

HISTORIC WOODLAWN CEMETERY/WILLY'S PARK

Address: 1375 Hilcrest Avenue Toledo, OH 43612

Parcel IDs: 18-28191

Purchaser: Woodlawn Cemetery Historical Association

Seller: City of Toledo, an Ohio municipal corporation

Acres: 11.897

Zoning: Parks and Open Space

Price per acre: \$6,304

Purchase Price: \$75,000

Project:

Woodlawn Cemetery, in partnership with Black Swamp Conservancy, is undertaking a project to restore the cemetery's waterbodies. This restoration project will re-establish the stream channel and remove sediment caused by on-site and upstream erosion. This project will prevent flooding, improve water quality, and enhance wildlife habitat for Ottawa River watershed.

Currently, storm water drains from Woodlawn Cemetery to the Ottawa River using a streambed located in an unimproved portion of Willy's Park. Restoration improvements contemplated by this project will be made to the streambed on City property. In order to fund the project, Woodlawn Cemetery will apply for a Clean Ohio grant through the Ohio Environmental Protection Agency (OEPA), which is due in the next month. A condition of the grant requires applicants to control the property in which the grant funds will be used.

Therefore, Woodlawn Cemetery is requesting to purchase approximately 11.897-acres from the City for \$75,000. The subject property is an unimproved wooded area that this is bisected by a streambed that drains Woodlawn Cemetery to the Ottawa River. As depicted below, the sale will not include the existing paved walking/jogging path, ball diamonds, tennis courts, senior center or playground.

The subject property will remain parks and open space in perpetuity through two mechanisms. First, the OEPA will require a deed restriction to be placed on the property that restricts it to being used for parks and open space. Second, as a condition of sale, the City will require Woodlawn to enter into a conservation easement with The Black Swamp Conservancy that will restrict the property for park use and allow public access in perpetuity. The Black Swamp Conservancy will be responsible for the enforcement of the conservation easement and will conduct annual inspections to ensure the property is being used appropriately. Woodlawn Cemetery will not use the subject property for burial purposes.

The OEPA funding requires a 25% match in which Woodlawn has committed to funding. This project is similar to a restoration project completed at the Toledo Botanical Garden in 2011 that made similar improvements to Crosby Lake.



Historic Woodlawn Cemetery

Willys Park

Parcel to be retained by City

Parcel to be transferred

I-75

Ottawa River

Overland Industrial Park

Central Avenue