



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR



DATE: December 7, 2018

REF: M-11-13

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

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

SUBJECT: Amendment to the Toledo 20/20 Comprehensive Plan to allow for the incorporation of the Junction Neighborhood Master Plan

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 6, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to the Toledo 20/20 Comprehensive Plan to allow for the incorporation of the Junction Neighborhood Master Plan
Location	-	Junction Avenue Neighborhood
Applicant	-	Junction Coalition 1001 Indiana Ave (aka 931 Hawley St) Toledo, OH 43607
Consultant	-	Toledo Design Center One Seagate Suite 123 Toledo, OH 43604

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Junction Avenue Neighborhood Business District Revitalization Plan
- The Junction Neighborhood Greening Plan

STAFF ANALYSIS

The applicant is requesting a review of the Junction Neighborhood Master Plan, prepared by the Toledo Design Center, and the Junction Coalition (JC). The Junction Neighborhood Master Plan is intended to be a flexible, long term guiding document that is intended to help direct development / reinvestment in a coordinated fashion while focusing on strengthening the community, increasing overall environmental awareness and guiding the proper use and allocation of resources.

The Junction Neighborhood Master Plan focuses on revitalizing the area that was previously served by the Community Development Corporation (CDC) known as Organized Neighbors Yielding Excellence (O.N.Y.X). That CDC is now defunct and the Junction Coalition has taken charge of revitalization efforts. The Junction Coalition was developed as a guiding force for systematic change and to combat the blight of vacant lots and abandoned in the neighborhood. Through planning, organizing, directing, and coordinating economic revitalization activities, the Junction Coalition will oversee the development and redevelopment within and adjacent to the boundaries of the Junction Community.

The Junction Coalition is three (3) individual groups that together form the whole. These diverse group of people consist of Private Sector Stakeholders, the Steering Committee, and Public Sector Stakeholders. Among the Private Sector Stakeholders are: residents, institutions, home and business owners, and merchants. The Steering Committee is comprised of the Toledo Design Center, Toledo-Lucas County Plan Commission, and the JC Core Planning Team. This a sub-group of members of the Junction Coalition as a whole who met on a regular basis to review and interpret data gathering, explore options, and refine recommendations. The Public Sector Stakeholders are government entities such as the Lucas County Land Bank, The Toledo Economic Development, and Public Services.

Located in Council District 4, the Junction neighborhood sits centrally in the City of Toledo and is within close proximately to downtown Toledo; and other neighborhoods like Uptown, the Middlegrounds, and the Warehouse District. The Junction neighborhood has a total population of approximately 7,721 of which is eighty-seven percent (87%) African American. Community and stakeholder engagement was achieved through a series of four (4) design workshops. These workshops focused on Open Space (Health and Wellness); Housing; Business and Churches; and Education. Moving forward there will be a continuous effort for community engagement as development opportunities present themselves.

The plan proposes to use a series of destination nodes and street corridor connectors to facilitate interconnectivity throughout the neighborhood. The street corridor connectors stitch together the larger pieces by connecting a main corridor or node to another. These are intended to be pedestrian friendly routes that highlight green spaces located along the way throughout the neighborhood. Other notable design concepts include: development of an ownership and maintenance model for vacant lots; renovate existing housing and develop new housing; stormwater infrastructure installations; urban agriculture; and Swan Creek clean up.

STAFF ANALYSIS (cont'd)

Junction Avenue Neighborhood Business District Revitalization Plan

Developed in 1987, the Junction Avenue Neighborhood Business District Revitalization Plan presents a revitalization plan for the Junction Avenue Neighborhood Business District. It was developed through the realization that the district plays an important role in the life of the community. This plan addresses deterioration and neglect as well as other recognized problems through a realistic appraisal of where the district stands as a business entity within the community and a determination of what should be done to improve its presents state. Among the goals and objectives outlined in the plan is to improve the condition and appearance of buildings and to promote the revitalization of the Junction Avenue Neighborhood Business District as both a convenient shopping area for neighborhood residents and as a religious/entertainment center for the larger community. The proposal is in compliance with the Junction Avenue Neighborhood Business District Revitalization Plan

The Junction Neighborhood Greening Plan

The Toledo Metropolitan Area Council of Governments (TMACOG) worked with the Junction community and the Toledo Design Center to develop a greening plan that would mitigate water runoff while providing additional green space within the Junction neighborhood. The outcome of this process is a vision for community beautification and stormwater management using green infrastructure that can be integrated into larger community plans for redevelopment, urban agriculture, and green spaces. The goal of this plan is to improve livability in the short term through beautification and mitigation of maintenance concerns and to lay the groundwork for reinvestment in the neighborhood. The proposal is in compliance with the Junction Neighborhood Greening Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan provides a set of recommendations to guide the future growth and development of the city. Included in the plan is a set of land use and related recommendations outlined neighborhood by neighborhood for the development and redevelopment throughout the city. A future land use map and land use policy are to be used as a guide for decision making and implementation. The Junction Neighborhood Master Plan provide the supporting documents that meet the stated intent of the Toledo 20/20 Comprehensive Plan and is in compliance with said plan.

Staff recommends approval of the Junction Neighborhood Master Plan because the proposed plan meets the stated purpose of the Zoning Code. Furthermore, the proposed plan is in compliance with all standards of the Toledo Municipal Code and all other adopted policies and plans.

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PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends that the Toledo City Council approve M-11-13, a request for approval of the Junction Neighborhood Master Plan, for the following two (2) reasons:

1. The proposed plan meets the stated purpose of the Zoning Code.
2. The proposed plan is in compliance with all standards of the Toledo Municipal Code and all other adopted policies and plans.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

GP
One (1) Exhibit follow

GENERAL LOCATION

M-11-13
ID 18

