

GENERAL INFORMATION

Subject

Request	-	Maumee River Overlay Review of Community Recreation (Active)
Location	-	1030 & 0 Water Street
Owner	-	City of Toledo One Government Center Suite 2250 Toledo, OH 43604
Applicant	-	Metroparks Toledo 6101 Fallen Timbers Maumee, OH 43537
Agent	-	Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG (General Industrial)
Area	-	±3.28 acres
Frontage	-	±709.5' along Water Street
Existing Use	-	Streets Bridges & Harbor Building / Vacant Industrial
Proposed Use	-	Community Recreation (active)

Area Description

North	-	IL, IG, CR, CM / Warehouse, Manufacturing, Vacant, Restaurants, Day Care Center, Offices, Multi-Family
South	-	Maumee River
East	-	IG / Vacant Industrial, City Detention Basin & Pumping Station
West	-	IG & CO / Utility Substation, Warehouses, Vacant Industrial

GENERAL INFORMATION (cont'd)Combined Parcel History

V-117-40	-	Vacation of a portion of Cedar Street from Water Street to the Maumee River (Approved by Ord. 286-40 on 5/13/1940)
V-250-63	-	Vacation of a portion of Lagrange Street from Water Street to the Maumee River (Deferred on 12/19/1963)
M-2-88	-	Proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-3-88	-	Maumee Riverfront Overlay review of proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-2-96	-	Maumee Riverfront Overlay review of Streets, Bridges & Harbors Building (Plan Comm. Approved on 5/23/1996)
M-11-08	-	Review and approval of the Summit Street Corridor Redevelopment Overlay (Approved on 1/20/2009 by Ord. 38-09)
M-14-19	-	Review and approval of the Vistula Neighborhood Master Plan (Approved on 3/2/2021 by Ord. 121-21)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is a Maumee Riverfront Overlay District (MRO) review for community recreation (active) located at 1030 & 0 Water Street. The ±3.28-acre site is zoned IG (General Industrial) and currently consists of a Streets, Bridges & Harbor Building, vacant industrial land, and the unvacated rights-of-way of Elm and Olive Street. The proposed community recreation (active) use will redevelop the existing Streets, Bridges & Harbor building – including surrounding vacant industrial land and vacated Elm and Olive Streets – and extend the Glass City Riverwalk into the Vistula / Lower Town neighborhood. Community Recreation (active) is not permitted in IG (General Industrial) districts. The applicant has therefore applied for companion case Z-12001-23, a Zone Change request for this site from IG (General Industrial) to CM (Mixed Commercial-Residential). Community Recreation (Active) is permitted in CM (Mixed Commercial-Residential) districts by Special Use Permit. The applicant has therefore also applied for companion case SUP-12002-23, a Special Use Permit for community recreation (active) at this site. Approval of this Maumee Riverfront Overlay review will be contingent on approval of Z-12001-23 and SUP-12002-23. To the north of the site are warehouses, manufacturing, restaurants, a day care center, offices, and the Lofts at WB, to the south of the site is the Maumee River, to the east is a large city detention basin & pumping station, and to the west is a Toledo Edison substation and some warehouses.

The MRO was enacted in the 1970s as redevelopment interests increased along the Maumee River. The overlay attempts to balance development while maximizing recreational and residential opportunities along a significant citywide asset. The overlay recommends the arrangement of land uses into three subcategories along the River and established a review for any redevelopment. This site is located within the Near Downtown Subdistrict which is intended to promote commercial uses and high-intensity residential development, while also permitting parks, recreational facilities, and providing public access. Developments shall be designed to establish an open character with respect to views of the river. Pedestrian connectivity shall form a convenient, landscaped network to extensive areas of shoreline. It is further intended that adverse visual influences be prohibited or minimized, to preserve and enhance the views of the Maumee River.

Both the Summit Street Redevelopment Plan and the Vistula Neighborhood Master Plan emphasize the need to connect the northern neighborhood with the river. This redevelopment will not have any negative impact on riverside views from surrounding properties. The redeveloped building will feature a number of river-facing windows and a patio, which both promote greater visibility of the River. The Glass City Riverwalk – which is being developed alongside this proposal – will also promote greater connectivity to the River and draw people in from the greater region. The proposed building expansion is consistent with the goals and intent of the Maumee Riverfront Overlay District.

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Community recreation increases quality of life for nearby residents, and is shown to be a valued amenity within neighborhoods. The proposed community recreation (active) use is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of MRO-1-24, a Maumee River Overlay Review of Community Recreation (Active) at 1030 & 0 Water Street for the following two (2) reasons:

1. The proposed development conforms to the Toledo 20/20 Comprehensive Plan, the Summit Street Redevelopment Plan, and the Vistula Neighborhood Master Plan; and,
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan, and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

MAUMEE RIVER OVERLAY REVIEW TOLEDO PLAN COMMISSION

REF: MRO-1-24

DATE: February 8, 2024

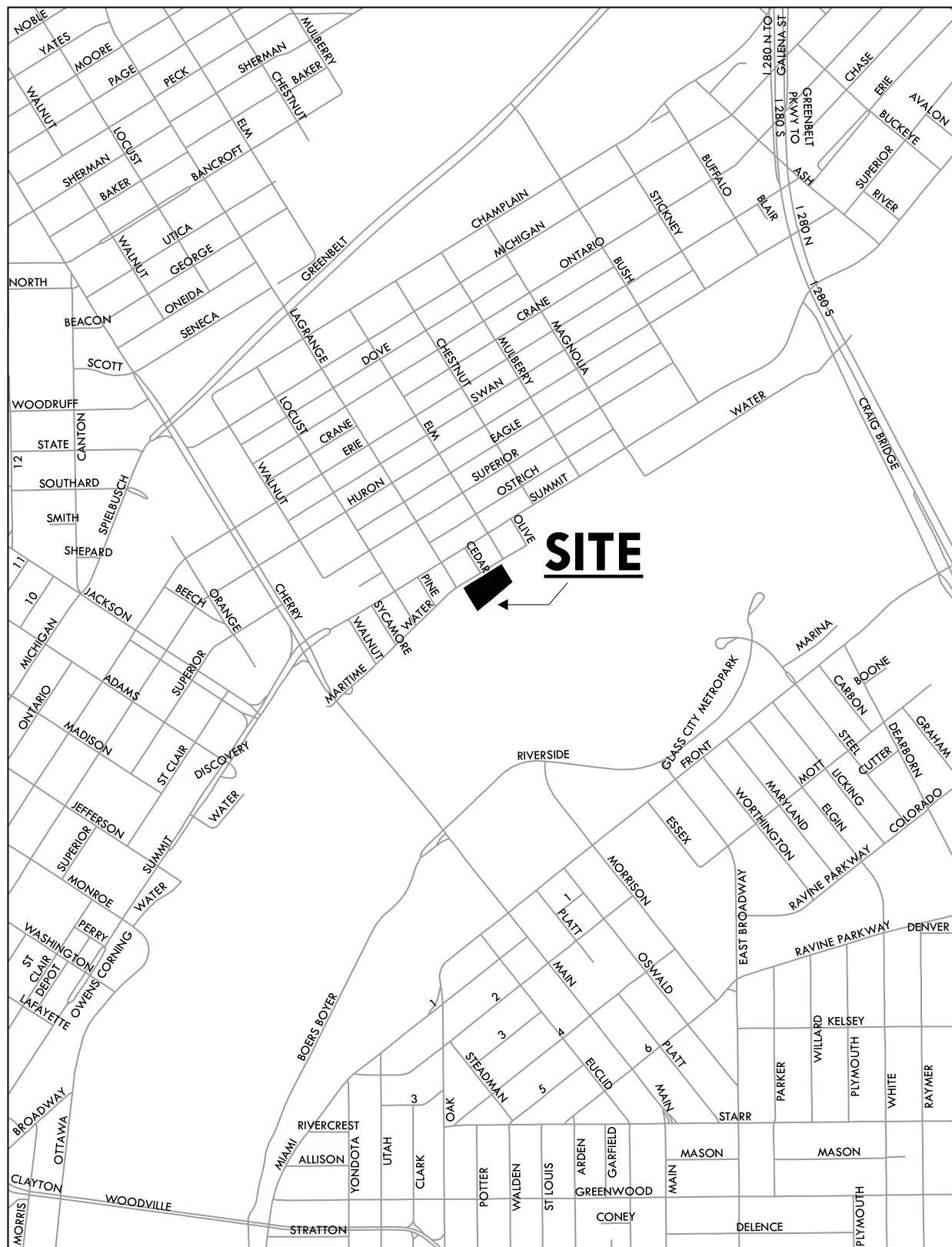
TIME: 2:00 P.M.

AS

Five (5) sketches follow

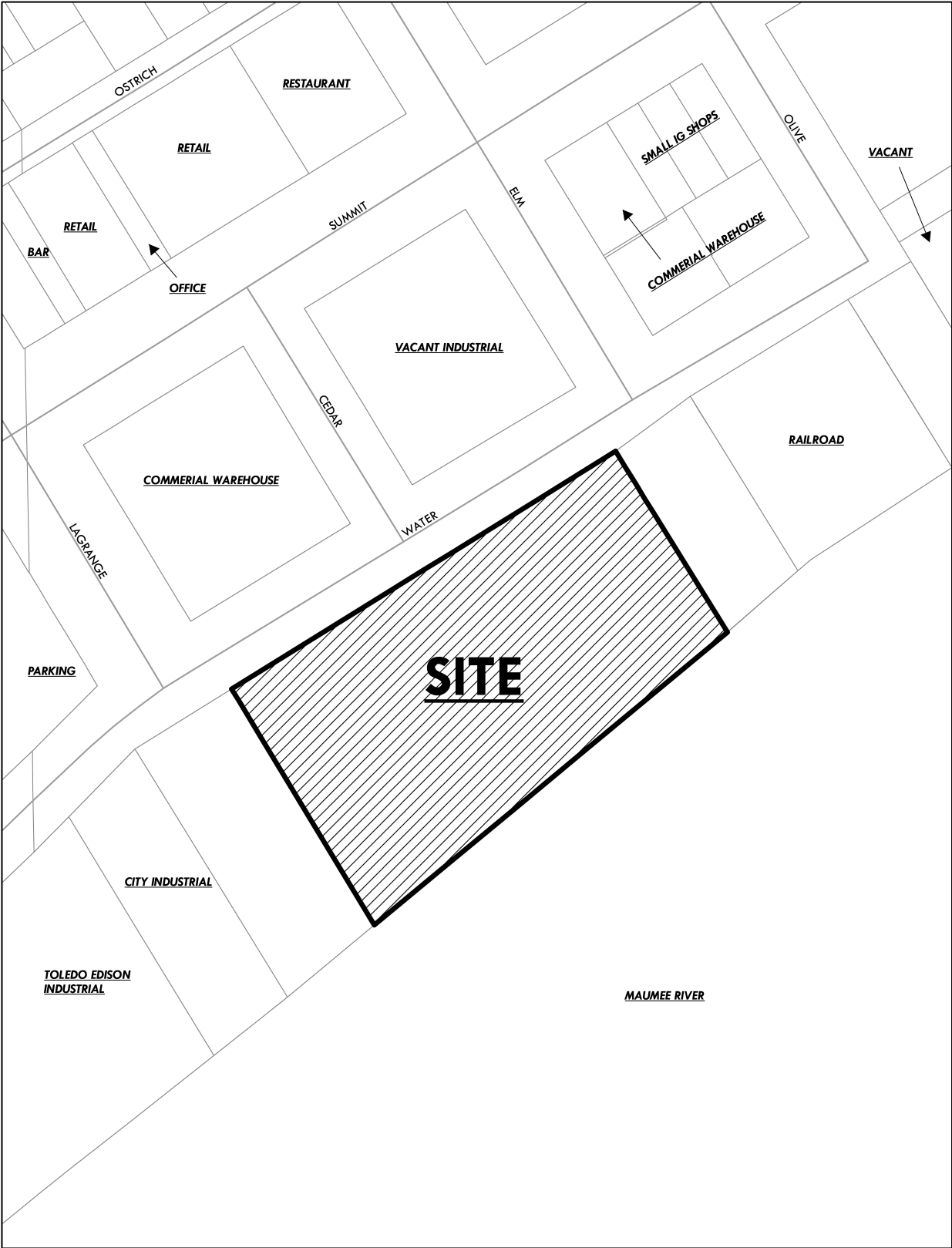
GENERAL LOCATION

MRO-1-24
ID 9



ZONING & LAND USE

**MRO-1-24
ID 9**



SITE PLAN

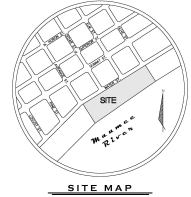
MRO-1-24
ID 9



LE PROJECT : 52053
CONTRACT : I-19641
V-14, V-20 (PT)

SPECIAL USE AND MAJOR SITE PLAN OF:
VISTULA DIVISION

LOTS 137, 153, 154, 170, 171, 187 & PART OF LOTS 138, 152, 155, 169, 172, 186,
TOGETHER WITH PART OF VAC. CEDAR ST. & PROP. VAC. ELM & OLIVE ST. AND PART OF SEC. 31, TOWN 9 SOUTH, RANGE 8 EAST
CITY OF TOLEDO, LUCAS COUNTY, OHIO



SITE MAP

ZONING

[illegible]

LEWANDOWSKI
ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO 43604
V: 419.255.4111 F: 419.255.4112
LEWANDOWSKIENG.COM

VISTULA DIVISION

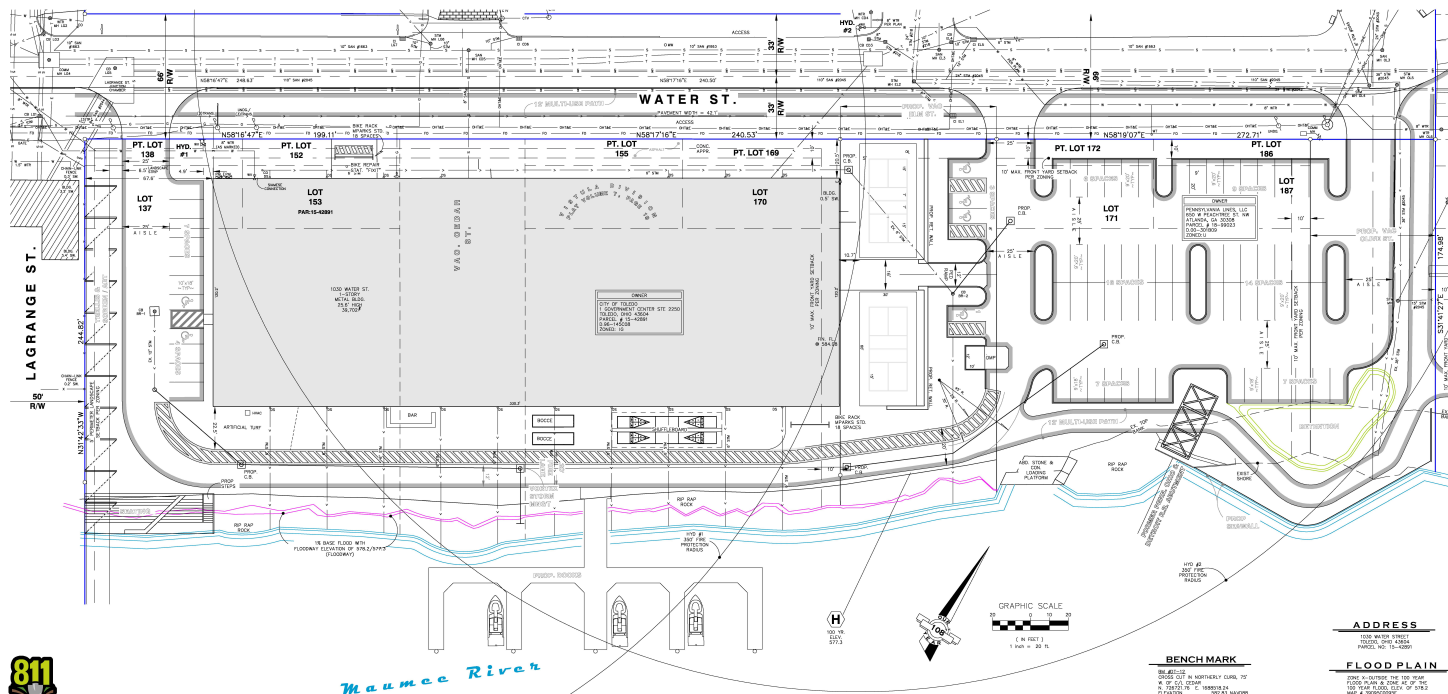
LOTS 137, 153, 154, 170, 171, 187 & PT. 138, 152, 155, 169,
172, 186 TOGETHER WITH PT. VAC CEDAR, PROP. VAC.
ELM & OLIVE & PT. SEC. 31, T9S, R8E
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 12/19/2023
DRAWN: CJB
CHECKED: MDL
BOUNDARY: RPL
TPOD: N/A
UTILITIES: N/A
GPS: NAD 83 GEOID=16MGS

SCALE: 1"=20'
DWG # 52053
DIR # CLERICAL/QUOTES
DATUM NAVD 88 GPS
CIVIL JD 2014
GIS: ARCVIEW 9.2
SHEET N-3401



100



LEGEND

- | | |
|---------------------------|-----|
| GAUGE | 079 |
| ELECTRIC | E |
| FIBER OPTIC | 92 |
| GAS | E |
| HANDBURY | E |
| STORM | 7 |
| TELEPHONE | 7 |
| WATER | W |
| WIND | W |
| OVERHEAD | 079 |
| TELEPHONE | E |
| WATER | W |
| CATCH BASIN | |
| CURB INLET | |
| MANHOLE | |
| HYDRANT | |
| VALVE | |
| POWER POLE | |
| STREET LIGHT | |
| BOLLARD | |
| CLEANOUT | |
| DOWNSPOUT | |
| GATE POST | |
| METER | |
| PANEL | |
| MONITORING WELL | |
| SEW | |
| UTILITY DECK MARKOUT | |
| EXTENSIVE PAVING SPACES | |
| MONUMENT, FOUND | |
| SURVEY MARKER (FOUND/SET) | |
| CALCULATED | |
| DEED | |
| MEASURED | |
| MEASUREMENT | |

WARNING

UNDERGROUND CONDUITS IN AREA
CONTACT THE OHIO UTILITIES
PROTECTION SERVICE (OUPS) TWO
WORKING DAYS PRIOR TO ANY
EXCAVATION, DEMOLITION OR
CONSTRUCTION.....1-800-362-2
CONTRACTOR SHALL IDENTIFY ALL

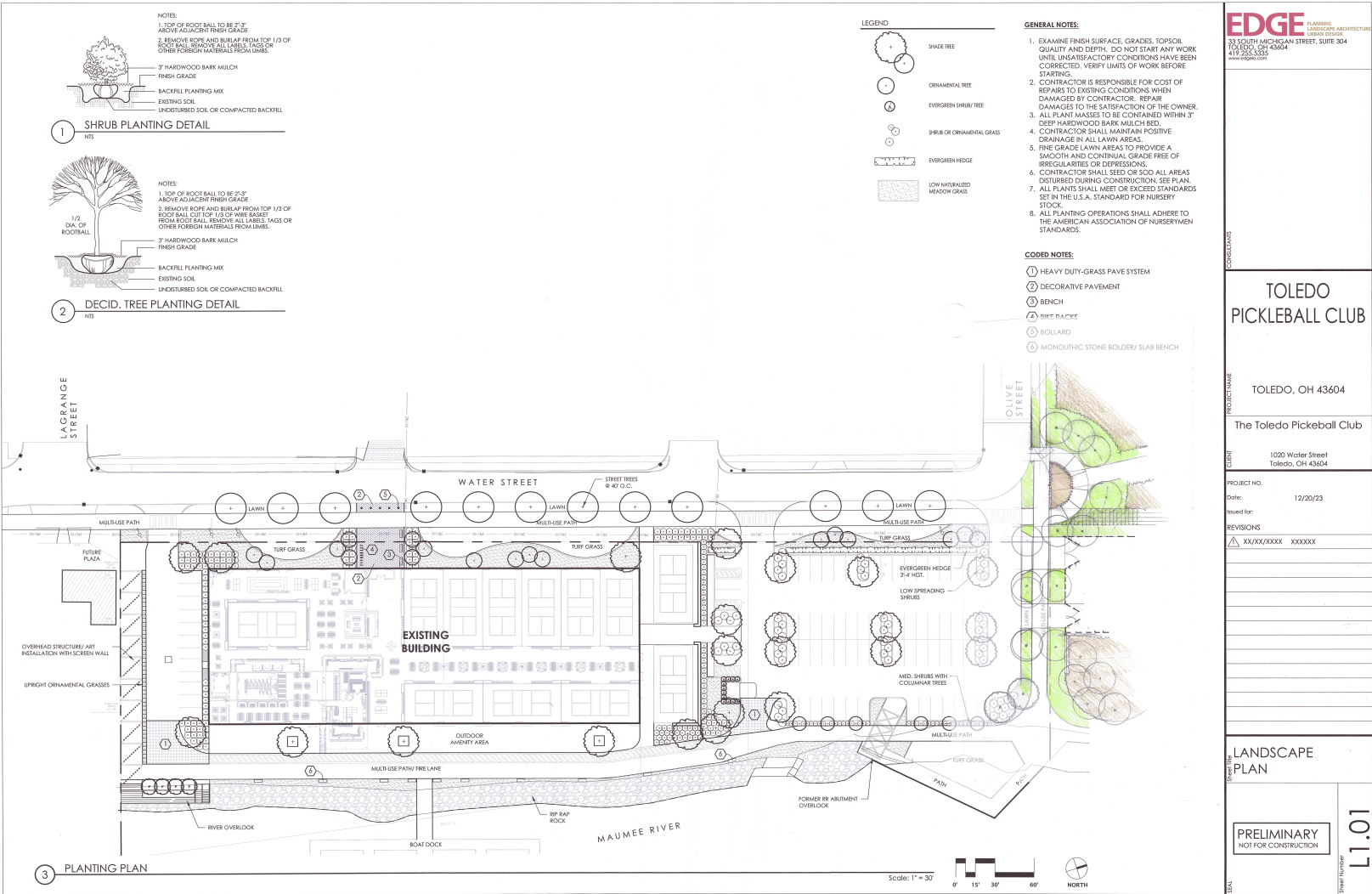


Now what's below
Call before you

LOTS 137, 153, 154, 170, 171, 187 & PT. 138, 152, 155, 169, 172, 186, PT. VAC, CEDAR, PROP. VAC, ELM & OLIVE & PT. SEC. 31, T9S, R8E

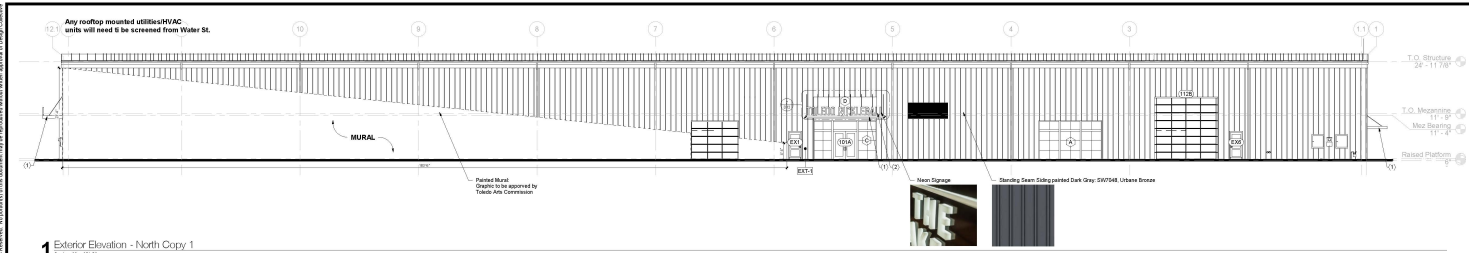
LANDSCAPE PLAN

MRO-1-24
ID 9

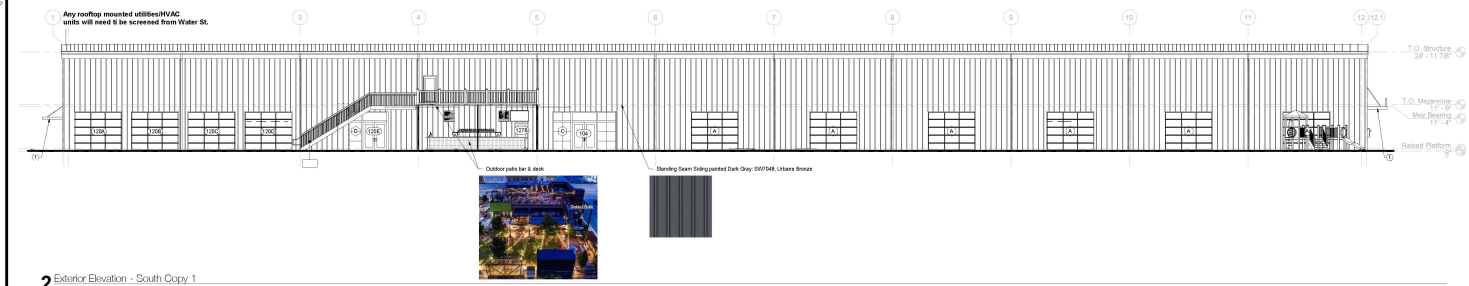


BUILDING ELEVATIONS

MRO-1-24
ID 9



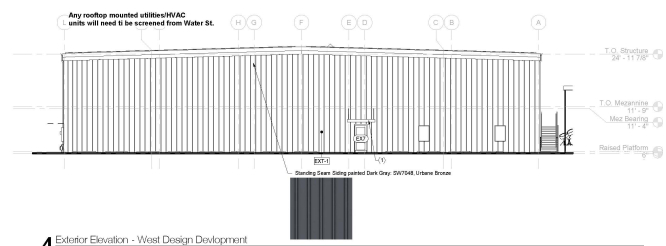
1 Exterior Elevation - North Copy 1
Scale: 1" = 10'-0"



2 Exterior Elevation - South Copy 1
Scale: 1" = 10'-0"



3 Exterior Elevation - East Design Development
Scale: 1" = 10'-0"



4 Exterior Elevation - West Design Development
Scale: 1" = 10'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

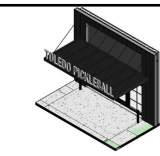
1. Detail note drawings. Referenced notes in question, the contractor shall be responsible for seeking clarification from architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - EXTERIOR ELEVATIONS

1. Field exterior opening by meter. Width as indicated. Coordinate letter/lot with signage contractor. Mount at height indicated.
2. Exterior signage by owner. Contractor to coordinate electrical hookups where required.

SCHEDULE - FINISHES (EXTERIOR)

Type	Description	Manufacturer	Material	Comments
EXT-1	Paint (Base)	Shaw-Wallace	500 (ESD) Thicon Black	One coat primer; 2 coats finish
EXT-2	Cedar Planks	By Contractor	Cedar, Finish with PPG Transporex Exterior Cedar Stain (S80) 20000 Finish	Smooth side exposure

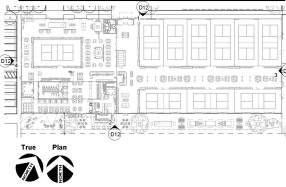


7 Exterior Elevation - Main Entrance Signage
Scale: 1/4" = 1'-0"



8 Exterior Elevation - Side Entrance Signage
Scale: 1/4" = 1'-0"

KEY PLAN - EXTERIOR ELEVATIONS



Design
Collective

OWNER
Toledo Pickle Co.
Toledo, OH 43604
Tel: 419-720-4700
Contact: Brian S. Egan
Email: brian@toledopickleball.com

ARCHITECT
Design Collective Architecture
151 East International Blvd.
Columbus, OH 43215
Tel: (614) 462-3885
Contact: David Rife
Email: david@designcollective.com

POD SERVICE
WeaverStone
(603) 999-8383
Sara Fry
Email: sarafry@weaverstone.com

MEP ENGINEER
TBD

GENERAL CONTRACTOR
TBD

PROJECT STATUS
DD Set

NOT FOR
CONSTRUCTION

Toledo Pickle Co.
Toledo Pickleball
1020 Water St., Toledo, OH 43604

REVISION	DATE	BY
1	05/12/2023	DESIGNER

INITIAL ISSUE DATE
05/12/2023
PROJECT NO.
0916.30

Exterior
Elevations - DD
D12