

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for School
Location	-	3547 Quast Lane
Applicant	-	Kadee Anstadt, Superintendent Washington Local Schools 3505 W. Lincolnshire Blvd. Toledo, OH 43606
Owner	-	Washington Local Schools 3505 W. Lincolnshire Blvd. Toledo, OH 43606
Architect	-	Rusty Wilke The Collaborative One SeaGate, Park Level 118 Toledo, OH 43604

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	±21.2 acres
Frontage	-	±295' along Harvest Lane ±960' along Quast Lane ±60' along Rambo Lane ±63' along McGregor Lane
Existing Use	-	Library, athletic field, park
Proposed Use	-	School

Area Description

North	-	Single-family dwellings / RS6
South	-	School, single-family dwellings, apartments / RS6
East	-	Single-family dwellings, condominiums / RS6
West	-	Single-family dwellings / RS6

Parcel History

No parcel history on record.

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a school located at 3547 Quast Lane. The site is ±21.2 acres, zoned RS6-Single Family Residential, and is the location of The Washington Branch Library, Erme Field, and Silver Creek, a waterway that runs through the southern portion of the site. Surrounding land uses include single-family homes to the north; single-family homes and condominiums to the east; McGregor Elementary School, single-family homes, and apartments to the south; and single-family homes to the west.

The applicant, Washington Local Schools, is proposing a new middle school at this location. Modifications to the site include the construction of a 200,000 square foot school building, new on-site circulation with two parking lots, sidewalks, site lighting, landscaping, and stormwater detention. The project will also provide a natural grass multi-purpose athletic field, complete with a new track and space for all field events. Per TMC§1104.0100 – *Use Table*, schools require a Special Use Permit in all residential zoning districts.

Parking and Circulation

The layout of the school's parking plan is comprised of two lots: the north lot, which has access off of Quast Lane, and the west lot, which has access off of Harvest Lane. There will be one hundred and ninety-six (196) total spaces on site, in addition to sixteen bus spaces (16) in the west lot. Per TMC§1107.0304 – *Schedule "A"*, middle schools require one (1) space per faculty member, plus one (1) space per three (3) staff members, plus one (1) space per fifty (50) students for pickup and drop off. The school has an expected enrollment of 1,580 students, with one hundred sixty-five (165) faculty and twenty (20) staff, requiring two hundred and four (204) spaces. The proposed one hundred and ninety-six (196) spaces do not meet the minimum requirement per the middle school parking standards, however, the Planning Director has determined this number of parking spots is acceptable and will meet parking demands.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and six (6) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities. The off-street parking includes twelve (12) van accessible spaces and complies with the accessible parking requirements.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A"

STAFF ANALYSIS (cont'd)Parking and Circulation (cont'd)

(TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per three (3) students, plus one (1) space per ten (10) parking spaces for faculty and staff, but as per TMC§1107.0900, no more than 50 bicycle parking slots shall be required for any listed use category. The site plan depicts two areas for bicycle racks adjacent to each parking lot, both with capacity for fifty (50) bicycles, for a total of one hundred (100) bicycle parking slots. This number of slots is acceptable as depicted.

Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty-foot (30') frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. This standard applies to the 245 feet of frontage along Harvest Lane on the northwest corner of the site, as well as the 960 feet of frontage along Quast Lane. The two frontages total to 1,205 feet and require forty-two (42) trees. The submitted site plan depicts eight (8) new trees and nine (9) existing trees, which are credited per TMC§1108.0407(1)(B) and count as fifty-six (56) trees due to their caliper. The frontage greenbelt meets requirements in terms of number of trees, however, a portion of the greenbelt along Quast Lane is only twenty-five feet (25') wide. The applicant shall obtain a waiver for this section of the frontage greenbelt.

Parking lot landscaping is essential in preventing headlights from being seen from public rights-of-way, curbing the urban heat island effect, and in beautifying the site. TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)* states a perimeter landscape buffer shall be provided abutting the parking area to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"). The site plan depicts six (6) trees and a continuous shrub hedge along the western side of the west parking, which is two hundred and seventy (270) feet long. This length of parking lot is missing three (3) trees, however, a six-foot (6') wooden screen fence is also depicted along the lot, which provides adequate screening between the abutting residential lots.

The entry drive off of Quast Lane depicts four (4) trees that are forty feet (40') apart and no continuous shrub hedge. However, there is a fence depicted between this entry drive and the abutting residential lots that will provide adequate screening. The entry drive off of Harvest Lane depicts five (5) trees that are sixty feet (60') apart and no continuous shrub hedge. The number of trees along this driveway are acceptable due to their anticipated size, however, revised plans shall show a continuous shrub hedge to provide adequate screening between this entry drive and the abutting residential lots.

Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site's parking lots contain a total of one hundred and ninety-six (196) parking spaces, which requires a minimum of 3,920 square feet for interior

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

landscaping provided within the parking lots. Additionally, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. One (1) canopy tree may substitute for three (3) shrubs. A total of forty (40) trees and one hundred and nineteen (119) shrubs are required in the interior parking. The site plan shows 5,480 square feet of interior parking lot landscaping, comprised of forty-two (42) trees and two hundred and thirteen (213) shrubs. These plantings meet this requirement.

Building Design and Materials

TMC§1109.0200 – *Commercial, Mixed Use, and Institutional Design Standards* specifies standards that are intended to promote the design of an urban environment that is built to human scale, as well as encourage attractive street fronts and accommodate pedestrians. These standards require connecting walkways, with at least one main building entrance facing and opening directly to a five-foot (5') walkway connecting to the street sidewalk. They also require the design of the building to have variation in massing through different architectural features that breakup the bulk of the structure and articulate façade walls. The site plans and elevation plans meet these standards.

Furthermore, the submitted building elevations depict a combination of brick masonry (48%), architectural metal (33%), and glass and glazing (19%). These are the same materials that were previously approved and installed at Shoreland Elementary and Silver Creek Elementary. As all of these materials are listed as approved predominant materials in TMC§1109.0500 – *Building Façade Materials and Colors*, the elevation plans are acceptable as depicted.

The maximum building height in the RS6-Single Family Residential zoning district for schools, per TMC§1106.0206, is sixty (60) feet. Elevations submitted to the Plan Commission indicate the height of the tallest portion of the building is sixty-seven (67) feet and two (2) inches. Staff is supportive of a waiver to allow this height, as the building is setback an appropriate distance from the abutting residential parcels.

Neighborhood Meeting

On February 29th, Washington Local Schools hosted a neighborhood meeting at McGregor Elementary. School officials and City staff attended to help address community concerns that have been raised over the proposed middle school's location. Specific concerns voiced at the previous hearing include safety issues related to the unimproved roads surrounding the site, as well as flooding issues in surrounding properties that residents believe will be exacerbated by the addition of the middle school. City staff noted that the proposed middle school will raise the priority of surrounding streets for future road improvements, and that the detention ponds on site will have the capacity to manage all of the runoff generated from the development without adding to existing flooding issues. City staff from the Division of Sewers and Drainage also committed to further assessing flooding issues for those impacted.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space land uses. This district is intended preserve and enhance major open space and recreational areas. While not fully matching this description, the proposed school includes a large portion of the site as being designated for recreational activities and planted areas.

In addition, with developable land being scarce, staff believes this use meets a critical neighborhood need by providing additional school space within a walkable, safe, residential setting. This project therefore meets the intent of the Comprehensive Plan. Staff recommends approval of the Special Use Permit for a school at 3547 Quast Lane as the proposed use meets the stated purpose of the Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11003-23, a Special Use Permit for a school at 3547 Quast Lane, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)) and,
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operative characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).

The staff recommends that the Toledo City Plan Commission take the following action on the proposed waivers:

Chapter 1106 Intensity and Dimensional Standards

Sec. 1106.0206 Height – The maximum height in RS6-Single Family Residential zoning districts for schools is sixty (60) feet per TMC§1106.0206.

Approve waiver for additional seven feet and two inches (7'2") over the maximum height requirement as the proposed school is set back far enough from the abutting residential parcels.

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of 30 feet wide measured perpendicular from the street or place right-of-way abutting the property.

STAFF RECOMMENDATION (cont'd)

Approve waiver for the frontage greenbelt requirement. The site plan depicts a twenty-five-foot (25') frontage greenbelt along a portion of Quast Lane and is acceptable as depicted. Most of the frontage greenbelt meets the thirty-foot (30') requirement.

Sec. 1108.0204 Parking Lot Landscaping (Perimeter) – A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches (when installed as to achieve full screening at maturity).

Approve waiver for the perimeter landscape requirement along western side of the west parking lot, where three (3) trees are missing. The proposed fencing will provide adequate screening between abutting residential lots.

Approve waiver for perimeter landscaping along entry drive off of Quast Lane and entry drive off of Harvest Lane. The trees along both drives are further than thirty feet (30') apart there are no proposed shrubs in the landscape plan. The depicted trees are adequate due to expected size. The missing shrubs along the Quast entry drive are acceptable, as there is a proposed fence that will provide adequate screening between abutting residential lots. The applicant will provide the shrubs missing along the Harvest Lane entry drive, as there is no proposed fence along this drive.

Sec. 1108.0406 Irrigation/Watering – Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation shall be required for projects of over ½ acre in site area. Irrigation plans must be submitted with development plans and must contain all construction details.

Approve a waiver to not require irrigation for the site. The funding source for construction of the new school does not cover costs for an irrigation system. Additionally, the project is seeking to be LEED certified, and irrigation is not permitted in order to obtain certification. The landscaping schedule shows native plantings with high tolerance to drought.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11003-22, a Special Use Permit for a school at 3547 Quast Lane, to the Toledo City Council, subject to the following **forty-four (44)** 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.

Engineering Services

1. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

Disabilities Act guidelines.

2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Contact Joe Wamka at (419) 245-1341 for inspection of above-mentioned items.

4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. A hydrant flow test is recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facility. The Division of Water Distribution performs flow tests for a fee of \$150. Contact the Division of Water Distribution (419-245-1395) to schedule a flow test.
6. A review and approval of a full stormwater submittal is required, which requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet at <https://tmacog.org> A version for use in Toledo has been provided to the SWP3 designer for this proposal.
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. Following the stormwater review, additional items are needed for approval:
 - a. As listed on the regional SWP3 submittal cover sheet (stage 2). Long term operation and maintenance instructions for the post-construction measures are to be added by the applicant to a campus-wide stormwater O&M document for WLS sites.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

- b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit. A fee calculation and submittal form has been provided to the SWP3 designer.
 - c. Construction inspection and completion of obligations in the stormwater permit.
- 8. Work within a flood hazard zone will require a flood hazard development permit from the Floodplain Administrator, for which the application is posted in the drop-down menu on this page:

<https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.
Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC 1110.
- 9. Any work below the ordinary high water mark, or dredging, filling, clearing, or otherwise altering wetlands is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.
- 10. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
- 11. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
- 12. Flow meter shall be installed in downstream manhole to verify capacity is available in downstream sewer system.

Water Distribution

No comments received at time of print.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

13. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
14. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

15. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
18. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
19. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio

STAFF RECOMMENDATION (cont'd)

Environmental Services (cont'd)

Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention

20. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
21. Fire Department to receive and review building construction plans when submitted to the Building Department. (OFC104.2, OBC106.1.2 #5 & 901.2.1.1)
22. All threaded connections on hydrants, standpipes and non-Storz FDC's are required to be Toledo threads. (OFC 903.3.6, 903.3.7 & 912.3)
23. Private fire service mains and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments)
24. A Knox Box key box is required for after hours access for life saving and fire fighting purposes (OFC 506.1)
25. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC 501.2)
26. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC510.1 - for new buildings)
27. Security gates shall have an approved means of emergency operations. (OFC 506.1)
28. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Transportation

29. Wheel stops are required at all parking spots abutting property lines, sidewalk, planting strips and buildings per TMC 1107.1907.
30. One-way signage and do not enter signage is required where traffic switches from one way and two way patterns.
31. Lane arrows are needed for the drive off Quast.

STAFF RECOMMENDATION (cont'd)

Plan Commission

32. All parcels within the proposed project site shall be combined.
33. Per TMC§1107.0600 – Off-Street Parking Schedule “A” Per Parking Schedule A, the minimum number of parking spaces required for a middle school is one (1) per faculty member, plus one (1) per three (3) staff members, plus one (1) space per fifty (50) students for student drop-off and pick-up. **Applicant is proposing 196 spaces – acceptable as depicted per the Planning Director.**
34. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**
35. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Acceptable as depicted.**
36. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities.
37. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
38. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
39. A detailed site, lighting, fencing and four (4) copies of a revised landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A thirty-foot (30') frontage greenbelt is required along Harvest Lane and Quast Lane and shall include one (1) tree per every thirty feet (30') of frontage; **not acceptable as depicted; applicant shall obtain a waiver of TMC§1108.0202.**
 - b. Perimeter landscaping shall be installed along any parking lot area adjacent to a

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public rights-of-way. A minimum of at least one canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"); **not acceptable as depicted on site plan; applicant shall obtain a waiver of a portion of TMC§1108.0204 requirements and perimeter shrubs shall be provided along the entry drive off of Harvest Lane to adequately screen abutting residential lots;**

- c. Interior landscaping required in parking lots is 20 sq ft per parking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot; **acceptable as depicted;**
 - d. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - e. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - f. 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;
 - g. If the site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **not acceptable as depicted; applicant shall obtain a waiver of TMC§1108.0406.**
 - h. The location, height, and materials for any fencing to be installed and maintained; **fence as proposed shall be board on board wood and maintained indefinitely.**
 - i. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).
40. Building elevations shall be of quality materials as stated in TMC§1109.0500. Architectural metal shall have a minimum 22 gage face sheet. **Acceptable as depicted (brick masonry (48%), architectural metal (33%), and glass and glazing (19%)).**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code.
42. Minor adjustments to the site 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.
43. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
44. 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.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11003-23
DATE: March 14, 2024
TIME: 2:00 P.M.

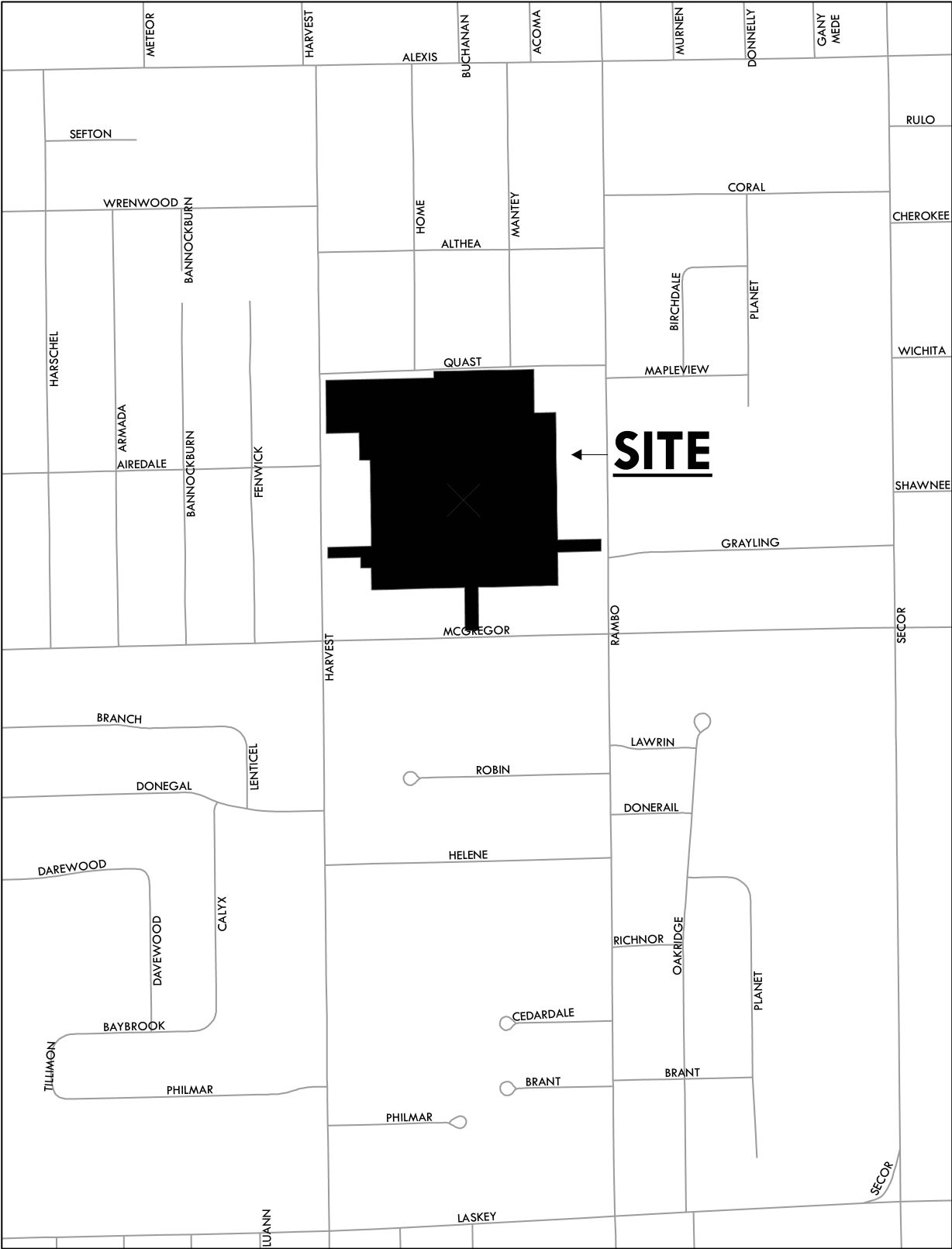
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 26, 2024
TIME: 4:00 P.M.

MJM

Nine (9) sketches follow

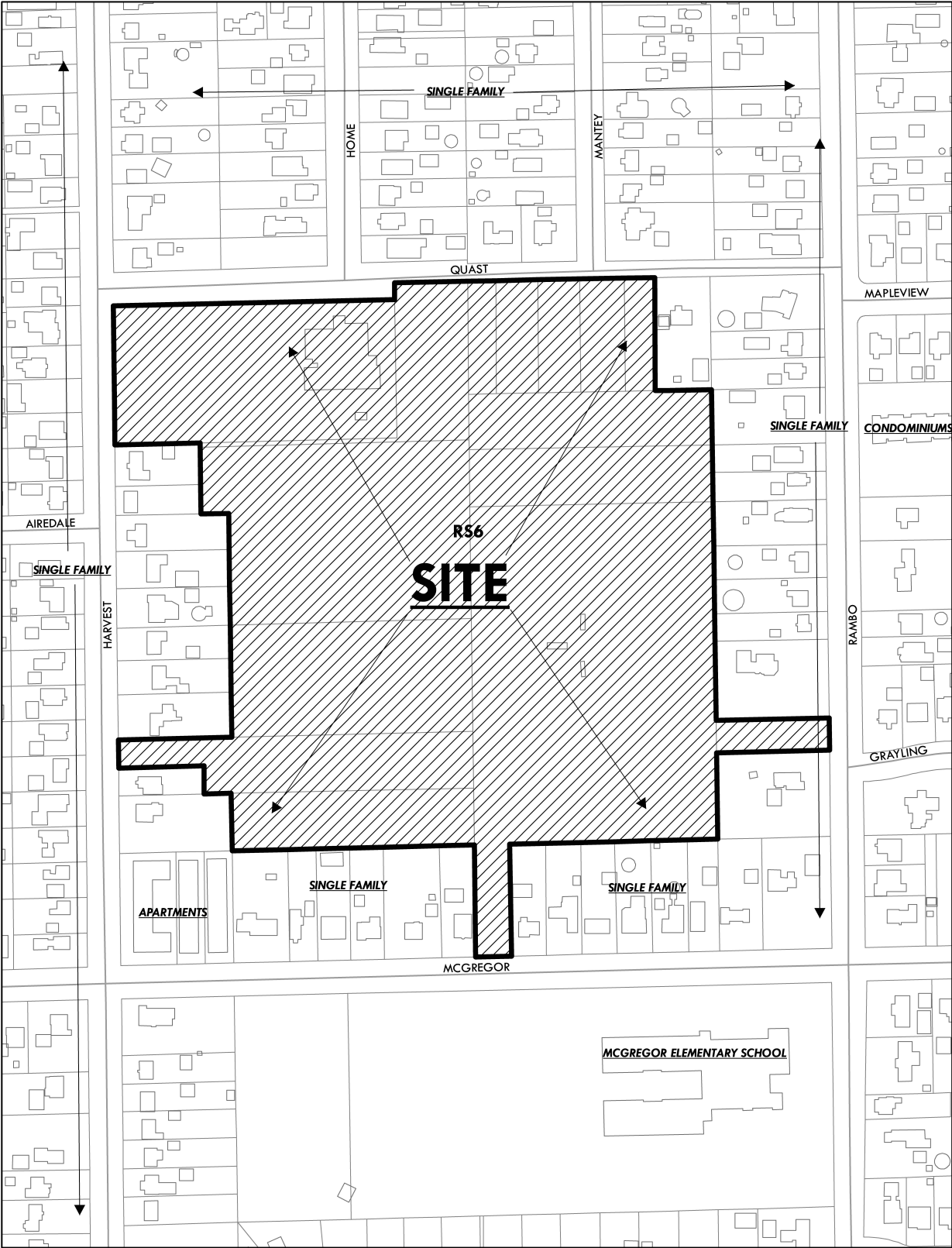
GENERAL LOCATION

SUP-11003-23
ID 76a



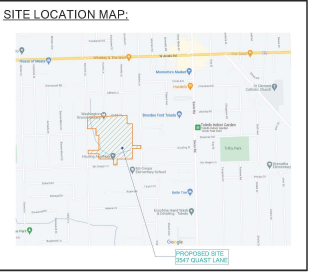
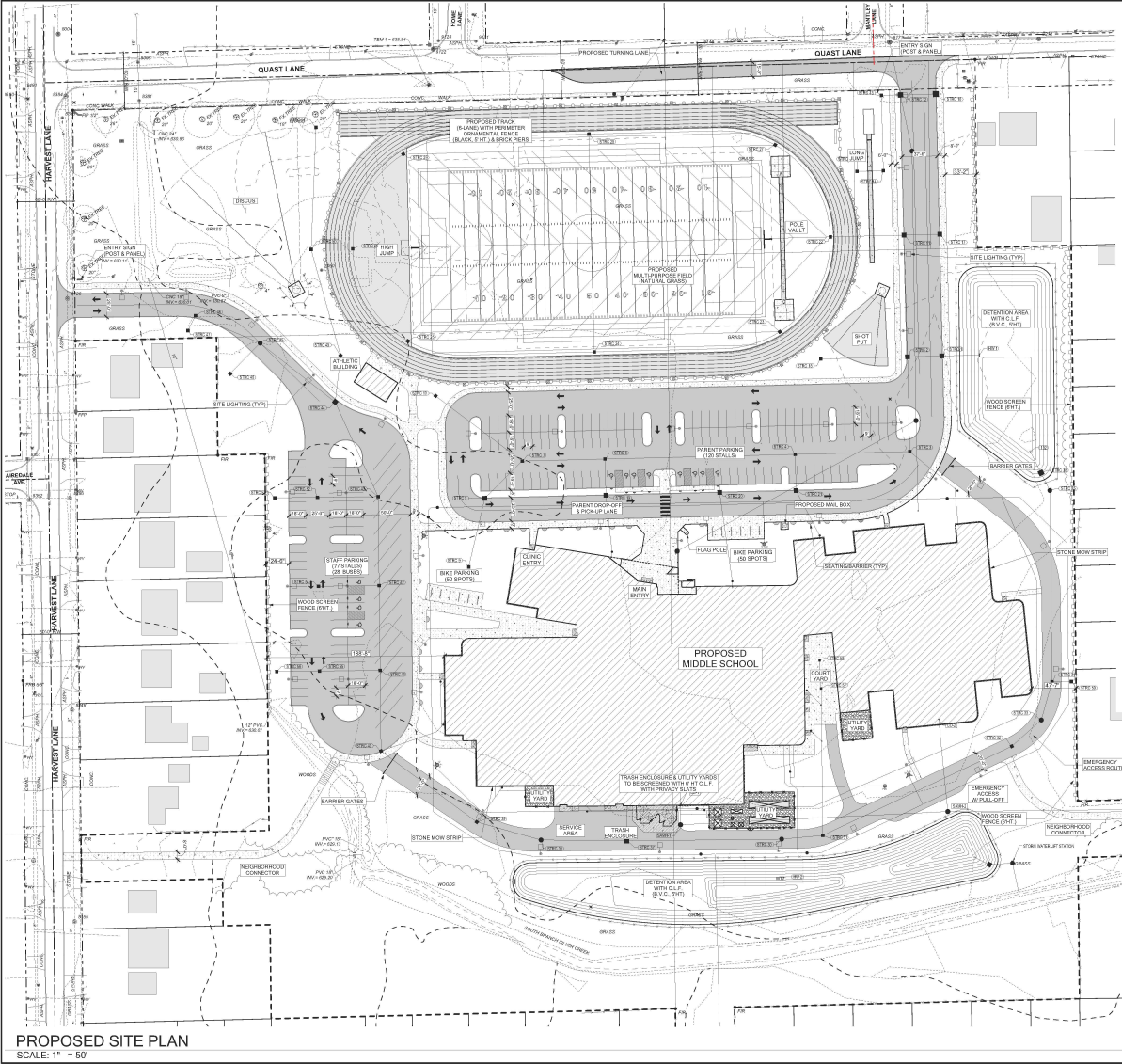
ZONING & LAND USE

SUP-11003-23
ID 76a



SITE PLAN

SUP-11003-23
ID 76a



- SITE PLAN NOTES:**
1. OWNER: WASHINGTON LOCAL SCHOOLS
3000 W. LINCOLN BLVD.
TOLEDO, OHIO 43606
CONTACT: KADEE ANSTADT, Superintendent
(kastad@wlsd.k12.oh.us)
 2. ARCHITECT: THE COLLABORATIVE
ONE SEAGATE PARK LEVEL 118
TOLEDO, OHIO 43604
CONTACT: RUSTY WILKE, Landscape Architect
(rwilke@tc.design)
 3. SITE INFORMATION:
SITE ADDRESS: 3547 QUAST LANE
TOLEDO, OHIO 43623
EXISTING USE: ATHLETIC COMPLEX & WASHINGTON BRANCH LIBRARY
ZONING: RS-6 (RESIDENTIAL)
SITE: ALL ADJACENT PARCELS
RS-6 (RESIDENTIAL)
RS-6 (RESIDENTIAL)
 4. PROJECT INFORMATION:
THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW MIDDLE SCHOOL BUILDING FOR WASHINGTON LOCAL SCHOOLS, WHICH INCLUDES NEW ON-SITE CIRCULATION, PARKING, SIDEWALKS, SITE LIGHTING, LANDSCAPE, AND STORM WATER DETENTION. THE PROJECT WILL ALSO PROVIDE ATHLETIC ELEMENTS SUCH AS NATURAL GRASS MULTI-PURPOSE FIELD, NEW TRACK ALONG WITH ALL FIELD EVENTS.
PARKING CALCULATIONS:
NORTH LOT: 120 STALLS (INCLUDES 10 ADA STALLS)
50 BICYCLE STALLS
WEST LOT: 77 STALLS (INCLUDES 4 ADA STALLS)
50 BICYCLE STALLS

THE
COL
LAB
ORAT
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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE
Washington
Local Schools
New Middle School

3547 Quast Lane
Toledo, Ohio 43623

11.27.2023 FOR SITE PLAN APPROVAL

TC JOB NO. 107152
OWNER JOB NO. #Cleveland Project No.

SHEET TITLE
PROPOSED SITE
PLAN

SHEET NO.

SP1.00

SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT

OVERALL LANDSCAPE

SUP-11003-23
ID 76a



THE
COL
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PRELIMINARY-
NOT FOR CONSTRUCTION

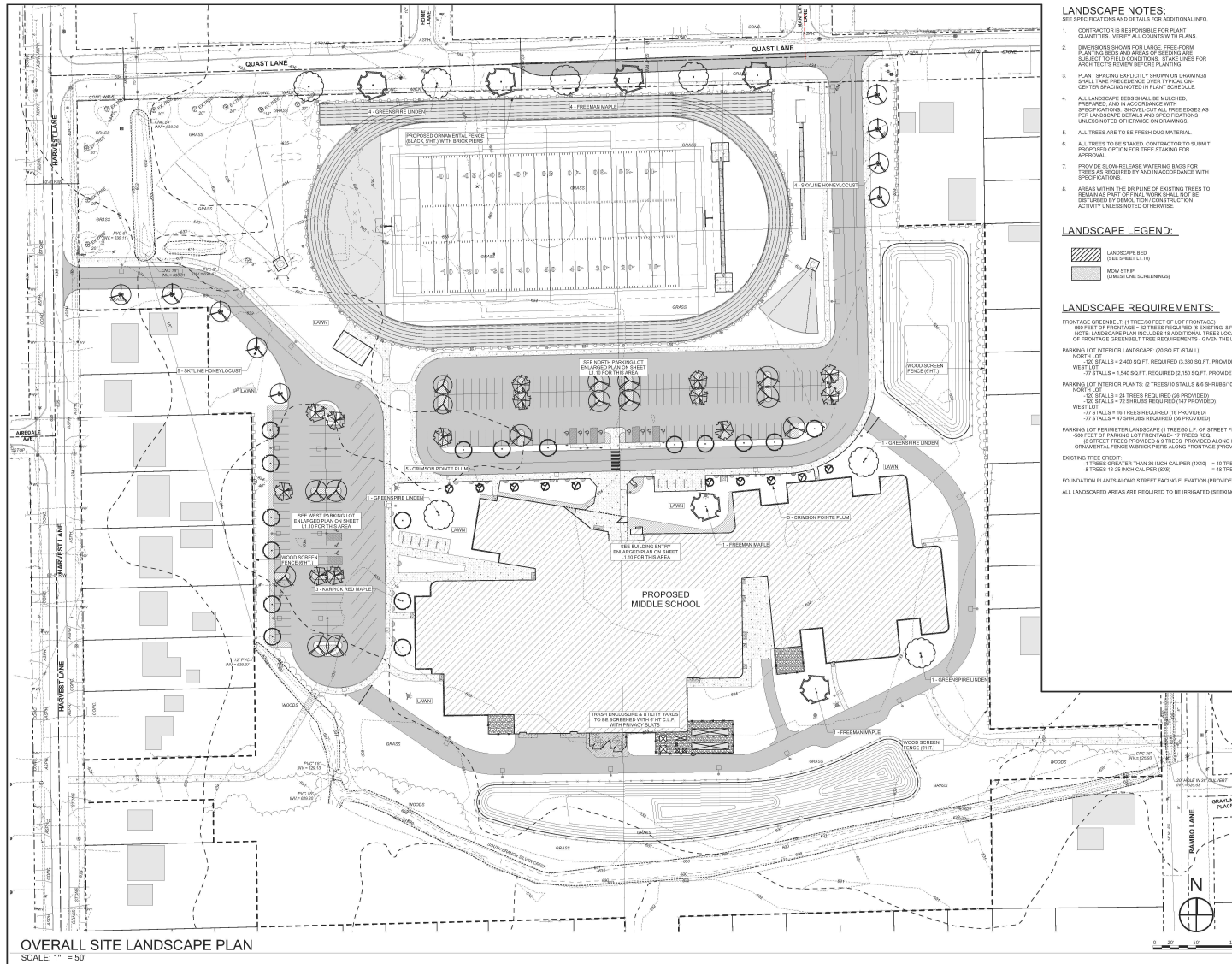
PROJECT TITLE
**Washington
Local Schools
New Middle School**

3547 Quast Lane
Toledo, Ohio 43623

TC JOB NO. 107132
OWNER JOB NO. #Client Project No.

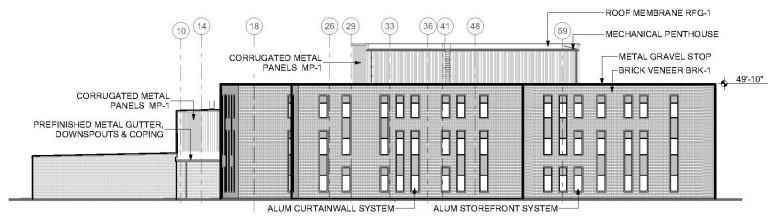
OVERALL
LANDSCAPE
PLAN

SHEET NO.
L1.00

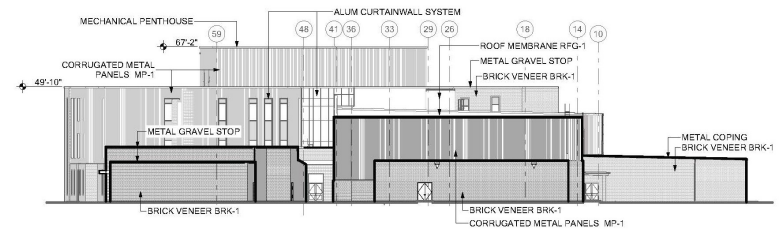


ELEVATIONS

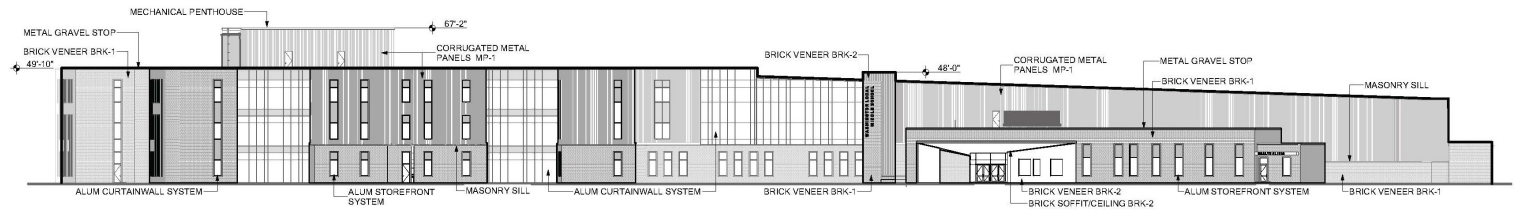
SUP-11003-23
ID 76a



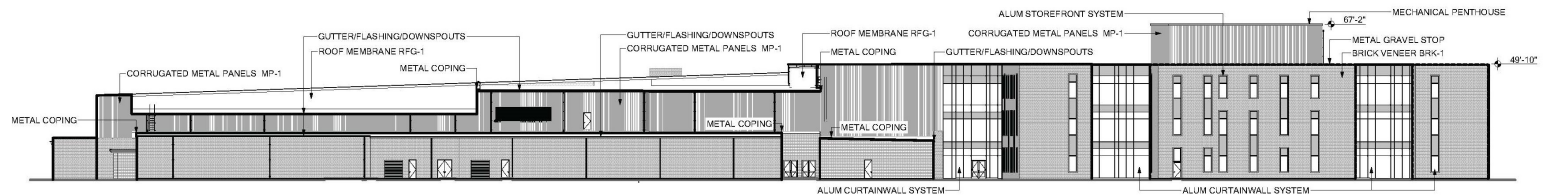
C4 OVERALL EAST EXTERIOR ELEVATION
SCALE: 1/32" = 1'-0"



C1 OVERALL WEST EXTERIOR ELEVATION
SCALE: 1/32" = 1'-0"



B1 OVERALL NORTH EXTERIOR ELEVATION
SCALE: 1/32" = 1'-0"



A1 OVERALL SOUTH EXTERIOR ELEVATION
SCALE: 1/32" = 1'-0"

EXTERIOR RENDER – NORTH 1

SUP-11003-23
ID 76a



EXTERIOR RENDER - NORTH 1

NOT TO SCALE

THE
COLLAB
ORATIVE

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EXTERIOR RENDER – NORTH 2

SUP-11003-23
ID 76a



EXTERIOR RENDER - NORTH 2

NOT TO SCALE

THE
COLLAB
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EXTERIOR RENDER – SOUTH

SUP-11003-23
ID 76a



EXTERIOR RENDER - SOUTH

NOT TO SCALE

THE
COLLAB
ORATIVE

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EXTERIOR RENDER – WEST

SUP-11003-23
ID 76a



EXTERIOR RENDER - WEST

NOT TO SCALE

THE
COLLAB
ORATIVE

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