conditions. Staff conducted a survey on April 23, 2018 and determined that 7 of the 8 parcels or 87.5% of parcels are “blighted” and exhibit some signs of growth impairment.

The survey methodology adopted has been designed under the guidelines set forth under the definition of blighted area in the Toledo Municipal Code Section 1201 and Ohio Revised Code Chapters 1.08 and 725, to document the prevalence of deteriorating conditions. These items are documented in greater detail in the Seagate Block Urban Renewal Plan.

The ±6.35 acre study area is bounded by Jefferson, Summit, Monroe, and Superior streets. It includes the following buildings: the Seagate Convention Centre, the Park Inn, the former Seagate Hotel, the Neighborhood Health Association building, and the Secor Building. The majority of the buildings were built in the early 70s or mid 80s with the exception of the Secor Building. Lucas County Auditor’s records indicate it was constructed in 1908. The majority of buildings are dealing with issues related to age, dilapidation, or obsolescence and the presence of the partially demolished former Seagate Hotel.

The Seagate Block Urban Renewal Plan includes a project summary, legal description, objectives, proposed actions, site preparation, demolition plan, land use description, zoning description, community benefits, land disposition, and project cost estimates. The plan describes projects currently underway or in the planning stages and the manner in which the conditions of “blight” will be remediated through current or projected development.

The initial focus of the plan is on two locations: renovations and upgrades to the Seagate Convention Centre and the restoration of the former Seagate Hotel. These are complimentary opportunities. Studies have shown that there is both demand for additional hotel rooms and that the lack of rooms has resulted in the loss of larger convention center events (see below). A modernized convention center, with a dedicated ballroom also has the ability to capture more events and attendance which can further generate additional demand for lodging in downtown. This would allow other buildings within the plan district to benefit not only from increased demand but from the centralized location to the convention center and the adjacent stadium and arena, while capturing additional out of town dollars from overnight visitors. These improvements will remove conditions of “blight” in the area and assist with economic growth and development in both downtown and the larger regional area. Other opportunities for redevelopment or funding improvements may occur in the future, but have not been determined at this time.

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

The 2017 Downtown Toledo Master Plan identified the potential for both a modernized convention center and additional hotel capacity. It recommended four options to improve the existing convention center with varying levels of investment. Suggestions ranged from a more transparent and inviting reskin of the existing facade to a complete rebuilt and reconfiguration at the existing site. The plan demonstrated that convention center attendance trailed similar sized cities and that there was potential to capture additional activity with improvements. The plan also identified existing downtown hotel capacity to be both an obstacle for larger events at the convention center and an opportunity for additional investment. The research suggested that increased convention center business could support an additional 200-600 rooms downtown. Similar findings were also documented in the Seagate Convention Centre Market Study completed for the Lucas County Commissioners in 2016.

The Toledo 20/20 Comprehensive Plan approved by City Council in 2011 is the officially adopted City of Toledo Master Plan. The 20/20 Comprehensive Plan designates current and future industrial areas within the city and outlines policies related to their future development. The 20/20 Comprehensive Plan identifies the future land use designation of this area of Toledo for Downtown Commercial uses. This designation acknowledges the unique role of an urban center in commercial, governmental, cultural, and entertainment uses. The plan places a special emphasis on the role that entertainment and tourism can have in a revitalized downtown with the ability of special events to attract large crowds downtown along with potential for spin-off activities.

### **PLAN COMMISSION RECOMMENDATION**


The Toledo City Plan Commission recommends approval of M-5-18, the Seagate Block Urban Renewal Plan, and the designation of the area generally bounded by Jefferson Avenue to the northeast, Summit Street to the southeast, Monroe Street to the southwest, and Superior Street to the northwest as an Urban Renewal Area, to Toledo City Council for the following three (3) reasons:

1. The plan is consistent with the Toledo 20/20 Comprehensive Plan and the 2017 Downtown Toledo Master Plan;
2. The plan will alleviate blighted conditions and spur economic development in downtown and throughout the region by capturing additional dollars from out of town visitors; and
3. Adoption of the plan is necessary to provide for the proposed developments and public improvements outlined in the plan.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tom C. Gibbons", written in a cursive style.

Thomas C. Gibbons  
Secretary

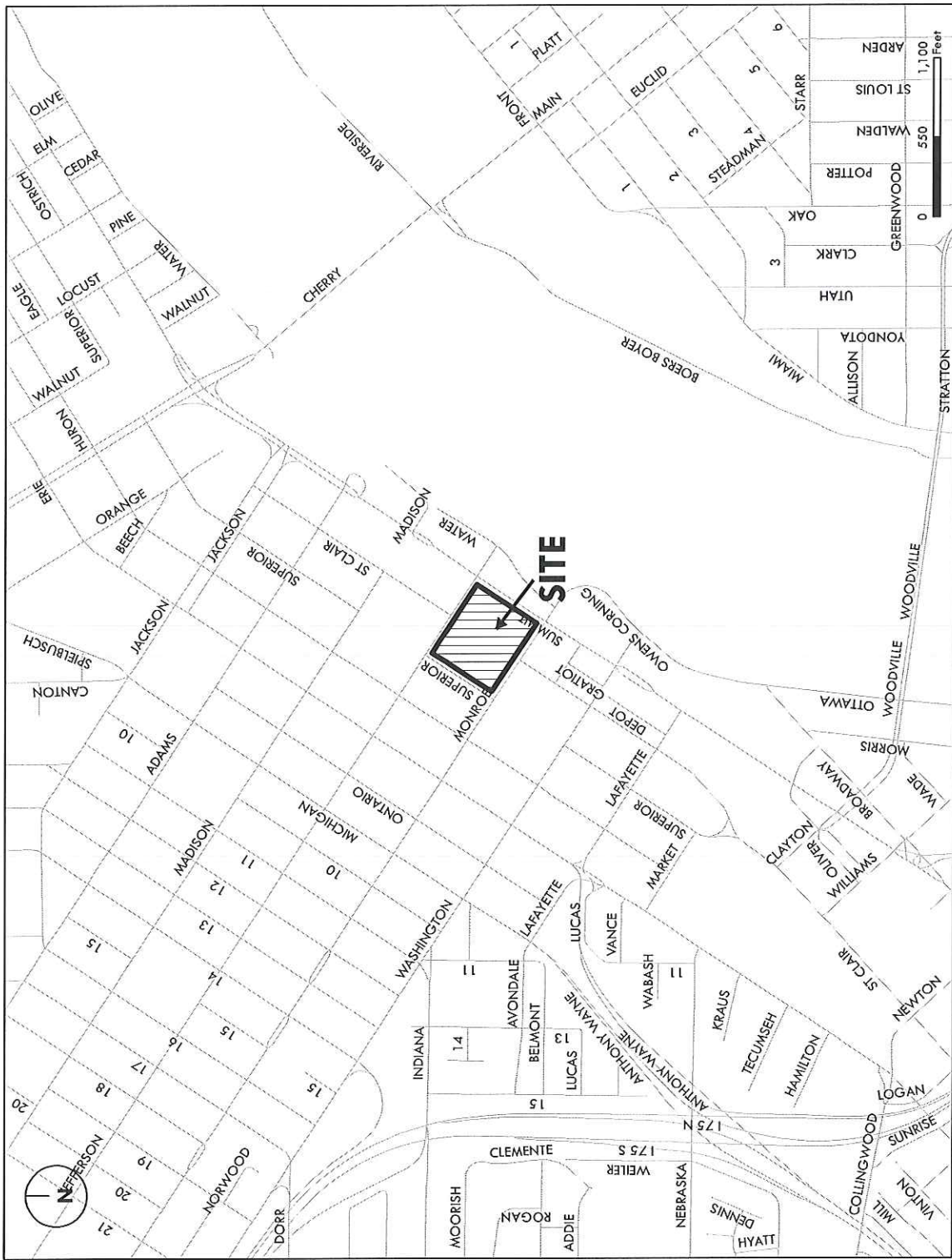
JL  
Nine (9) sketches follow

Cc: Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner



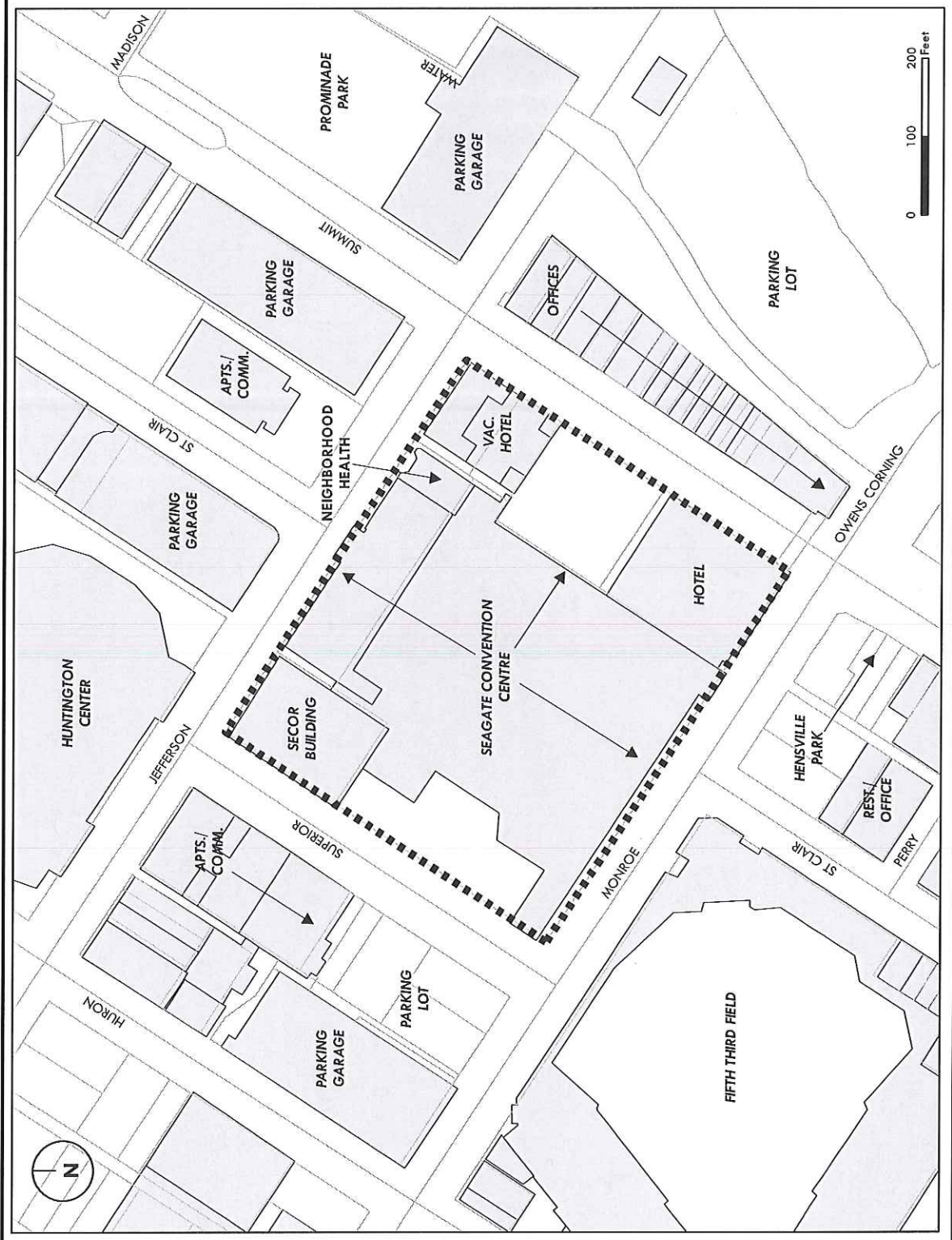
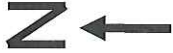
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# GENERAL LOCATION



# EXISTING LAND USE

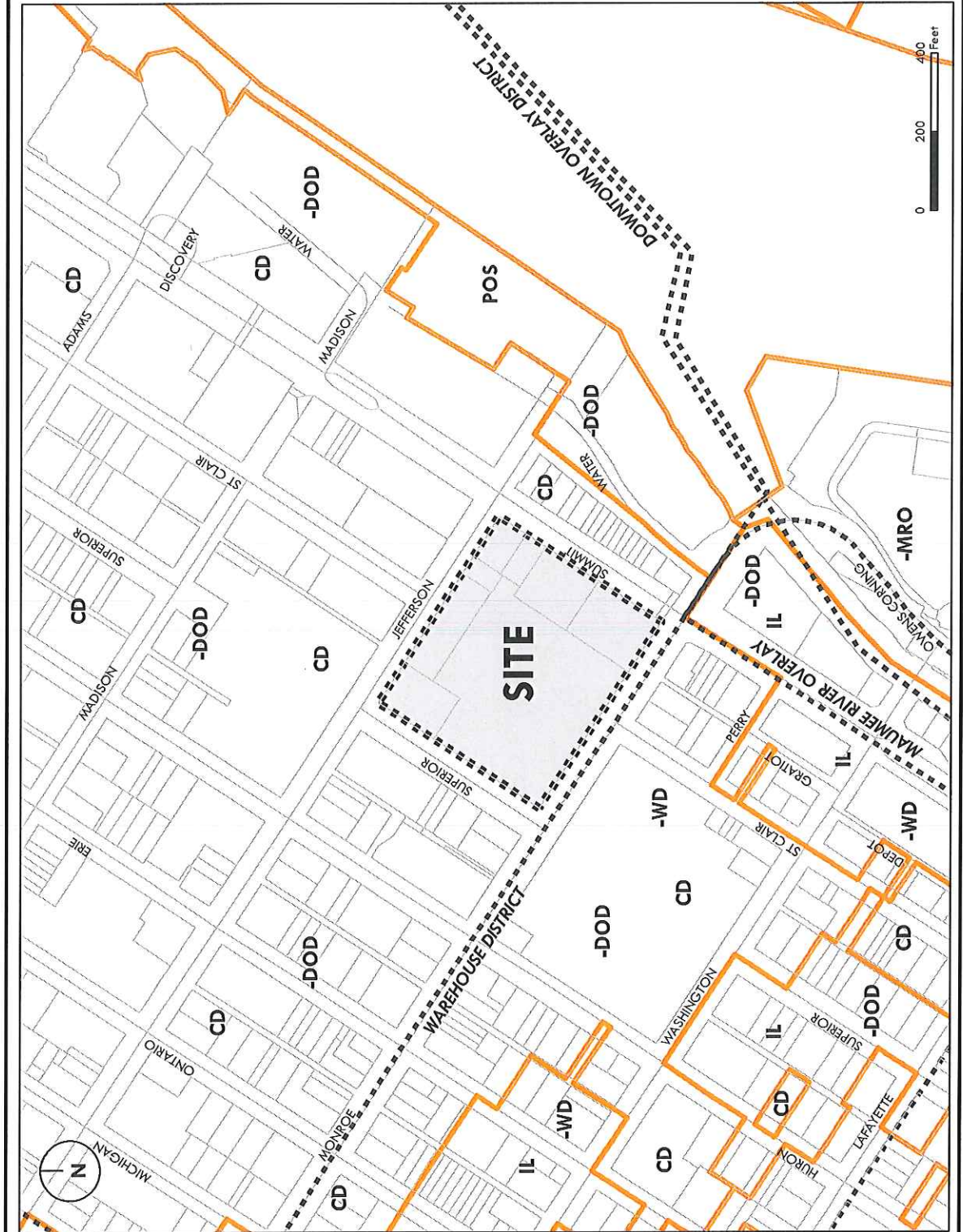
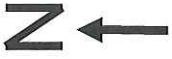
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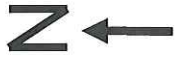




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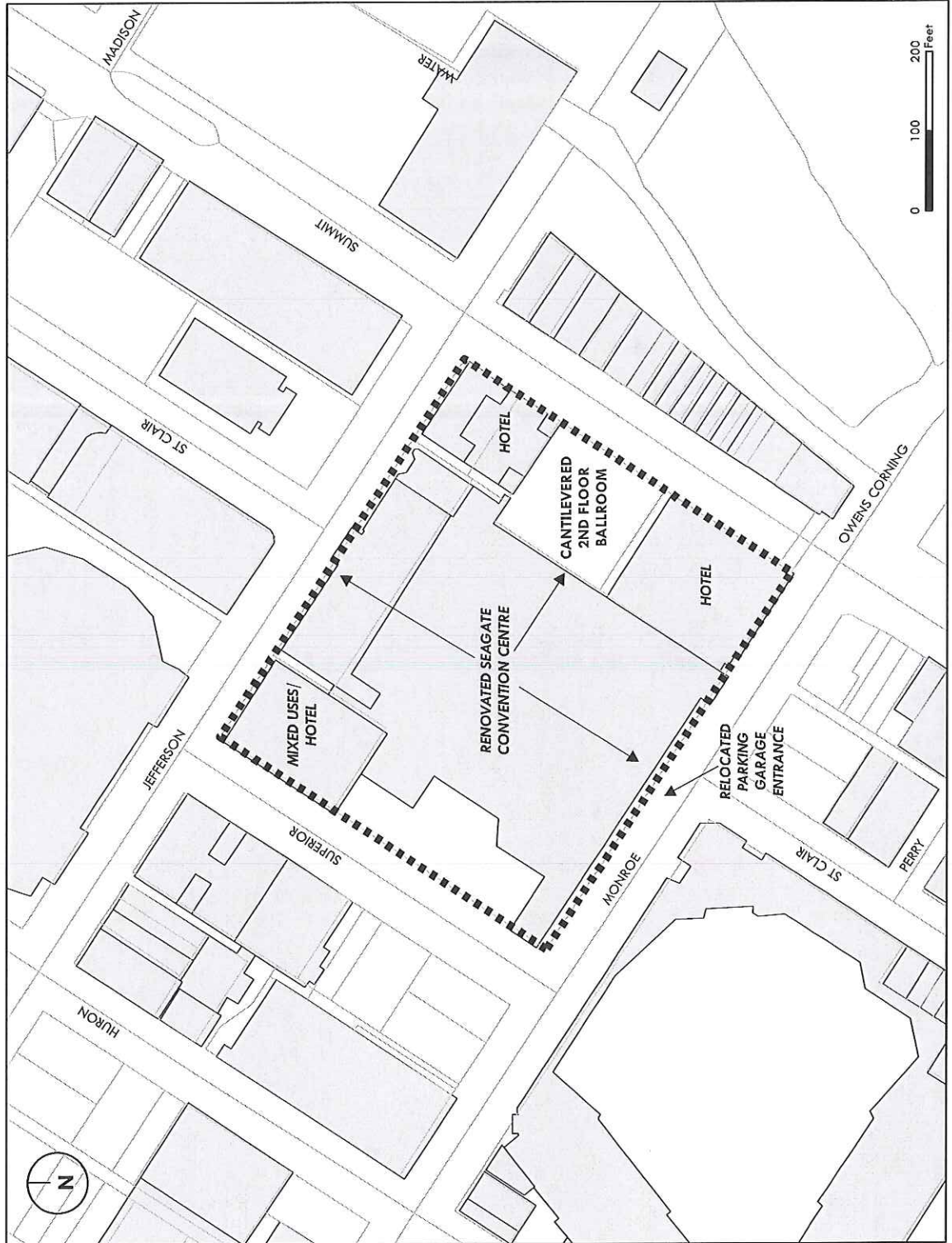
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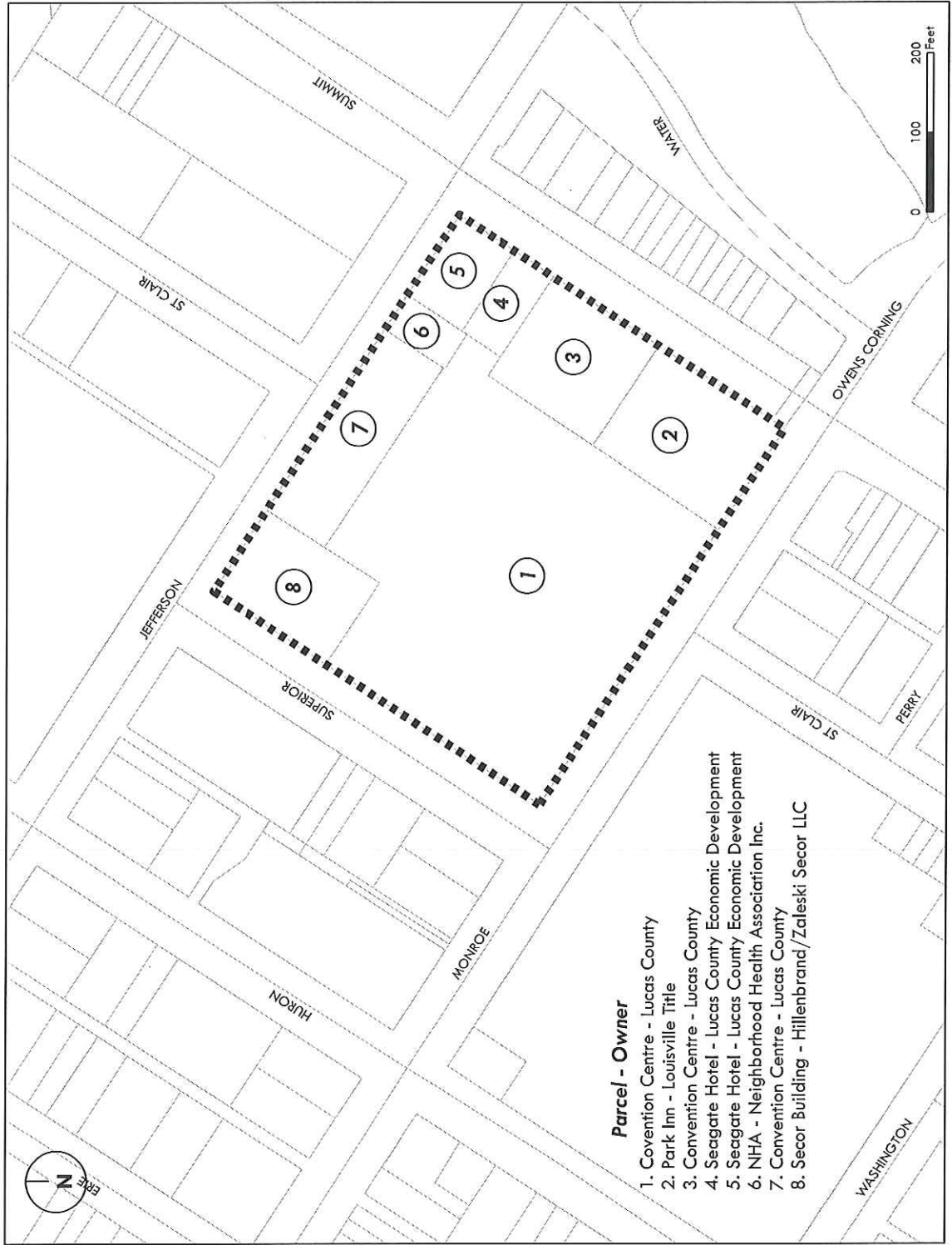
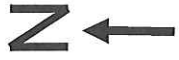
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# PROPOSED LAND USE



# PARCEL OWNERSHIP

M-5-18  
ID 9



# CONCEPTUAL RENDERING #1

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# CONCEPTUAL RENDERING #2

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ID 9



**CONCEPTUAL RENDERING #3**

**M-5-18  
ID 9**



**CONCEPTUAL RENDERING #4**

**M-5-18**  
ID 9



