



TOLEDO - LUCAS COUNTY PLAN COMMISSION
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: Z25-0022
DATE: September 12, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Request for Institutional Campus (IC) Master Plan at 2323 W. Bancroft Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 11th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Institutional Campus (IC) Master Plan
- Location - 2323 W. Bancroft Street
- Owner/Applicant - Oblates of St. Francis de Sales High School
2323 Bancroft Street
Toledo, OH 43607
- Engineer - Verdantas LLC
219 S. Erie St
Toledo, OH 43604
- Architect - Nick Rose
The Collaborative
500 Madison Ave STE 1
Toledo, OH 43604

Site Description

- Zoning - CO, RS9, RD6 / Office Commercial, Single-Dwelling Residential & Duplex Residential
- Area - ± 28.33 acres
- Frontage - ± 1403' along Bancroft Street
- ± 956' along Evansdale Avenue
- ± 346' along Parkside Boulevard
- Existing Use - School
- Proposed Use - School

GENERAL INFORMATION (cont'd)

Area Description

North	-	POS / Bancroft Street, Ottawa Park
South	-	RS9 / Calvary Cemetery
East	-	RS9 / School, Church, Single-Dwelling homes
West	-	RD6 & RM36 / Duplexes, Multi- & Single-Dwelling homes

Parcel History

SPR-20-05	-	Minor Site Plan Review for parking lot expansion at St. Francis De Sales High School. (Approved administratively with conditions on 04/20/2005).
SUP24-00106	-	Special Use Permit for a new building for school. (PC approved 12/5/24, PZ approved 01/08/25, CC approved Ord. 015-25 on 01/14/2025).
Z25-0020	-	Zone change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is proposing an Institutional Campus (IC) Master Plan for the Saint Francis de Sales School (SFS) located at 2323 W. Bancroft Street. The ± 28.33-acre site is zoned CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential). Adjacent land uses include Ottawa Park to the north; Calvary Cemetery to the south; a school, church, and the Westmoreland Historic Neighborhood to the east; and a mix of duplexes, multi- and single-dwelling houses to the west.

The St. Francis de Sales School is a Catholic college preparatory school community for young men grades 7-12. St. Francis de Sales promotes academic, spiritual, social, and physical development of their students in order to produce leaders in the spirit of St. Francis de Sales, who challenges the motto of “be who we are and be that well”. The St. Francis de Sales School opened its doors September 14, 1955 in its current location on Bancroft Street; and has undergone numerous upgrades throughout the years since. In 2024, SFS launched “Our Faithful Loyalty” – the 75th Anniversary Campaign for the School’s anniversary in 2030.

STAFF ANALYSIS (cont'd)

The Master Plan includes proposed campus upgrades such as a new 68,829 square foot athletic building and field house; stadium improvements for LaValley Field; and increasing parking lot capacity within the main parking lot.

Furthermore, the applicant has requested a Zone Change to IC (Institutional Campus) for the site in companion case Z25-0020. The adoption of an IC Master Plan is required for all sites zoned IC, and to provide a framework for future improvements to the site. Approval of an Institutional Master Plan will permit flexibility in site development and in building design while protecting the integrity of adjacent neighborhoods. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met.

Proposed Institutional Campus Master Plan

The following is the proposed Institutional Campus Master Plan for the project site. This proposed plan is responsive to the requirements listed in Toledo's Municipal Code Part Eleven - Planning and Zoning Code in Section 1111.1304. Each requirement is listed below along with the applicant's response.

A. Planning Horizon: Expiration and Lapse of Approval: The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan Approval.

Response: St. Francis de Sales School's 6-year planning horizon includes the following projects:

Phase One -- Stadium Improvements for LaValley Field Multi-Use Athletic Facility.

- a. Replace Press Box
- b. Expansion of grandstand capacity
- c. New Video Board

Phase Two - Indoor Athletic Facility.

Phase Three - Explore options of emergency access connection from campus to Parkside Boulevard.

Phase Four - Increase the parking capacity of the main parking lot once more land becomes available along Evansdale.

B. Mission and Objectives: The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the IC Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

STAFF ANALYSIS (cont'd)

Response: We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to “be who we are and be that well.” St. Francis de Sales School is dedicated to being the best school for each individual student. From the teachings of St. Francis de Sales, we encourage our students to “be who you are and be that well.” This motto, imprinted on the hearts of our students and faculty, has formed our educational philosophy. Students are able to explore areas of interest and go deeper into their passions. Fields of study include but are not limited to engineering, robotics,

computer science, art, business, health professions and law. St. Francis de Sales School and its faculty understands the importance of meeting students where they are. We understand the range of learning and provide an environment to meet the needs of students today. We are continually reviewing curriculum to ensure all students are engaged and successful in preparing themselves for life after high school. Students who are ready are able to explore college options through College Credit Plus or our extensive AP offerings. For students who require support services, we are able to provide intervention services. Our Student Achievement Center is available for all students for academic support and tutoring.

- C. Existing Property and Uses:** The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

Response: The campus of St. Francis de Sales School sits on 35 acres of land, bounded by Ottawa Park, Calvary Cemetery, the Westmoreland neighborhood, and the University of Toledo. The land is used for the education of a 648 all male student body, grades 7 through 12, along with athletic facilities. The campus facilities consist of one primary educational building, a maintenance garage, a grandstand building along with a storage building. On campus, SFS has LaValley Stadium, which is for Football, Track, Soccer, and Lacrosse along with Kober Field for Baseball. The campus also has practice fields for Football, Soccer and Lacrosse. The school building houses two indoor gyms for Basketball along with the SFS Natatorium, 220,000-gallon pool, which is the only High School in Toledo with a pool. The pool is also used by the Greater Toledo Aquatic Club (GTAC), which is a club for swimming for boys and girls of school age. The athletic fields are used by SFS and Gesu. We also rent our facilities to other schools and organizations.

STAFF ANALYSIS (cont'd)

A large number of these rentals are free to the organizations, for example, Youth football leagues, community block watch meetings, and Josh Project - a nonprofit organization that teaches swim lessons to underprivileged children.

1. Illustrative site plan:

The campus consists of the St. Francis de Sales 7-12 school building, LaValley Field (football, soccer, lacrosse, track and field), Don Kober Field (baseball), parking lots and athletic practice fields (shown in Exhibit "B").

2. Land and building uses:

The St. Francis de Sales is a 35-acre campus used for academics and athletics to serve 7th through 12th grade students.

3. Floor areas:

The St. Francis de Sales 7-12 school building is a 3 story, 110,896 square foot facility (shown in Exhibit "B").

4. Building heights:

The St. Francis de Sales 7-12 school building is a 29-foot-tall facility with a peak of 44 feet at the chapel (shown in Exhibit "B").

5. Landscape and lighting concepts plan:

The St. Francis de Sales school building currently contains a pedestrian pathway connecting the service drive at the rear of the school to the provide a connection to the Student Achievement Center and stadium at the East side of the campus. The future indoor athletic facility will facilitate a larger pedestrian path that will also serve as a fire lane. Geogrid reinforced lawn is to be utilized where possible along this path in order to minimize hard surface. Concrete curb is to be used to capture the perimeter of the reinforced area for a clear delineation of the reinforced surface. Lighting expansion on campus is to be directed downwards in order to minimize light pollution impact on the surrounding neighborhoods, in addition to the Oblates residence on campus. The future indoor athletic center also offers potential surface for wall-mounted light fixtures which can add additional ground level lighting in order to provide a safe level of lighting at the pedestrian level and enhance opportunities for video security monitoring of the campus (shown in Exhibit "B").

6. Off-street parking description:

The St. Francis de Sales campus consists of 300 parking spaces. This provides ample parking for the 304 parking passes typically issued each year. All access to the campus is from Bancroft Street. The parking lot along Evansdale Avenue is landscaped with no points of ingress or egress access from the campus to the residential street. The school holds an informal agreement with the neighboring Gesu Church allowing student parking for school use as well as parking for events held on campus.

STAFF ANALYSIS (cont'd)

Staff Comment: The IC Master Plan includes descriptions for each of the existing buildings that outline building size, capacity and additions/renovations that have occurred over time. Additionally, two (2) exhibits to the Master Plan that identifies all of the existing buildings, parking lots, and associated facilities are included at the end of this report. Exhibit "A" is the Master Plan document and Exhibit "B" contains the appendices of the Master Plan including the overall site plan, building floor plans and design, and the proposed athletic facility. It is noted that there are adequate parking facilities; however, documentation will need to be submitted illustrating that adequate parking facilities are provided that meet an overall parking plan for the campus. This includes vehicle and bicycle parking, student drop-off/pick-up, bus unloading/loading and all other necessary parking related facilities. This is listed as a condition of approval.

- D. Needs of the Institution:** The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

Response:

1. Academic:

No new buildings or additions are in the Institutional Campus Plan for the existing school building. The new athletic building will allow rooms within the school, currently used for athletics, to be remodeled and made usable for educational purposes.

2. Athletics:

The master plan includes a new athletic and fitness building with the alternate for a field house. A future extension of existing grandstands at multi-use field and track is also planned.

3. Parking:

Increase the parking capacity of the main parking lot as more land becomes available along Evansdale. An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

- E. Development Envelope:** The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

STAFF ANALYSIS (cont'd)

Response: St. Frances de Sales current development plan is for a 33,829 sq ft athletic building that will provide locker rooms, conference/multi-purpose room, fitness center, offices, trainer's facility, wrestling room, hockey practice area, along with restrooms and a concession area accessible from the exterior. The athletic building is to be placed near LaValley Field for use by the football, soccer, lacrosse, track and field teams. An alternate for the project is the construction of a 35,000 square foot field house to the athletic building. This will allow for indoor practice by the various athletic teams. Future projects include an expansion of the current LaValley Field grandstands along with increasing the parking capacity of the main parking lot.

Staff Comment: An exhibit is attached to the IC Master Plan that illustrates the proposed improvements to the site within the proposed St. Francis de Sales Master Plan, this is included at the end of this report as Exhibit "B". Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards and listed as a condition of approval.

- F. **Transportation Management Plan:** The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

Response: St. Francis de Sales issues 304 parking passes for the school year with 300 marked parking spaces with an additional to 30 spaces rented through the neighboring Gesu Church through a Memorandum of Understanding (Exhibit "B") With typical absences, this has been adequate to serve the current campus parking needs. The master plan is to increase the parking capacity of the main parking lot as more land becomes available along Evansdale. This is to enable future increase in student census, reduce impact on the surrounding neighborhoods during large events, and enable more flexibility for event hosting capabilities on campus.

School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am. The athletics schedule starts at 5:00 am with morning swimming practice, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.

An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

Staff Comment: Based on the proposed number of students there is an excess amount of parking than what would be required, however, no bus or parent drop-off / pick-up spaces are depicted on the site plan. Additionally, no bicycle parking is provided on the submitted site plans. A minimum of thirty (30) bicycle parking spaces shall be provided. Bicycle parking, parent, and bus drop-off / pick-up spaces shall be depicted on a revised site plan and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

G. Pedestrian Circulation Plan: The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

Response: The campus provides pedestrian access from Bancroft Street to the school building along with internal paved sidewalks and paths including access to the adjacent Gesu church and elementary school site. Bancroft Street currently provides bike lanes, in both directions, along with a TARTA bus stop and drop-off bay in front of the school building. Marked crosswalks are provided from the main parking lot to the school building. Pedestrian access is not provided to Evansdale Street to discourage parking along this residential roadway.

Monitoring of daily pedestrian circulation is a continuous process involving school security and administration, as well as monitoring of the school's video security system. Periodic reviews by school and school board committees to improve infrastructure for the betterment of pedestrian movement and security.

H. Design Guidelines: The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

Response: The existing structures on campus contain a blend of masonry construction, grey-tone metal panel, and tinted glazing systems.

- Building massing – no building on campus shall be taller than the chapel.
- Masonry shall match the existing beige blend of the school building.
- Metal panel shall compliment the tones of zinc used on the chapel. The school does not wish to use metal panel matching the dark tones at the natatorium in the future.
- Roofing Systems – All roofs will be either EPDM or standing seam metal roofing systems.
- Fencing and landscaping –
 - Ornamental fencing shall match the black metal type used around the stadium. The school does not wish to use the stone capped brick piers in future fencing installations.
 - Chain link shall be green vinyl coated to match sections installed around stadium.

Staff Comment: In addition to complimenting the existing building architecture, any future modifications to the existing or proposed buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500 as a condition of approval.

STAFF ANALYSIS (cont'd)

1. **Neighborhood Protection Strategy:** The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

Response: St. Francis de Sales school has been a part of the Westmoreland neighborhood and University of Toledo area since 1955. The master plan is being developed to maintain limited growth in a manner to enhance this community. School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am. The athletics schedule starts at 5:00 am with morning practice with swimming, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.

Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Tuesday, September 2nd 2025 at the St. Francis de Sales School Campus. The applicant intends to discuss the requested Zone Change to IC, and the Institutional Campus Master Plan with neighboring community members. Staff will be in attendance at the meeting and can speak to any discussions on record that may occur.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Land Use Map designates this area for Institutional land uses. The Institutional land use designation is intended to preserve regional and local anchors that require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The continued use of the subject site by the St. Francis de Sales School is consistent with the purpose of the Institutional land use designation. Due to the size and the history of the site as an institutional use, the IC Master Plan is appropriate. Furthermore, approval of the IC Master Plan supports the Forward Toledo Comprehensive Land Use Plan's Goal of Improved Decision Making.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0022, a request for an Institutional Campus Master Plan at 2323 W. Bancroft Street, to the Toledo City Council, for the following **two (2) reasons:**

1. The proposed use is consistent with the adopted Forward Toledo Comprehensive Land Use Plan and the stated purposes of the Zoning Code (TMC§ 1111.1309(A)); and
2. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject site or the natural environment (TMC§1111.1309(C)).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of Z25-0022, a request for an Institutional Campus Master Plan located at 2323 W. Bancroft Street, subject to the following **twelve (12)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Environmental Services

No comments received at time of print.

Division of Sewer and Drainage Services

No comments received at time of print.

Engineering Services

1. Additional development or redevelopment of the institutional campus will necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Utilities.
2. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Bureau of Fire Prevention

No comments received at time of print.

Division of Transportation

3. Bicycle parking is required per TMC§1107.0900.
4. All accessible parking spaces are required to be a minimum of 9'x18' with a 5' loading aisle for auto and 8' loading aisle for van per TMC§1107.1702 & 1107.1911. (Existing accessible parking along driveway loop near Bancroft is missing a loading aisle).

Plan Commission

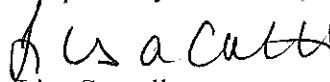
5. Any future development projects will require a Site Plan Review in conformance with TMC§1111.0800, to determine compliance with the City of Toledo Municipal Code minimum standards.
6. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal shall include:

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained;
 - b. The location, type, and direction of any proposed lighting. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908. Lighting is subject to the approval of the Director of the City of Toledo Plan Commission; and
 - c. The location, height, and materials of any fencing to be installed and maintained.
7. Student pick-up / drop-off locations by parents and bus shall be depicted on a revised site plan.
 8. A minimum of thirty (30) bicycle parking slots shall be provided and shown on a revised site plan.
 9. Any proposed buildings or future modifications to the existing buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500.
 10. Any proposed signage shall meet TMC§1113.0000 Signs. A sign permit application shall be submitted and approved for all signage.
 11. Minor adjustments to the Master Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
 12. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Lisa Cottrell
Secretary

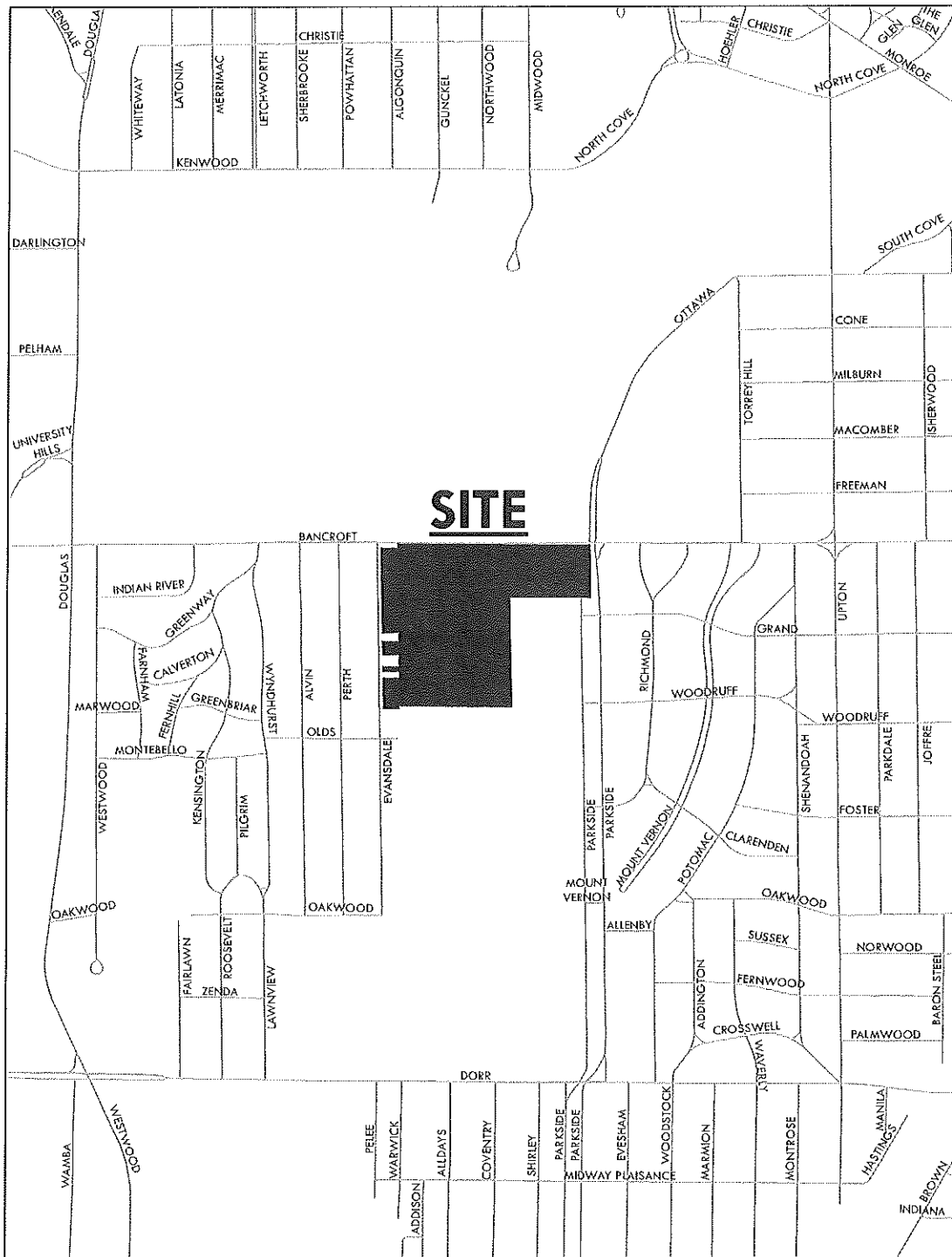
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Two (2) Sketches, Exhibit "A"- St. Francis de Sales School Institutional Campus Master Plan Text, and Exhibit "B" - Appendices of the Master Plan Text follows.

Cc: Oblates of St. Francis de Sales High School, 2323 Bancroft Street Toledo, OH 43607

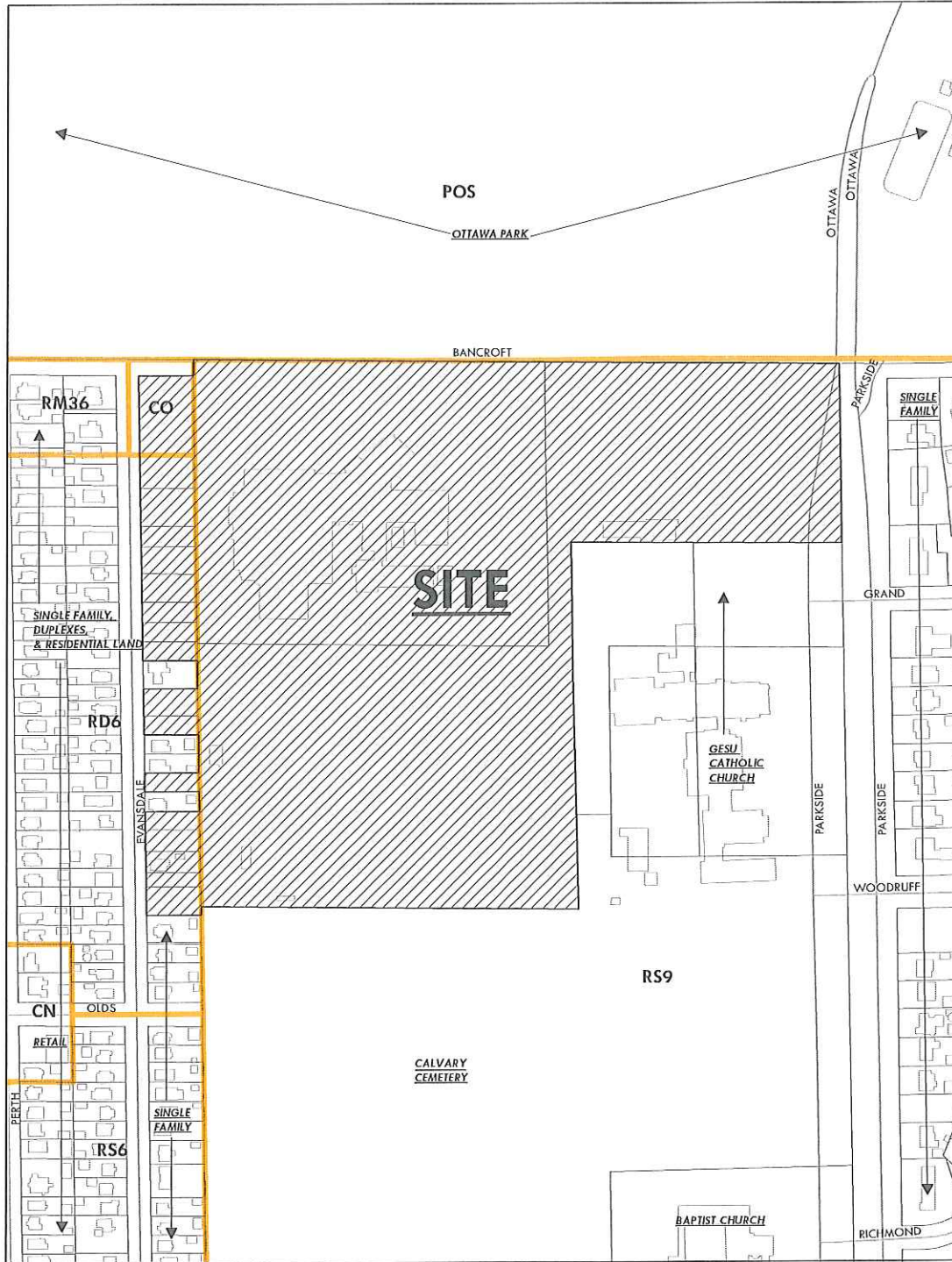
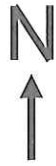
GENERAL LOCATION

Z25-0022
ID 36



ZONING & LAND USE

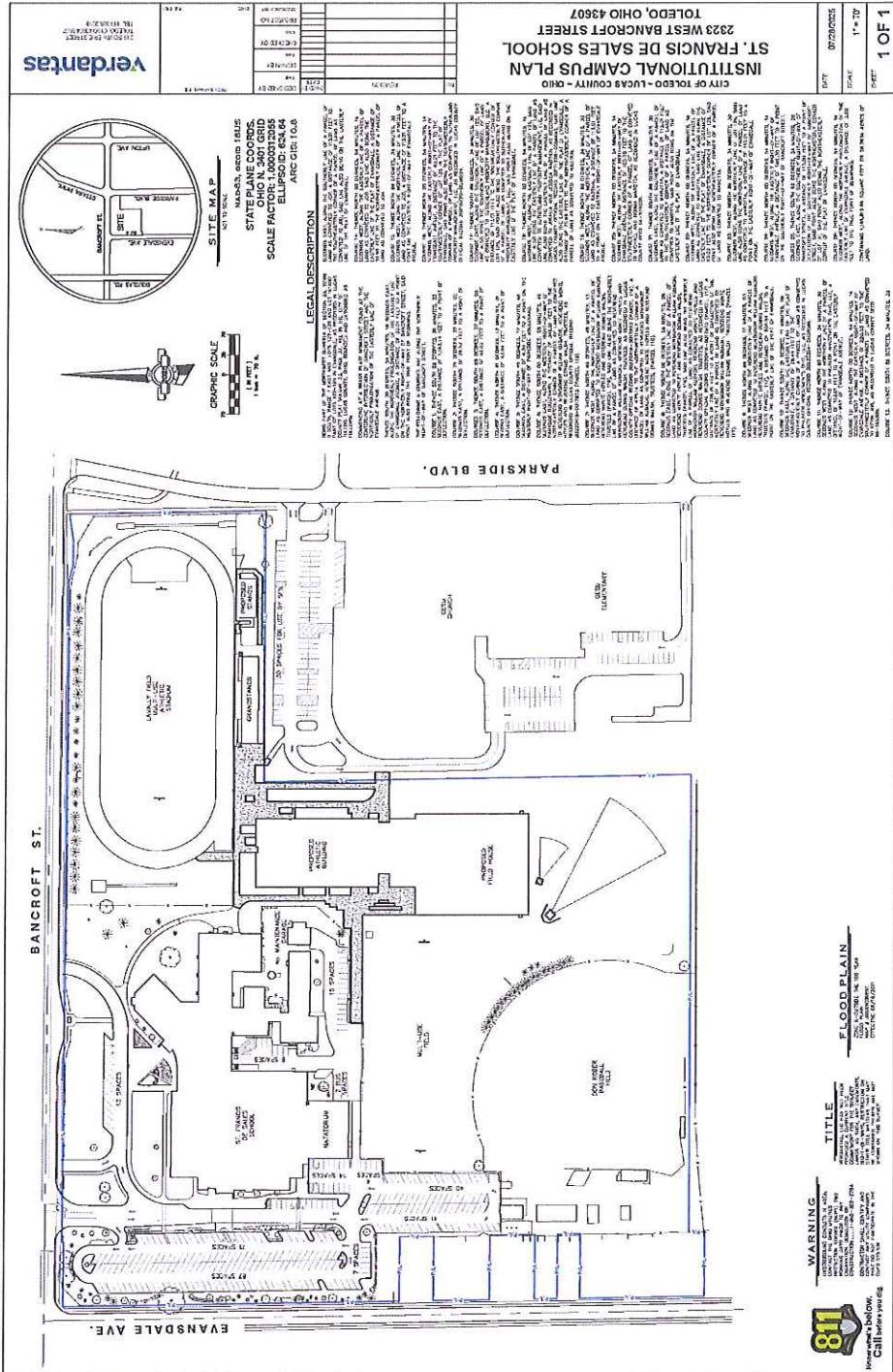
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Z25-0022
ID 36

SITE PLAN



WARNING
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

TITLE
 FLOODPLAIN
 100 YEAR FLOODPLAIN
 500 YEAR FLOODPLAIN
 100 YEAR FLOODPLAIN
 500 YEAR FLOODPLAIN

811
 Call before you dig.

1 OF 1
 SCALE: 1" = 20'
 DATE: 11/11/11

ST. FRANCIS DE SALES SCHOOL
 2323 WEST BANCROFT STREET
 TOLEDO, OHIO 43607
 CITY OF TOLEDO - LUCAS COUNTY - OHIO

verdantas
 11550 W. STATE ST. SUITE 200
 CLEVELAND, OHIO 44120
 TEL: 216.231.2100

EXHIBIT "A"

St. Francis de Sales School

Institutional Campus Master Plan

July 28, 2025



ST. FRANCIS DE SALES
SCHOOL



THE
COLLABORATIVE
+ ACOCK

verdantas

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About St. Francis de Sales School

We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to "be who we are and be that well."

The term Salesian refers to the teachings of Saint Francis de Sales and Saint Jane de Chantal. Salesian Spirituality developed out of St. Francis de Sales' experience as a bishop and spiritual advisor to people interested in living their faith in daily life. Many of his teachings are collected in his classic work, *Introduction to the Devout Life*. St. Francis de Sales believed in the universal call to holiness. Everyone is called to be holy, but holiness looks different for each person. Salesian Spirituality continues to guide all those who seek to "Live Jesus."

Since our opening in 1955, St. Francis de Sales School has served as a community resource. We began at the request of Bishop George Rehring, who invited the Oblates of St. Francis de Sales to found an all-boys college preparatory school in Toledo, the first since the Depression. Today, we are stronger than ever. We provide a life-changing experience to young men and their families in Northwest Ohio and Southeast Michigan.

Our well-rounded program of academic, spiritual, social, and physical development forms leaders in the spirit of St. Francis de Sales.

Among our offerings:

- The Salesian Leadership Initiative cultivates leadership among our students with intentional exercises and programming. Our Global Salesian Leadership Symposium is a renowned experience for youth in Toledo and abroad to encounter new, moral ideas.
- Our MyPREP curriculum gives individualized attention to each student, helping them prepare for college and the professional world.
- The Center for Advanced Scientific Exploration (CASE) combines classroom space and labs so that our long-tenured science faculty can facilitate learning and engage students. Our Student Achievement Center is staffed with tutors and academic assistants.
- We are the unequalled leader among Northwest Ohio schools in athletics, with 29 state championships in seven sports, including football, basketball, hockey, tennis, wrestling, swimming and diving, and water polo.

Our 10,000 graduates include an Olympic bronze medalist swimmer and world-record breaststroker, two Tony Award winners, an Oscar nominee, an Air Force general, a Catholic bishop, and Toledo's mayor. But we are most proud of the thousands of graduates who live moral lives as fathers, husbands, professionals, priests, and community leaders.

History of the Oblates & St. Francis de Sales School

The Oblates of St. Francis de Sales were founded in 1876 by Blessed Louis Brisson at the encouragement of Sister Mary de Sales Chappuis. From its founding in France, the order expanded to Holland, Germany, Austria, and Switzerland in the late 1800s. In 1893, the Oblates settled in the United States, first in New York and later in Wilmington, Delaware. There, the first permanent Oblate community and school were established in the United States. Toledo became home to the Oblates in 1943 when seven Oblates accepted faculty positions at Central Catholic High School.

With overcrowding at Central Catholic, Bishop George Rehring expressed interest in providing an all-boys high school for the community. No all-boys Catholic school existed in Toledo after the old St. John's closed during the Depression in 1936, and there were already two all-girl high school options available. Bishop Rehring asked the Oblates if they would be willing to take on this challenge. The Oblates agreed to build, maintain, and staff the school. St. Francis de Sales High School opened its doors to 290 freshman and sophomore students on September 14, 1955.

Construction Chronology

1962 \$150,000 building fund is created for locker space, music rooms, and a wrestling room. Students sell 15,000 boxes of candy to supplement the fund.

1967 Plans are announced for a new Oblate faculty house, office spaces, and an eight-lane swimming pool—the largest of its kind in Toledo at the time.

1973 Construction begins on a new chapel for the Oblates, and leftover funds are used for a senior lounge.

1979 The Silver Knight Campaign is launched, seeking \$1 million to expand and renovate the science wing for the school's 25th anniversary in 1980.

1985 The Silver Knight II Campaign, also at \$1 million, is launched to rebuild the natatorium and extend the gymnasium.

1990 St. Francis acquires the surrounding playing fields from the Diocese of Toledo.

1997 St. Francis invests in technology with help from Dana Corporation, the University of Toledo, Microsoft Corporation, and alumni benefactors.

1998 Fundraising begins for the Knight Track 2000 project, creating LaValley Field, intended as a track and soccer stadium.

EXHIBIT "A"

2004 Work begins on Pillars of Tradition – The 50th Anniversary Campaign, a \$13 million capital project slated for completion by 2005.

2005 St. Francis celebrates its 50th anniversary with new facilities, including a chapel, cafeteria expansion, office space, fitness center, and arts and media areas. Many spaces were repurposed 10 years later to house the 7th and 8th grades.

2012 The Student Achievement Center opens, transforming the old library into a collaborative space for studying and tutoring.

2018 Work begins on the Center for Advanced Scientific Exploration, a renovation of the science wing that combines classroom and laboratory space. A cornerstone is the Human Performance Lab, an advanced learning space for physiology and exercise science classes.

2024 St. Francis launches Our Faithful Loyalty – The 75th Anniversary Campaign for the school's anniversary in 2030.

Institutional Campus Master Plan

A. Planning Horizon

St. Francis de Sales School's 6 year planning horizon includes the following projects:

1. Phase One – Stadium Improvements for LaValley Field Multi-Use Athletic Facility
 - a. Replace Press Box
 - b. Expansion of grandstand capacity
 - c. New Video Board
2. Phase Two – Indoor Athletic Facility
3. Phase Three - Explore options of emergency access connection from campus to Parkside Boulevard
4. Phase Four - Increase the parking capacity of the main parking lot once more land becomes available along Evansdale

B. Mission and Objectives

We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to "be who we are and be that well."

EXHIBIT "A"

St. Francis de Sales School is dedicated to being the best school for each individual student. From the teachings of St. Francis de Sales, we encourage our students to "be who you are and be that well." This motto, imprinted on the hearts of our students and faculty, has formed our educational philosophy. Students are able to explore areas of interest and go deeper into their passions. Fields of study include but are not limited to engineering, robotics, computer science, art, business, health professions and law.

St. Francis de Sales School and its faculty understands the importance of meeting students where they are. We understand the range of learning and provide an environment to meet the needs of students today. We are continually reviewing curriculum to ensure all students are engaged and successful in preparing themselves for life after high school. Students who are ready are able to explore college options through College Credit Plus or our extensive AP offerings. For students who require support services, we are able to provide intervention services. Our Student Achievement Center is available for all students for academic support and tutoring.

C. Existing Property Uses

The campus of St. Francis de Sales School sits on 35 acres of land, bounded by Ottawa Park, Calvary Cemetery, the Westmoreland neighborhood, and the University of Toledo. The land is used for the education of a 648 all male student body, grades 7 through 12, along with athletic facilities.

The campus facilities consist of one primary educational building, a maintenance garage, a grandstands building along with a storage building. On campus, SFS has LaValley Stadium, which is for Football, Track, Soccer, and Lacrosse along with Kober Field for Baseball. The campus also has practice fields for Football, Soccer and Lacrosse. The school building houses two indoor gyms for Basketball along with the SFS Natatorium, 220,000-gallon pool, which is the only High School in Toledo with a pool. The pool is also used by the Greater Toledo Aquatic Club (GTAC), which is a club for swimming for boys and girls of school age.

The athletic fields are used by SFS and Gesu. We also rent our facilities to other schools and organizations. A large number of these rentals are free to the organizations, for example, Youth football leagues, community block watch meetings, and Josh Project - a nonprofit organization that teaches swim lessons to underprivileged children.

1. Illustrative site plan

The campus consists of the St. Francis de Sales 7-12 school building, LaValley Field (football, soccer, lacrosse, track and field), Don Kober Field (baseball), parking lots and athletic practice fields (see map).

2. Land and building uses

EXHIBIT "A"

The St. Francis de Sales is a 35-acre campus used for academics and athletics to serve 7th through 12th grade students.

3. Floor areas

The St. Francis de Sales 7-12 school building is a 3 story, 110,896 square foot facility (see map).

4. Building height

The St. Francis de Sales 7-12 school building is a 29 foot tall facility with a peak of 44 feet at the chapel (see map).

5. Landscape and lighting concepts plan

The St. Francis de Sales school building currently contains a pedestrian pathway connecting the service drive at the rear of the school to the provide a connection to the Student Achievement Center and stadium at the East side of the campus. The future indoor athletic facility will facilitate a larger pedestrian path that will also serve as a fire lane. Geogrid reinforced lawn is to be utilized where possible along this path in order to minimize hard surface. Concrete curb is to be used to capture the perimeter of the reinforced area for a clear delineation of the reinforced surface.

Lighting expansion on campus is to be directed downwards in order to minimize light pollution impact on the surrounding neighborhoods, in addition to the Oblates residence on campus. The future indoor athletic center also offers potential surface for wall-mounted light fixtures which can add additional ground level lighting in order to provide a safe level of lighting at the pedestrian level and enhance opportunities for video security monitoring of the campus.

See attached campus plan.

6. Off-street parking description

The St. Francis de Sales campus consists of 300 parking spaces. This provides ample parking for the 304 parking passes typically issued each year. All access to the campus is from Bancroft Street. The parking lot along Evensdale Avenue is landscaped with no points of ingress or egress access from the campus to the residential street.

The school holds an informal agreement with the neighboring Gesu Church allowing student parking for school use as well as parking for events held on campus.

D. Needs of the Institution

1. Academic

EXHIBIT "A"

No new buildings or additions are in the Institutional Campus Plan for the existing school building. The new athletic building will allow rooms within the school, currently used for athletics, to be remodeled and made usable for educational purposes.

2. Athletics

The master plan includes a new athletic and fitness building with the alternate for a field house. A future extension of existing grandstands at multi-use field and track is also planned.

3. Parking

Increase the parking capacity of the main parking lot as more land becomes available along Evansdale. An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

E. Development Envelope

St. Frances de Sales current development plan is for a 33,829 sq ft athletic building that will provide locker rooms, conference/multi-purpose room, fitness center, offices, trainer's facility, wrestling room, hockey practice area, along with restrooms and a concession area accessible from the exterior. The athletic building is to be placed near LaValley Field for use by the football, soccer, lacrosse, track and field teams.

An alternate for the project is the construction of a 35,000 square foot field house to the athletic building. This will allow for indoor practice by the various athletic teams.

Future projects include an expansion of the current LaValley Field grandstands along with increasing the parking capacity of the main parking lot.

F. Transportation Management Plan

St. Francis de Sales issues 304 parking passes for the school year with 300 marked parking spaces with an additional 30 spaces rented through the neighboring Gesu Church through a Memorandum of Understanding. (See Appendix 13). With typical absences, this has been adequate to serve the current campus parking needs. The master plan is to increase the parking capacity of the main parking lot as more land becomes available along Evansdale. This is to enable future increase in student census, reduce impact on the surrounding neighborhoods during large events, and enable more flexibility for event hosting capabilities on campus.

School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am.

EXHIBIT "A"

The athletics schedule starts at 5:00 am with morning swimming practice, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.

An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

G. Pedestrian Circulation Plan

The campus provides pedestrian access from Bancroft Street to the school building along with internal paved sidewalks and paths including access to the adjacent Gesu church and elementary school site. Bancroft Street currently provides bike lanes, in both directions, along with a TARTA bus stop and drop-off bay in front of the school building. Marked crosswalks are provided from the main parking lot to the school building. Pedestrian access is not provided to Evansdale Street to discourage parking along this residential roadway.

Monitoring of daily pedestrian circulation is a continuous process involving school security and administration, as well as monitoring of the school's video security system. Periodic reviews by school and school board committees to improve infrastructure for the betterment of pedestrian movement and security.

H. Urban Design Guidelines

St. Francis de Sales School Campus Design Guidelines

The existing structures on campus contain a blend of masonry construction, grey-tone metal panel, and tinted glazing systems.

- Building massing – no building on campus shall be taller than the chapel.
- Masonry shall match the existing beige blend of the school building.
- Metal panel shall compliment the tones of zinc used on the chapel. The school does not wish to use metal panel matching the dark tones at the natatorium in the future.
- Roofing Systems – All roofs will be either EPDM or standing seam metal roofing systems.
- Fencing and landscaping –
 - Ornamental fencing shall match the black metal type used around the stadium. The school does not wish to use the stone capped brick piers in future fencing installations.
 - Chain link shall be green vinyl coated to match sections installed around stadium.

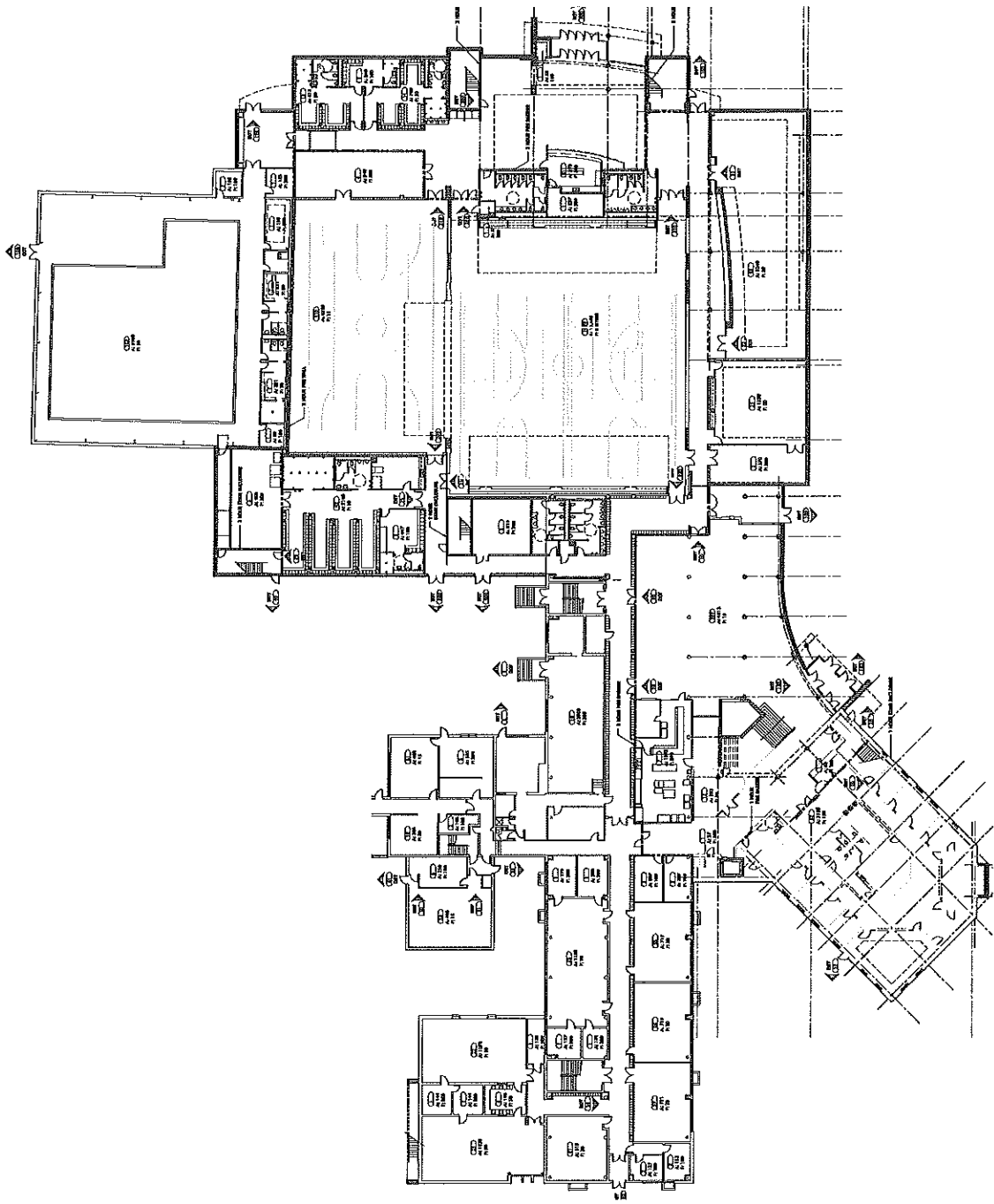
I. Neighborhood Protection Strategy

St. Francis de Sales school has been a part of the Westmoreland neighborhood and University of Toledo area since 1955. The master plan is being developed to maintain limited growth in a manner to enhance this community.

EXHIBIT "A"

School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am.

The athletics schedule starts at 5:00 am with morning practice with swimming, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.



EXISTING SCHOOL PLAN - GROUND FLOOR
SCALE: 1/8" = 1'-0"



WFLS Architects, Inc. - 15229
 Concord, CA 94522

REVISED PLAN

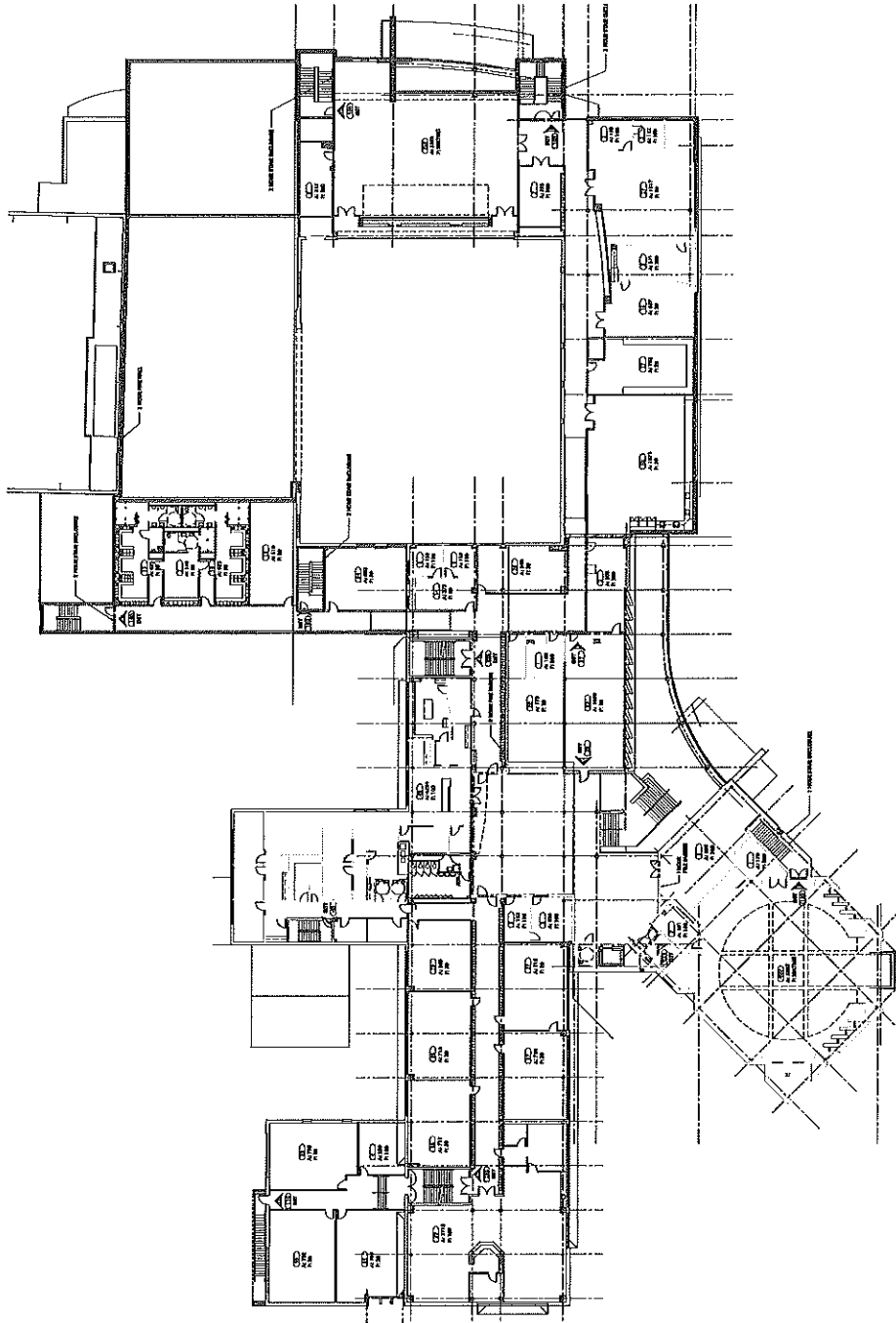
PROJECT TITLE
 St Francis de
 Sales School
 Athletic Building

2423 W. Sausalito St
 Tiburon, CA 94920

DATE	10/15/11
BY	WFLS
FOR	WFLS
PROJECT NO.	11-001
CLIENT	ST FRANCIS DE SALES SCHOOL
ARCHITECT	WFLS ARCHITECTS, INC.
SCALE	AS SHOWN
DATE	10/15/11
BY	WFLS
FOR	WFLS
PROJECT NO.	11-001
CLIENT	ST FRANCIS DE SALES SCHOOL
ARCHITECT	WFLS ARCHITECTS, INC.
SCALE	AS SHOWN

SHEET TITLE
 EXISTING
 SCHOOL PLAN

SHEET NO.
 A-6

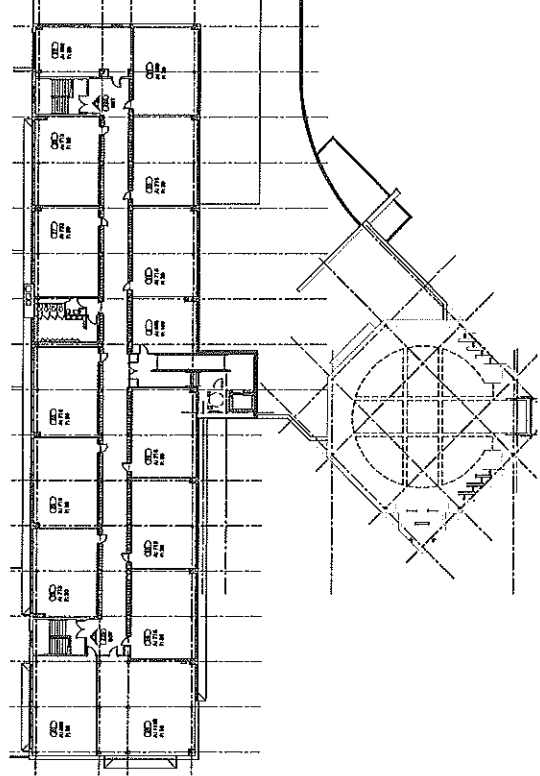


A1 EXISTING SCHOOL PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

THE COL LAB ORAT IVE



NOTE: Electrical schedule - E11.21
 Construction note 12/31/2023



A1 EXISTING SCHOOL PLAN - UPPER FLOOR
 SCALE: 1/4" = 1'-0"



SHEET NO.
 A-7

NEW PLAN

PROJECT TITLE

St Francis de Sales School
 Athletic Building

2323 W. Bancroft Bl.
 Tampa, FL 33607

DATE: 12/31/2023

SHEET TITLE
 EXISTING
 SCHOOL PLAN

SHEET NO.

A-7



ARCHITECT: JAMES H. BARTON & ASSOCIATES
 CONSULTING ARCHITECTS
 153 WEST 11TH AVENUE
 CLEVELAND, OHIO 44115

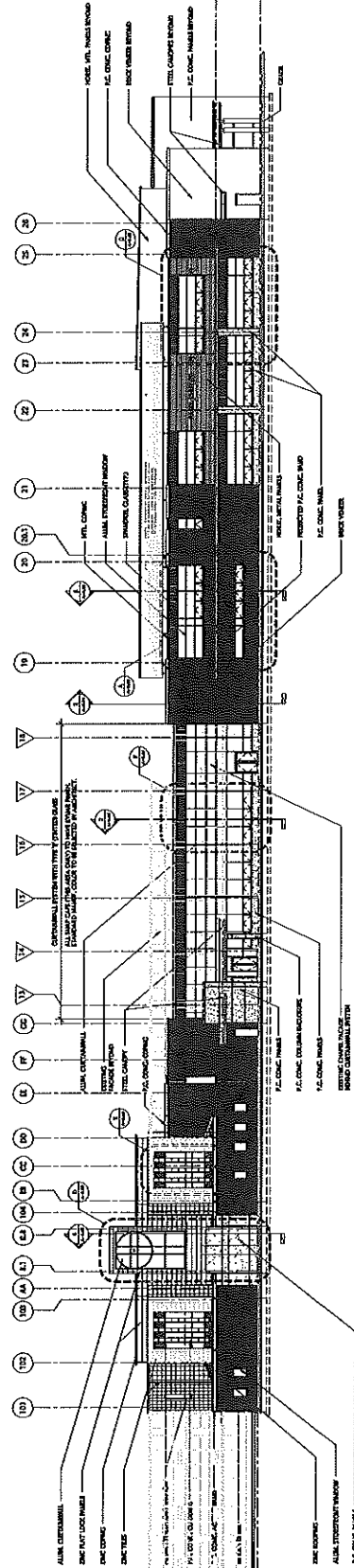
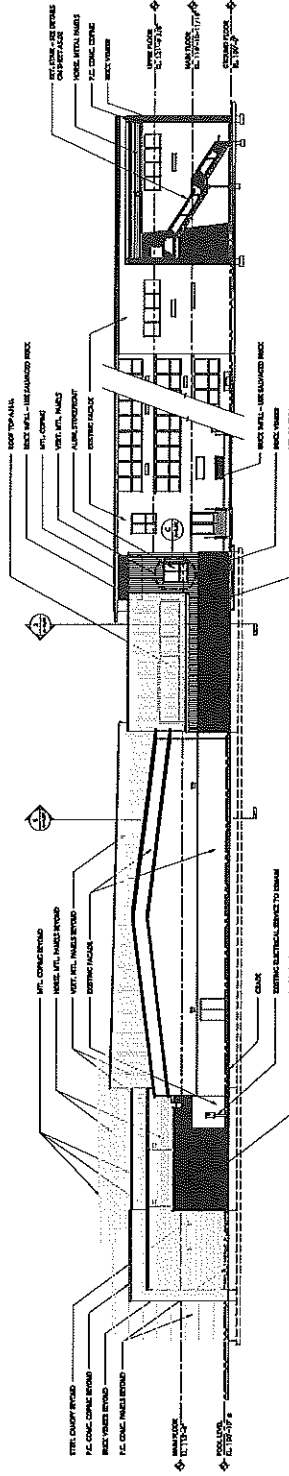
REV. PLAN
 PROJECT TITLE
 St Francis de
 Sales School
 Athletic Building

2323 W. Bancroft St.
 Toledo, Ohio 43607

DATE: 10/15/10
 DRAWN BY: J. B. BARTON
 CHECKED BY: J. B. BARTON
 PROJECT NO.: 10-001
 SHEET NO.: A-8

SHEET TITLE
 EXISTING
 SCHOOL
 ELEVATIONS

SHEET NO.
 A-8





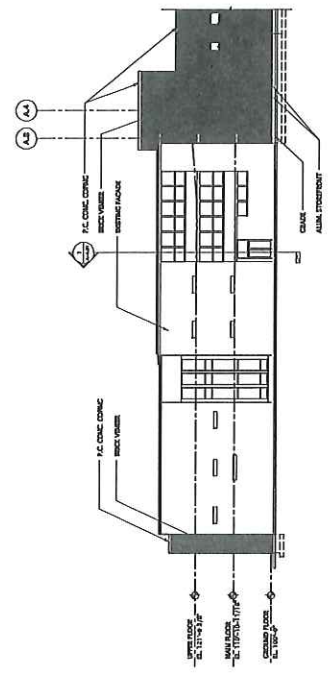
E1 EXISTING CAMPUS PHOTO
SCALE: 1:251



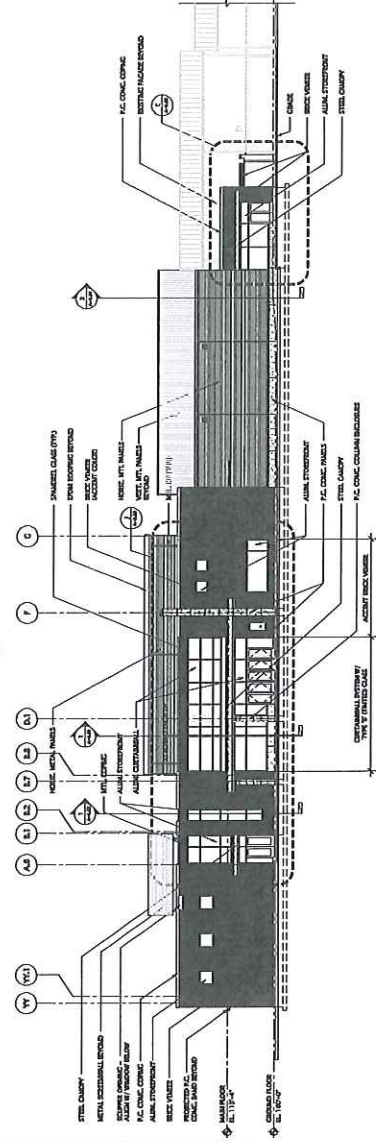
C6 EXISTING CAMPUS - NORTH
SCALE: 1:637



B8 EXISTING CAMPUS - SOUTHWEST
SCALE: 1:637



C1 EXISTING SCHOOL - EAST ELEVATION
SCALE: 1/16" = 1'-0"



A1 EXISTING SCHOOL - WEST ELEVATION
SCALE: 1/16" = 1'-0"

**THE COL
LABORATIVE**



North, Plymouth, Lakewood, 18125
Cincinnati, Ohio 45232



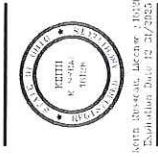
NEW PLAN
PROJECT TITLE
**St Francis de Sales School
Athletic Building**

2323 W Bancroft St
Tolledo, Ohio 43807

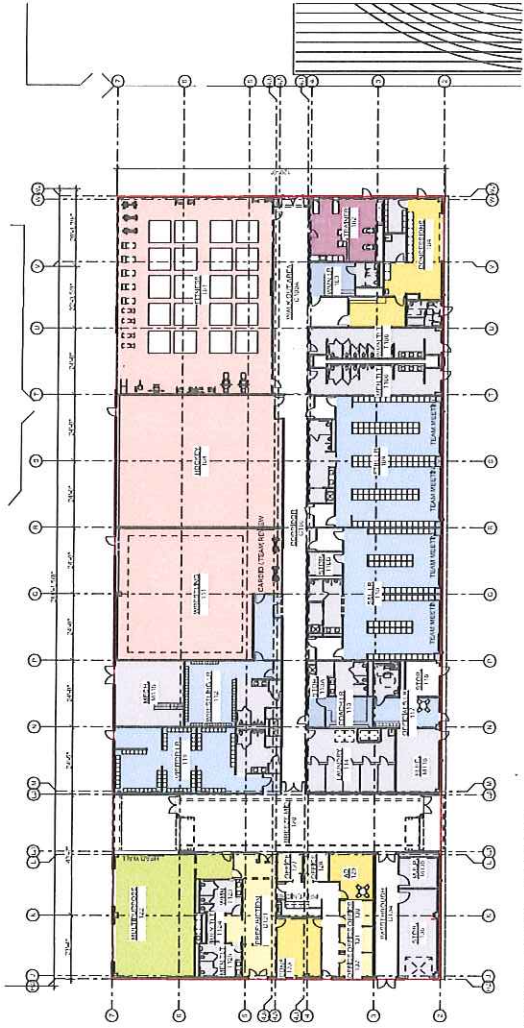
SHEET TITLE
**EXISTING
SCHOOL
ELEVATIONS**

SHEET NO.
A-9

THE COLLABORATIVE



NOTE: MECHANICAL WORKING DRAWINGS
COMPLETION DATE: 12/31/2014



01 FIRST FLOOR - BASE BID
SCALE: 1/8" = 1'-0"



A1 FIRST FLOOR - ALTERNATE
SCALE: 1/8" = 1'-0"

KEY PLAN

PROJECT TITLE
St. Francis de Sales School
Athletic Building

2323 W. Blaincroft St.
Parade, Ohio 43087

SHEET TITLE
BUILDING PLANS

SHEET NO.
A-0



Keith Johnson, License #18129
 Mechanical Engineering
 Expiration Date: 03/31/2025

EXTERIOR GENERAL NOTES:

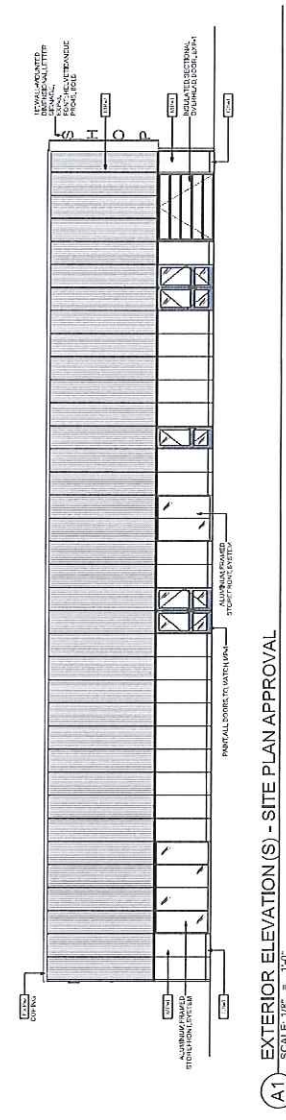
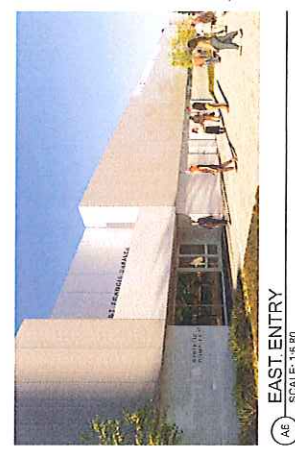
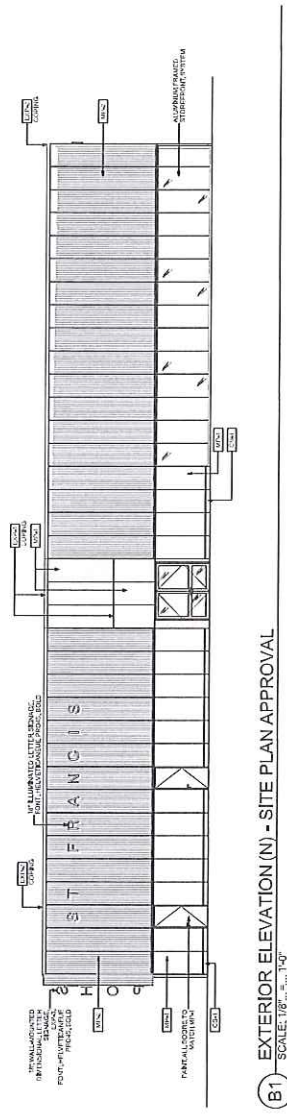
1. REFER TO ALL GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS.
2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
5. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S RECOMMENDATIONS.

EXTERIOR FINISH SCHEDULE:

FINISH	DESCRIPTION
CONCRETE	FORMED CONCRETE, UNPAINTED
CMU	CONCRETE MASONRY UNITS, UNPAINTED
EIFS	EXTERIOR INSULATION FINISH SYSTEM
GLASS	LOW-E GLASS, UNPAINTED
ALUMINUM	ALUMINUM FINISH, UNPAINTED
STEEL	STEEL FINISH, UNPAINTED
PAINT	EXTERIOR GRAHNSON'S PAINT SYSTEM

MATERIAL LEGEND

[Symbol]	WHITE METAL PANEL (SUNSHINE)
[Symbol]	WHITE METAL PANEL (SUN)
[Symbol]	GRANITE (SUNSHINE)
[Symbol]	GRANITE (SUN)
[Symbol]	CONCRETE (SUNSHINE)
[Symbol]	CONCRETE (SUN)



NEW PLAN
 PROJECT TITLE
St Francis de Sales School
 Athletic Building
 2323 W Bancroft St
 Toledo, Ohio 43607

SHEET TITLE
EXTERIOR ELEVATIONS
 SHEET NO.
A-2

EXHIBIT "B"

Legal Description of St. Francis DeSales School CIP Area: Being part of the Northwest Quarter of Section 33, Town 9 South, Range 7 East and Lots 127-129 and Lot "A" and part of Lots 122-126 in Evansdale, as recorded in Lucas County Plat Volume 23, Page 37, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a brass plate monument found at the centerline intersection of Bancroft Street and the Northerly prolongation of the Easterly line of Evansdale Avenue.

Thence South 00 degrees, 54 minutes, 16 seconds East, along the Northerly prolongation of the Easterly line of Evansdale Avenue, a distance of 30.01 feet to a point on the Northerly Right-of-way of Bancroft Street, said point also being the True Point of Beginning.

The following 5 courses are along the Northerly Right-of-way of Bancroft Street.

Course 1: Thence South 89 degrees, 36 minutes, 33 seconds East, a distance of 1,163.14 feet to a point of deflection.

Course 2: Thence South 75 degrees, 32 minutes, 02 seconds East, a distance of 28.57 feet to a point of deflection.

Courses 3: Thence South 89 degrees, 37 minutes, 20 seconds East, a distance of 42.02 feet to a point of deflection.

Course 4: Thence North 81 degrees, 17 minutes, 01 second East, a distance of 43.84 feet to a point of deflection.

Course 5: Thence South 45 degrees, 17 minutes, 48 seconds East, a distance of 4.30 feet to a point on the Westerly Right-of-way of Parkside Boulevard.

Course 6: Thence South 00 degrees, 58 minutes, 49 seconds East, along the Westerly Right-of-way of Parkside Boulevard, a distance of 346.01 feet to the Northeasterly corner of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 119).

Course 7: Thence North 89 degrees, 49 minutes, 13 seconds West, along the Northerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees (Parcel 119), said line also being the Northerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 116), a distance of 475.14 to the Northwesterly corner of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, (Parcel 116).

Course 8: Thence South 00 degrees, 56 minutes, 08 seconds East, along the Westerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees (Parcel 116), said line also being the Westerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 117), a distance of 756.70 feet to a point of deflection of the Northerly line of a parcel of land as conveyed to