

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:

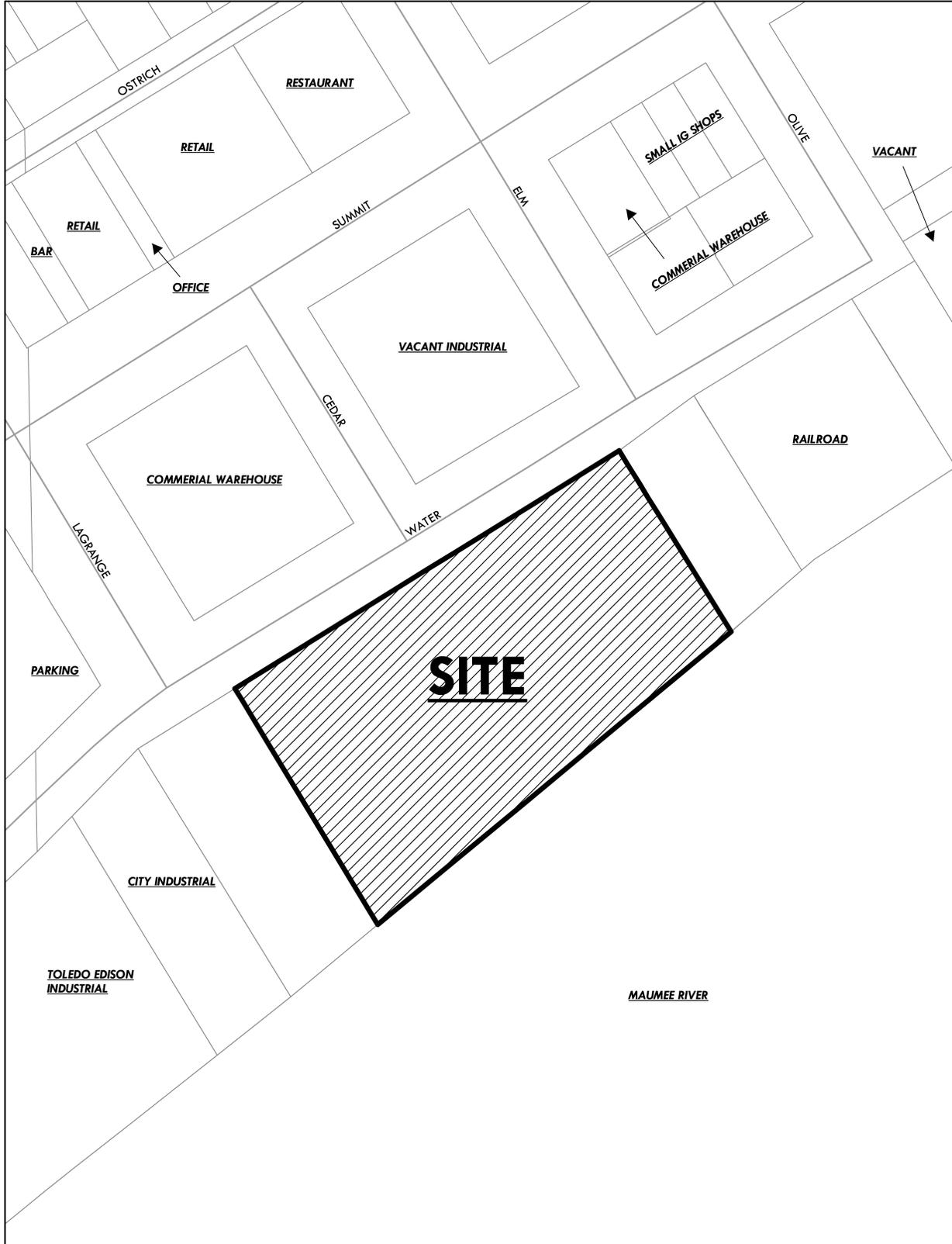
1. The proposed development conforms to the Toledo 20/20 Comprehensive Plan, the Summit Street Redevelopment Plan, and the Vistula Neighborhood Master Plan; and,
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan,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

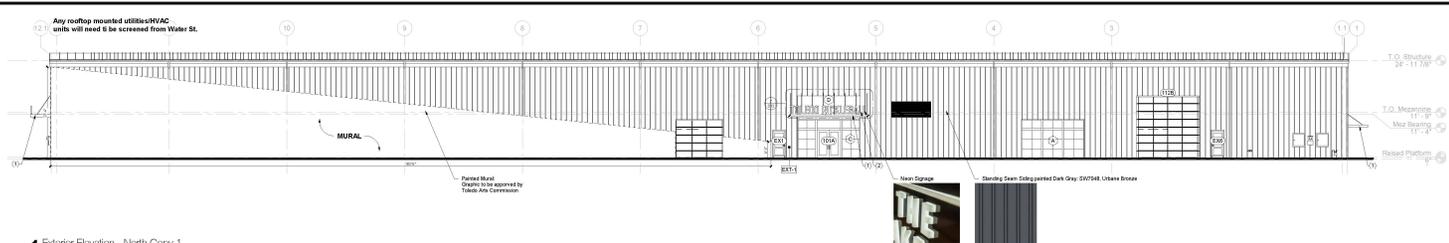
ZONING & LAND USE

MRO-1-24
ID 9

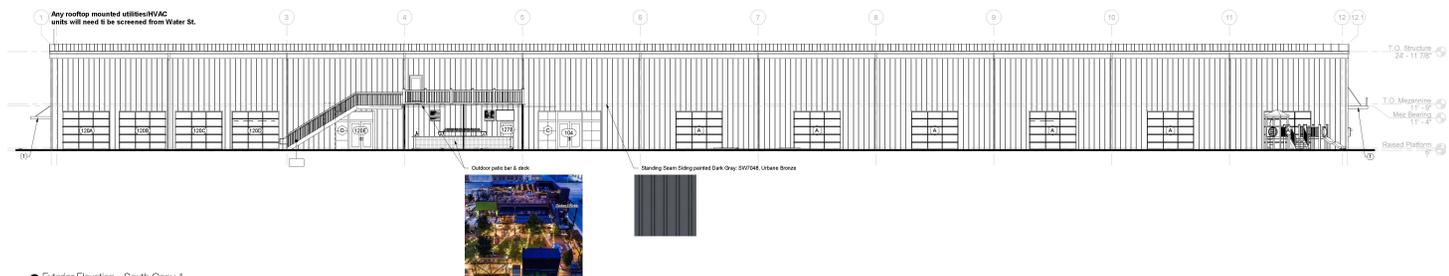


BUILDING ELEVATIONS

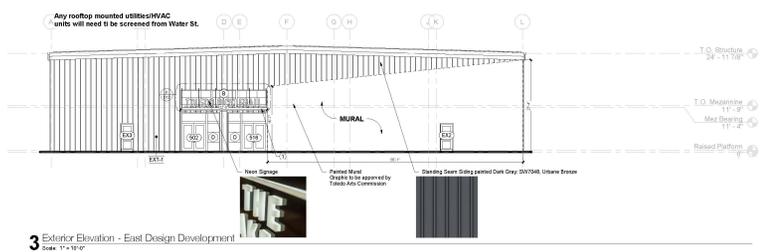
MRO-1-24
ID 9



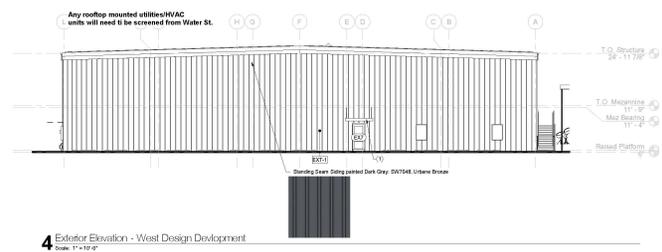
1 Exterior Elevation - North Copy 1
Scale: 1" = 10'-0"



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

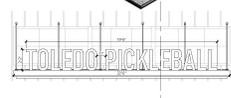
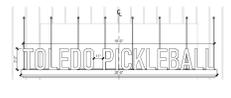
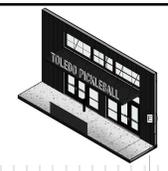
1. Detail note drawings. Referenced with in question. The contractor shall be responsible for making clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - EXTERIOR ELEVATIONS

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

SCHEDULE - FINISHES (EXTERIOR)

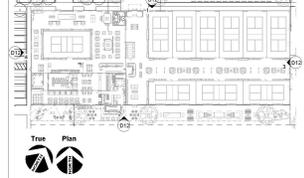
Type	Description	Manufacturer	Material	Comments
EXT-1	Paint (Base)	Shuman Williams	501 E202 Triton Black	One coat primer; 2 coats finish
EXT-2	Cedar Planks	By Contractor	Cedar, Finish with PWS (to be approved by Toledo Arts Commission) or other SPC (to be approved by Toledo Arts Commission)	Smooth side exposed



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. Gorman
Email: bsgorman@toledopickleball.com

ARCHITECT
Design Collective Architecture
101 East Woodruff Blvd.
Columbus, OH 43215
Tel: (614) 462-3883
Contact: Chris Hill
Email: chhill@designcollective.com

PODS SERVICE
Hessman/Stone
8801 99th Street
Columbus, OH 43242
Email: robert@hessmanstone.com

MECHANICAL ENGINEER
TBD

GENERAL CONTRACTOR
TBD

PROJECT STATUS
DD Set

NOT FOR CONSTRUCTION

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

REVISIONS	Description	Date

ISSUE DATE
05/12/2023

PROJECT NO.
0916.30

Exterior Elevations - DD
D12

5 - 9