



# GLASS CITY **RIVERWALK**







In a model that should be **replicated nationwide**, Toledo has been able to achieve so much so fast with its parks system and riverfront because **conservation, economic vitality, recreation and human health** all share top priority in the planning. The parks and river are not **special interest projects**, they're everyone's interested projects.

At this rate, Toledo's **best days** may not be 70 years in the rearview mirror, but tantalizingly **just a few years away**.

*Chadd Scott, Forbes*

# Promises in Progress



A system of multi-use trails that **connects 6 neighborhoods** on both sides of the Maumee.

More than **300 acres of greenspace** and recreational parkland.

A transformed riverfront providing **equitable access to clean, safe, natural** experiences.

A waterfront that **protects our environment** restoring natural areas, creating wetlands and planting thousands of trees.

An **economic impact of \$700 Million** by generating private construction, investment and increased property values



# Impact

## Higher Quality of Life:

Communities who position themselves to offer higher quality of life are positioning themselves to thrive in economic development. Job seekers no longer focus solely on financial incentive package, but are influenced by quality of life in their prospective home community.

## Parks = Powerful Economic Tool

Parks are now a proven and powerful economic development tool for cities across the country; for every dollar invested in public greenspace, cities typically see \$7-\$20 return in surrounding development.

## Glass City Riverwalk

Glass City Riverwalk in Downtown Toledo, currently less than 25% completed, has already seen close to \$400 million in new economic investments.

## Park Construction

**135,000**

Trade hours worked in 2.5 years

**0**

Injuries

**69**

Trade partners & vendors





# Impact



**400,000+**

More than 400,000 visits since Phase 2 opened June 2023



**30,000**

Last year's 3-week skating preview welcomed 15,000 skaters and 30,000 visits Feb. 2023



**30,000+**

The Ribbon has already welcomed more than 30,000 skaters since opening in Mid-Nov. for the first full season



**9,800**

Attended special events at Glass City Metropark, including Jazz Fest and Fourth of July Fireworks Celebration



**800**

Youth attended Connections Camp Events



**529**

Public / Requested Programs



# Glass City Riverwalk

Master Plan

East Toledo



Phase 1

RESIDENTIAL DEVELOPMENT

Vistula

Downtown Toledo



# Glass City Activation

PHASE 1





# Glass City Activation

PHASE 1





# Glass City Riverwalk

Master Plan

East Toledo

Phase 2

Phase 1

Vistula

Downtown Toledo



# Glass City Activation

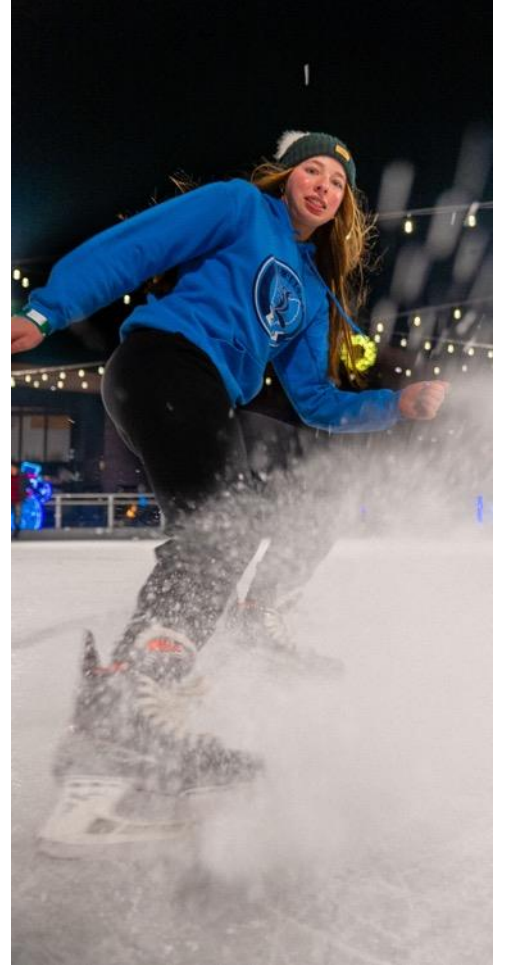
# PHASE 2





# Glass City Activation

PHASE 2





# The Ribbon

Glass City Metropark





# Glass City Riverwalk

Master Plan

East Toledo

Phase 2

Phase 1

Phase 3

Vistula

Downtown Toledo



# Lighthouse

Glass City Riverwalk





# Lighthouse

Glass City Riverwalk





# Lighthouse

Glass City Riverwalk





# Lighthouse

Glass City Riverwalk





# One Seagate

Glass City Riverwalk





# One Seagate

Glass City Riverwalk





# International Park

Glass City Riverwalk





# International Park

Glass City Riverwalk





# International Park

Glass City Riverwalk





# International Park

Glass City Riverwalk





# International Park

Glass City Riverwalk





# Glass City Riverwalk

Master Plan



East Toledo

Phase 2

Phase 1

Phase 3

Phase 4

Vistula

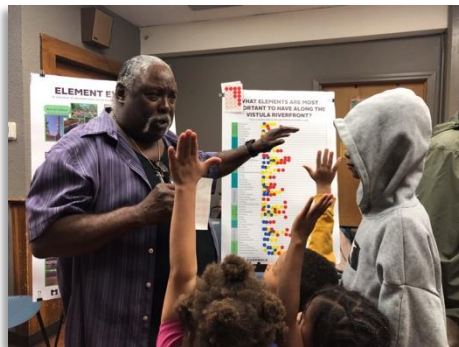
Downtown Toledo



# Vistula Vision – Engagement

Glass City Riverwalk

- ❑ Metroparks has hired Toledo Design Collective as an Engagement Contractor to work with the Neighborhood to get input from Neighbors
- ❑ Core Engagement Team created with partners in Vistula: Maritime Academy, Local Business Owner, Port Authority, Arts Commission, Salem Lutheran, Friendly Center
- ❑ Engagements: Public Meeting 1 of 4 has happened. First meeting had 75+/- people attended, Survey have been ongoing- including the , Halloween Trunk or Treat at Salem Lutheran Church.
- ❑ Next Engagement: Public Meeting at Friendly Center from 11am-1pm and 4-6pm On February 21<sup>st</sup>.





# Vistula Vision

## Glass City Riverwalk



Existing Photos

### WATER STREET, GATEWAY & AMENITY SPACE CHARACTER



1 Lagrange Gateway to Riverwalk



2 Festival Street Plaza



3 Repurposed Structures



4 Terrace Get Down Seating



5 Get Down Edge Condition



6 Sliding Lounge Seating



7 Repurposed Historic Folly



8 Industrial Remnants



9 Overlook

### RIVERWALK EDGE CHARACTER



10 Get Down Character



11 Picnic Platforms



12 Summit Street Monumental Stair



13 Industrial Planting Space



14 Summit Street Terrace Overlook



15 Riverwalk Multipurpose Trail



16 Naturalized Planting Edge Along Lagoon



17 Kayak Launch



18 Boardwalk Along The Lagoon

### REPURPOSED HISTORIC ELEMENTS



19 Rugged Landscape Edge



20 Informal Walking Paths & Spaces



21 Planting Edge Condition



22 Monolithic Stair Down To The River



23 Plantings & Seating Opportunities



24 Protected / Shaded Gathering Spaces Near Skatepark (not shown)



25 Pavilion Shelter Near Skatepark (not shown)



26 Skatepark (not shown)



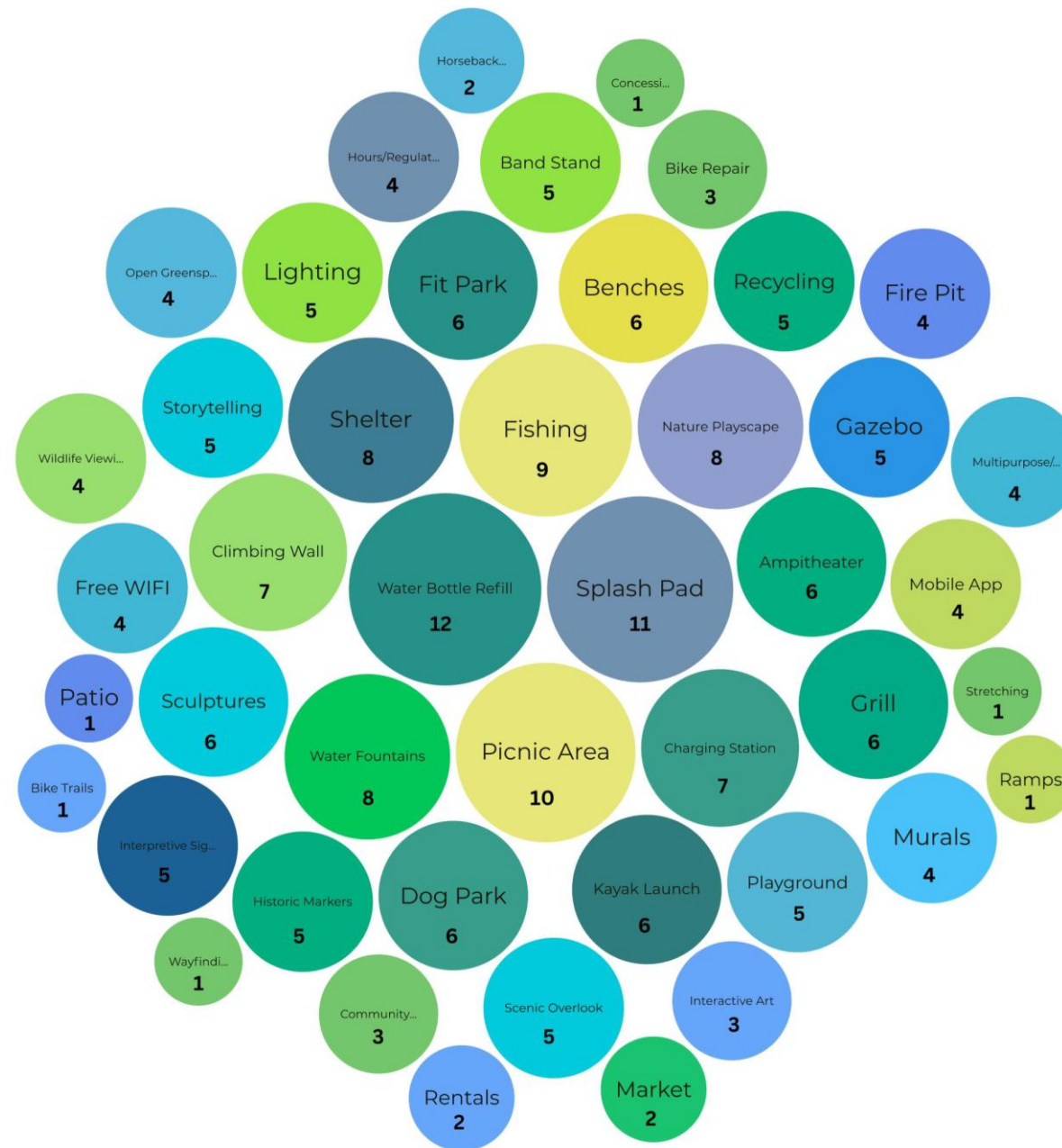
27 Art Wall / Screening Behind Skatepark (not shown)

## Vision Concepts



# Vistula Vision

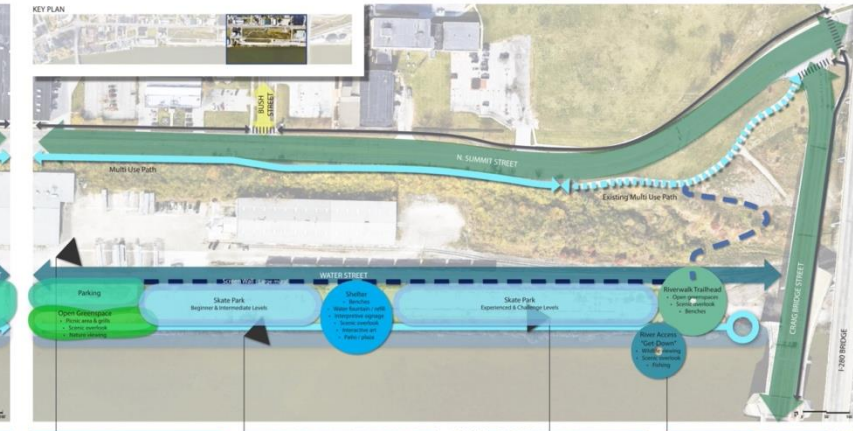
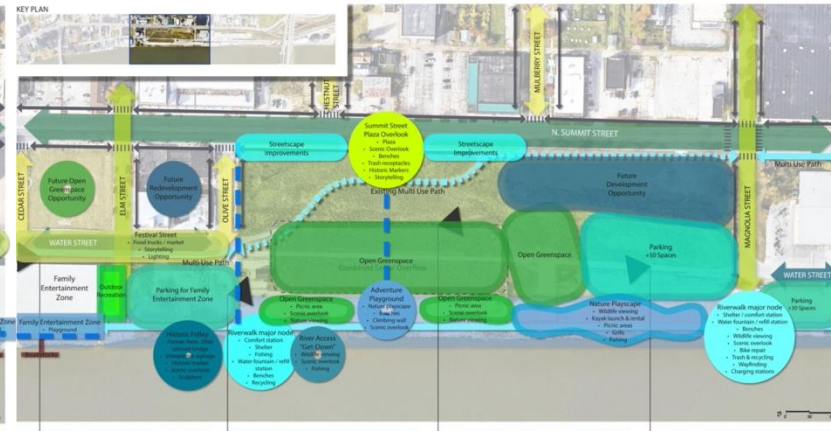
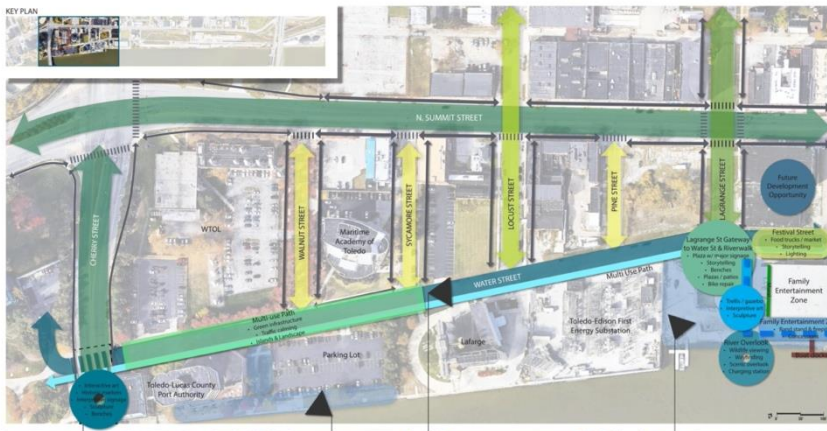
Glass City Riverwalk





# Vistula Vision

## Glass City Riverwalk

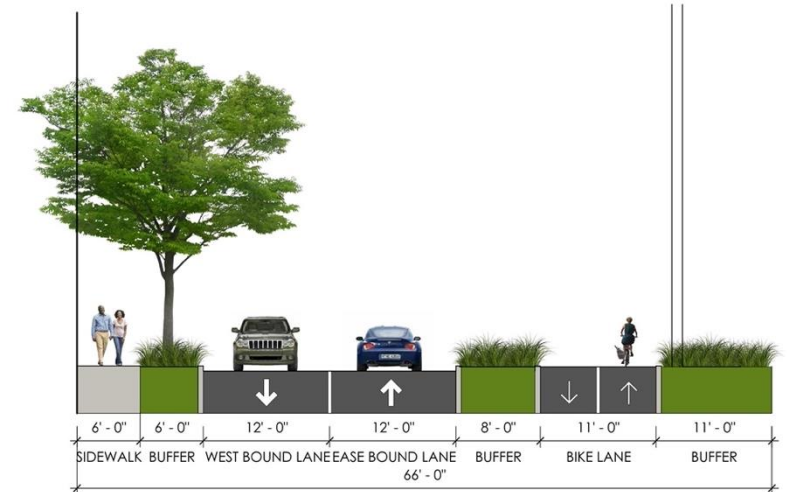




# Vistula Vision - Water Street

Glass City Riverwalk

- ❑ Reconstruction of Water Street from MLK to Olive street
- ❑ This was a COT grant from TMACOG, Metroparks is assisting with design and bidding to incorporate the Glass City Riverwalk into the reconstruction



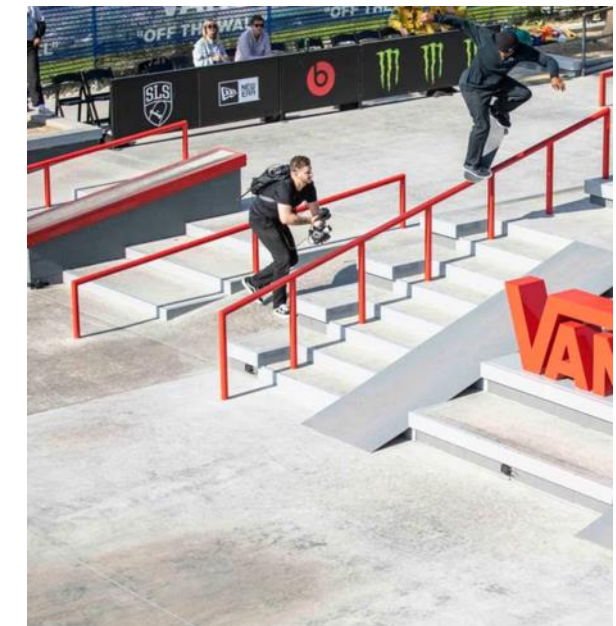
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# Vistula Vision- Skate Park

Glass City Riverwalk

Expansion of recreational opportunities will not only bring new interest and investment to Toledo, but also complement our communities existing resources (restaurants, hotels & conference facilities) for hosting world-class events.





# Glass City Riverwalk

Master Plan

East Toledo

Phase 7

Phase 5

Phase 1

Phase 2

Phase 6

Phase 3

Phase 4

Vistula

Downtown Toledo







# **Glass City Riverwalk Development Agreement**



# Development Agreement

Glass City Riverwalk

- ❑ Authorizes the sale of 1030 Water Street to Metroparks for \$1.00
- ❑ Authorizes the appropriation and expenditure of \$2 million from the CIP for site development, renovation and relocation expenses of Water Street operations to City's facility on Central Avenue
- ❑ Authorizes the sale of the Jefferson Street Comfort Station to Metroparks for \$1.00
- ❑ Authorizes the City to grant easements to Metroparks for the Glass City Riverwalk Project
- ❑ Authorizes the sharing of services between the Parties to support the operation and maintenance of the Glass City Riverwalk.



# Glass City Riverwalk

Master Plan

East Toledo

1030 Water Street

Vistula

Downtown Toledo



# 1030 Water Street

Glass City Riverwalk





# Family Entertainment Center Concept

Glass City Riverwalk





# Family Entertainment Center Concept

Glass City Riverwalk





# Family Entertainment Center Concept

Glass City Riverwalk





# Family Entertainment Center Concept

Glass City Riverwalk







1030 Water Street Relocation

# Feasibility & Space Utilization Assessment



# Feasibility & Space Utilization Assessment

## Overview

- ❑ Ordinance 487-23
- ❑ The Collaborative Commissioned
- ❑ Buildings Assessed:
  - ❑ 1189 W Central Avenue
  - ❑ 301 S Byrne Road
  - ❑ 110 N Westwood Avenue



# 1030 Water Street

Existing Utilization



## WATER STREET

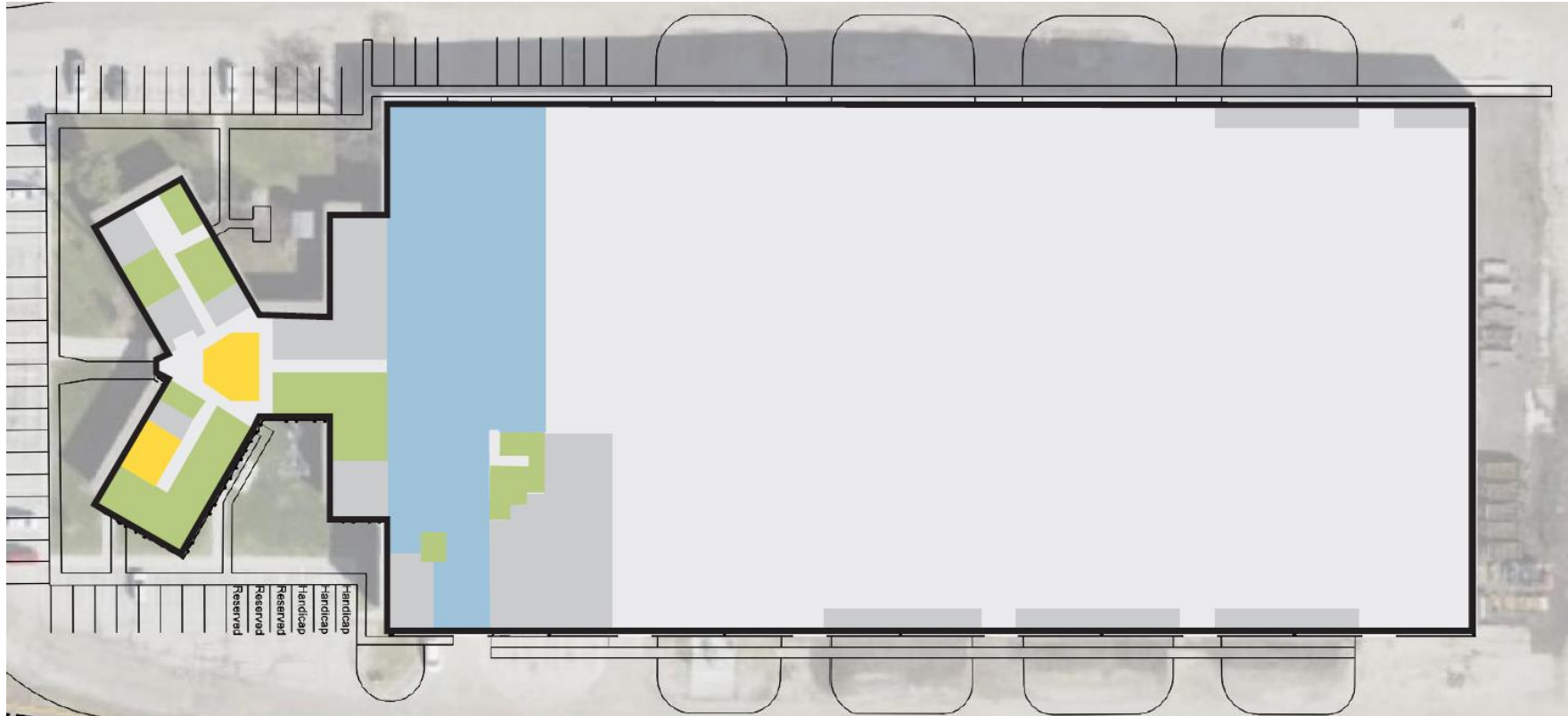
39,286 TOTAL SF

- VEHICLE STORAGE  
(24,546 SF)
- SHOP / MAINTENANCE  
(9,123 SF)
- OFFICE SPACE  
(1,885 SF)
- STORAGE / RESTROOM / LOCKER ROOM  
(3,732 SF)



# 1189 W Central Avenue

Existing Utilization



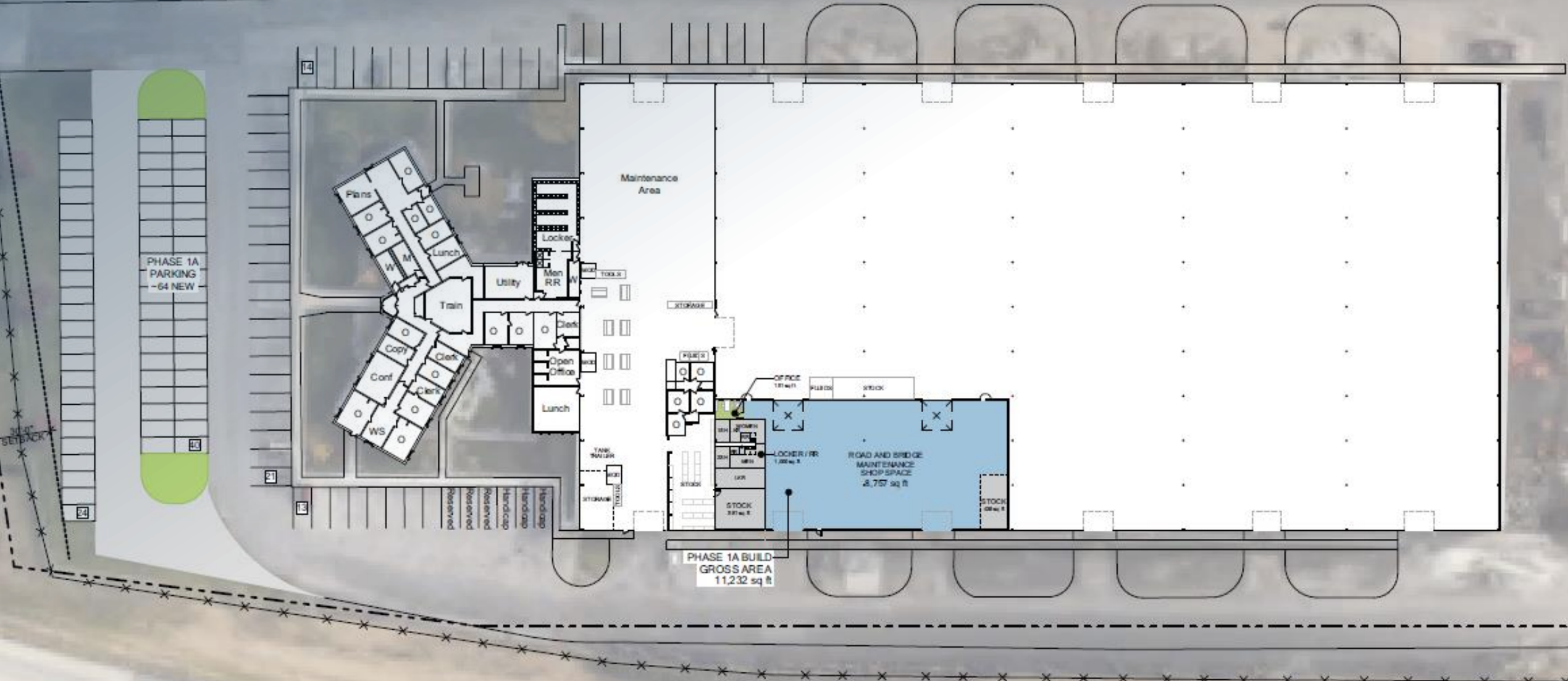
## CENTRAL AVENUE 128,431 TOTAL SF

- VEHICLE STORAGE (95,563 SF)
- SHOP / MAINTENANCE (14,302 SF)
- OFFICE SPACE (4,946 SF)
- ASSEMBLY / MEETING ROOM (1,055 SF)
- SERVICE SPACES (12,553 SF)
  - STORAGE / STOCK ROOM
  - RESTROOM / LOCKER ROOM
  - COPY ROOM
  - KITCHENETTE / LUNCH ROOM



# 1189 W Central Avenue

Feasibility Study Recommendation





# Advantages of Optimizing Use of 1189 W Central Avenue

## Overview

- ❑ An economical solution that maximizes the use of an existing city-owned facility.
- ❑ Operationally, it maintains efficiency and a high level of service.
- ❑ The facility is strategically situated in the heart of the city, ensuring central accessibility for crews.
- ❑ Enhances the coordination of service delivery and communication between Departments of Public Service and Transportation



# Jefferson Comfort Station

Glass City Riverwalk



Glass City Riverwalk





# Jefferson Comfort Station Concept

Glass City Riverwalk





# Easements

Glass City Riverwalk

East Toledo

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Downtown Toledo





# Shared Services

Glass City Riverwalk

- ❑ **Public Safety** – mutual aid agreement
- ❑ **Mulch** – City mulch for playground areas
- ❑ **Leaf Collection** – Two annual bulk pick-ups
- ❑ **Salt** – Provided from City’s pile for Riverwalk
- ❑ **Yard Waste** – Metroparks to deliver limbs, sticks and brush to City’s Elmdale facility
- ❑ **Street Sweeping** – Before and after major events in and around the Glass City Riverwalk





**Thank you.**

**➔ [toledo.oh.gov](https://toledo.oh.gov)**